

PLEASANT HILL

Local Area Plan

Final Report



June 24, 2002
Community Services Department
City Planning Branch



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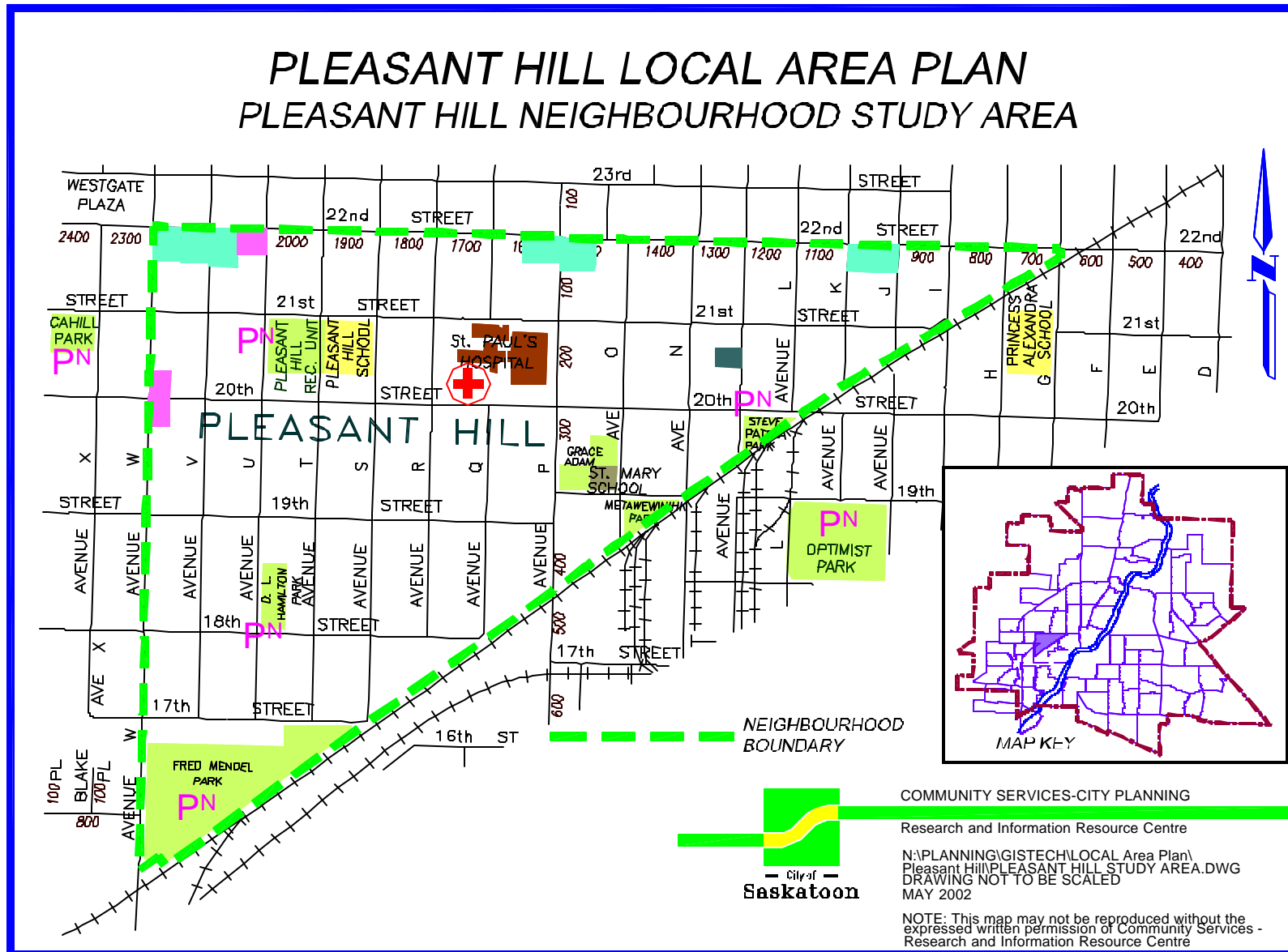
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A. Executive Summary

The Pleasant Hill Local Area Plan, as one resident said, is intended “to put the ‘Pleasant’ back in Pleasant Hill”. Through a comprehensive neighbourhood evaluation, based on community input, the Local Area Plan is recommending a wide range of initiatives to help stabilize the area, and guide its future direction toward the re-birth of this community. The goal is to make Pleasant Hill a safe, healthy and vibrant place for all people to live and work. However, this task will not be an easy one.

The Pleasant Hill Local Area Plan indicates that the physical and social infrastructure of Pleasant Hill is deteriorating. The information provided in the plan shows a trend of socio-economic downturn over the course of the last ten years – since the neighbourhood was last studied. For example,

- ❖ there has been a 25 percent increase in the population between 1991 and 2001, which is a growth rate similar to that found in developing neighbourhoods such as Briarwood.
- ❖ The number of children in the neighbourhood grew 41 percent.
- ❖ The number of seniors decreased 21 percent.
- ❖ The Aboriginal population rose 57 percent to increase their proportional representation in the neighbourhood from 23 to 40 percent.
- ❖ The number of housing units has decreased, indicating that there are more people living in fewer housing units - most of which is renter-occupied.

Neighbourhood deterioration has a snow-ball effect. An inner city neighbourhood, which is on the decline, will continue to decline if measures are not taken to reverse key indicators of neighbourhood health. If the City does nothing, then we will have learned nothing from the lessons of other North American cities who have experienced acute neighbourhood abandonment and disinvestments. If investor confidence is critical to a company stock, then resident and property-owner confidence is surely critical to a residential neighbourhood. The members of the Pleasant Hill Local Area Planning group have first-hand experience with the problems facing Pleasant Hill. The first step towards solving them is to increase the awareness in the general public and civic administration about the problems which are concentrating in this neighbourhood.

Municipal Governments are not well-equipped to deal with social issues such as those in Pleasant Hill. The City of Saskatoon excels at building and maintaining infrastructure, providing utility services, planning and administration. However, Saskatoon has reached out to do Local Area Plans and identify priorities for improvements in many inner city neighbourhoods. The Local Area Plan may be the first step towards reversing trends in Pleasant Hill by recommending incremental improvements. It will take time and extraordinary effort to increase and restore stakeholder confidence in Pleasant Hill. It will also take a corresponding commitment from stakeholders (e.g. residents, businesses and property owners) to increase investment in this neighbourhood.

The Local Area Plan cannot, as an instrument of the local government, recommend solutions to all of the problems being faced in Pleasant Hill, but it may be the catalyst to begin turning things around, if the political will is there to do so.

Existing problems such as concentrated occurrences of poverty, unemployment, increased crime, housing deterioration, and racism will continue to grow if action is not taken. These conditions, as they currently exist, affect more than just the residents of Pleasant Hill; the effects can be felt, on varying levels, throughout Saskatoon. Sustainable solutions to overcome these challenges are possible through coordinated policy and program efforts between all levels of government, community organizations and the residents; all of who have a part to play in the circumstances affecting the neighbourhood. There is an opportunity for the City of Saskatoon to take a lead role in coordinating some of these efforts through the Local Area Planning process.

The recommendations in this report range from simple improvements in correspondence between the City Administration and the community, to a reconsideration of the way we monitor service delivery. If lasting change is to occur in Pleasant Hill, it has to happen on many levels - solving a single issue will not provide the neighbourhood stability everyone is hoping for.

B. Summary of Recommendations

1.1 Residential Land Use

Land Use Policy Recommendation

That City Council instruct the administration to amend the Pleasant Hill Land Use Policy Map, Bylaw No. 7218 to reflect the proposed changes upon consultation with affected property owners.

That City Council instruct the administration to amend the City of Saskatoon Development Plan Land Use Map, Bylaw No. 7799 to reflect the proposed changes upon consultation with affected property owners.

Housing Deterioration and Abandonment Recommendation

That in light of the continuing deterioration and abandonment of housing in Pleasant Hill, the Community Services Department, City Planning Branch (Housing Facilitator) prepare a discussion paper for City Council that identifies options (strategies) available to address the problem.

Vacant Lots Recommendation

That the Community Services Department, City Planning Branch include in the Housing Indicators Project (Capital Project #1711) a statistical measure that considers vacant lot development over time as an indicator of neighbourhood stability and reinvestment.

Seniors' Housing Development Recommendation

That the Community Services Department, City Planning Branch include in the Housing Indicators Project (Capital Project #1711) a measure that considers the demand and supply of senior's housing by neighbourhood, and that the results of this study be forwarded to the Pleasant Hill Community Association.

Local Area Plan Implementation

That the Pleasant Hill Community Association in partnership with Community Services Department, maintain the role of the Local Area Planning group as a subcommittee of the Community Association to help coordinate the implementation of the Local Area Plan; and,

That the Pleasant Hill Community Association Local Area Plan Subcommittee report annually along with the City Planning Branch to City Council on the progress of the Local Area Plan recommendation implementation strategy.

1.2 Commercial Land Use

Pawn Shop Recommendation

That the Community Services Department, Development Services Branch bring forward a Business Licensing Bylaw Proposal to City Council to limit the number and density of pawn shops within the Riversdale Business Improvement District, following appropriate community consultation.

1.3 Industrial Land Use

204 Avenue J South Recommendation

That 204 Avenue J South, zoned IL1 (Light Industrial), be rezoned to B5 (Special Area Commercial) to reflect its current use and long term potential as a commercial or residential site upon consultation with the affected property owner.

112 and 116 Avenue K Recommendation

That 112 and 116 Avenue K South, zoned IL1 (Light Industrial) be rezoned to B5 (Special Area Commercial) to encourage future commercial or residential use of the site upon consultation with the affected property owner.

215 Avenue J South Recommendation

That 215 Avenue J South, zoned IL1 (Light Industrial), be rezoned to RA (Reinvestment Area) to allow flexibility in the long term development of the site, while ensuring compatibility with the adjacent residential land use upon consultation with the affected property owner.

425 Avenue P Recommendation

That 425 Avenue P South, zoned IL1 (Light Industrial), be rezoned RA (Reinvestment Area) to allow flexibility in the long term development of the site, while ensuring compatibility with the adjacent residential land use upon consultation with the affected property owner.

2.0 Neighbourhood Safety

Geographical Concentration of Services Recommendation

That the City Planning Branch report to City Council on the impacts of having a geographical concentration of “support services” (e.g. Larson House, Safe House, Family Circle Healing Lodge, Saskatoon District Health Detox Centre, Berryridge, etc...), in Pleasant Hill.

Crime Prevention Through Environmental Design Recommendations

That the Community Services Department and Police Services in partnership with the Pleasant Hill Community Association, and other stakeholders coordinate and facilitate a Safety Audit using the principles of Crime Prevention Through Environmental Design in Pleasant Hill; and,

That the Community Services Department and Police Services in partnership with the Pleasant Hill Community Association, and other stakeholders present the Pleasant Hill Safety Audit Report to the Safer City Committee and City Council.

Emergency Operation Plan Recommendation

That the Fire and Protective Services Department facilitate the opportunity for the Pleasant Hill community to become further educated about the Emergency Operation Plan to help prepare residents with a protection strategy in the event of an emergency.

3.0 Transportation and Circulation

Large Truck Traffic Recommendation

That the Saskatoon Police Services be requested to review the issue of excessive vehicle noise and speeding on Avenue P south, Avenue W south, 20th Street west and 22nd Street west.

Pedestrian Activated Light Recommendation

That Infrastructure Services, Traffic Management Section in continued cooperation with the Pleasant Hill Community Association, Home and School Association and St. Mary's School give additional consideration to installing a pedestrian activated signal light at the intersection of Avenue P south and 19th Street. A report, outlining arguments for or against this measure should be forwarded to the Community Association.

Pedestrian Linkage Recommendation

That the Infrastructure Services Department, Traffic Management Section, in consultation with the Parks Branch, prepare a report for City Council outlining the feasibility of formally allocating a portion of the Canadian Pacific Rail Right of Way for the purposes of a pedestrian and cycling linkage from Downtown into the west portion of Saskatoon. Consideration should be given to the cost, maintenance, liability and safety aspects of establishing the linkage.

Bike Plan Recommendation

That the Infrastructure Services Branch, Traffic Management Section send a notification letter to the Pleasant Hill Community Association inviting them to attend future consultation meetings regarding the Bicycle Facility Network.

Barricades Recommendation

That the Infrastructure Services, Transportation Branch be requested to review the potential to replace the temporary barricades on Avenue J and K perpendicular to the CPR ROW with permanent barricades that are more aesthetic and fit into the residential character of the area; and, that a copy of the review be forwarded to the Pleasant Hill Community Association.

Bus Shelter Recommendation

That the Transit Services Department arrange to attend a Pleasant Hill Community Association meeting to discuss the maintenance of bus shelters, opportunities to recognize bus shelters as a valuable component of the community environment and the possibility of creating a adopt-a-shelter-program in the neighbourhood.

4.0 Municipal Services

Infrastructure Expenditure Recommendation

That the absence of sidewalks (approximately 10 blocks), paved residential roads (approximately 4 blocks of gravel roads), and grassed boulevards (approximately 15 blocks) be reviewed by the Infrastructure Services Department as a potential reinvestment opportunity in Pleasant Hill during the Capital Budget review process for 2003.

Boulevard Maintenance Recommendation

That the Parks Branch, Turf Maintenance Section be requested to meet with the Pleasant Hill Community Association to discuss options (strategies) to improve the appearance of boulevards in the neighbourhood.

CPR Maintenance Recommendation

That the Infrastructure Services Branch, Weed Inspection Services and Fire and Protective Services be requested to work with CPR to arrange a reasonable schedule for regular upkeep on the ROW. Priority should be given to areas where the ROW is adjacent to residential neighbourhoods such as Pleasant Hill. Following an agreement of maintenance scheduling, the Pleasant Hill Community Association should receive written correspondence indicating the maintenance schedule and future contact information.

Garbage Collection Recommendation

That the Environmental Compliance Branch and Fire and Protective Services facilitate the opportunity to consult and provide educational materials to the Pleasant Hill Community Association regarding waste disposal and that consideration be given to implementing the community's suggestions to improve the occurrence of inappropriate and excess garbage disposal (e.g. large appliance and furniture pick-up services, placing stickers informing residents of prohibitive garbage material on disposal bins, publishing prohibitive garbage disposal list in regularly in the community newsletter and addressing concerns for additional garbage containers on a case-by-case basis, etc...).

Program Communication Recommendation

That information communicating the programs available to improve solid waste disposal and maintenance of property are distributed by the City of Saskatoon, Communications Branch through notices at community events, public announcements and customer utility statements (e.g. promoting the Trash Tips Program, appropriate items for garbage disposal, guides to household hazardous products, property maintenance standards, the Safe Housing Core Initiative, neighbourhood Clean-ups (where the City is involved), recycling, etc...).

5.0 Parks and Recreation

Park Upgrade Recommendation

That the Community Services Department, Community Development Branch, consult further with the Community Association to determine the priorities for park development within their neighborhood.

Steve Patola Park Recommendation

In the event that St. George's Seniors Club no longer requires Steve Patola Park for the purposes of a senior's club and recreation facility, the City of Saskatoon should resume the operation of the site for the purposes of a neighbourhood park open to all residents.

Community Gardening Recommendation

That the Community Development Branch and the Parks Branch investigate the feasibility of expanding the number of gardening plots available to the community in the Pleasant Hill neighborhood for the CHEP community gardening program.

Leisure and Recreation Programs Recommendations

That the Community Services Department, Community Development Branch work with the Pleasant Hill Community Association to address the need for additional adult and family recreation programs within the neighborhood.

That the Community Services Department, Community Development Branch investigate the barriers to participation for the Pleasant Hill residents to participating in leisure services programs and develop proposed strategies to address these barriers.

6.0 Heritage

Conserving History Recommendations

That the Community Services Department, Development Services Branch advise the owners of the Nurse's Residence, St. Mary's School, Pleasant Hill School and The Bosnia Club of the potential opportunities presented by the Municipal Heritage Designation and the City's Heritage Conservation Program.

That the Community Services Department, Community Development Branch provide the Pleasant Hill Community Association with a contact list of community associations who have developed historical timelines in order to determine whether this would be a useful tool to identify, interpret and promote historical development in the Pleasant Hill neighbourhood.

C. Overview of the Local Area Plan 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 twenty years. This development potential exists as a result of the current land use policy designations and associated zoning patterns. Some of these areas may also experience increases in employment over the next twenty years period, which will come primarily from the infill of vacant or under-used industrial and commercial lands. The long-term viability of the core neighbourhoods contributes significantly to the success of the entire city due to their central location. 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 planning review with particular focus on land use, demographic, social, economic and development trends;
- A public participation process that provides for community involvement in developing goals, setting priorities and identifying solutions;
- Recommendations that aim to resolve issues identified through the planning process.

Local Area Plan Framework

The Local Area Planning process develops goals aimed at securing the long-term success of a community while giving due regard to citywide 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 prioritise 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 aspects of a neighbourhood (i.e. property maintenance) as well as provide a guide for future redevelopment. Strategies will vary by local area depending on issues and priorities identified, but will generally focus on the following subject areas:

Issues considered through the Local Area Plan

- 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 may 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 the stakeholders involved in the public participation process - those people who are experts in the community in which they live and work.

D. Pleasant Hill Local Area Plan

Public Participation Process

Pleasant Hill Planning Group Members:

- *Ilsa Arnesenkun
- *Carol and Stew Bruce
- *Joan Germain
- *Anne Hnatiuk
- *El Hrytsak
- *Andy Lappas
- *Maggy Lamour
- *Michelle Lee
- *Duane Nargang
- *Frances Petit
- *Lorraine Pollock
- *Dorothy Ross
- *Cecile Smith
- *William Strelieff
- *Patrick Wolfe
- *Pauline Wourms
- *Rhonda Zacharias
- *Wendy Hubert
- *Viva Nichols
- *Victoria Chunik
- *Cynthia Fey
- *Councillor Owen Fortosky

Thank you for your participation!

On May 24th, 2000, the City Planning Branch hosted a public meeting in the Pleasant Hill neighbourhood to introduce residents and other interested individuals to the Pleasant Hill local area planning process. As part of the introduction, a presentation was given that outlined the demographic, social, economic and land use characteristics of Pleasant Hill. During the meeting, many individuals shared stories about the changes that have taken place in the neighbourhood over the last several years. Participants expressed that they were glad to have the opportunity to discuss the future development of the Pleasant Hill neighbourhood and were looking forward to contributing as a member of the local area planning group.

The planning group met for the first time in June 2000. Introductions revealed that the participant representation spanned through a range of interest groups including residents, business owners, developers, the community schools and community association, as well as church groups and cultural organizations. The interest expressed by each participant stemmed from a long-standing personal and financial investment in the community whether through length of residency, generational lineage, affordable home ownership opportunities or convenient access to employment and service centres.



Group visioning exercise

Over the course of the next few meetings, participants were guided through a number of brainstorming exercises intended to bridge commonalities amongst individual interests, values and

visions. Participants were asked to work in small groups to develop a set of community values and a neighbourhood vision that could be used as a framework to focus the local area planning process. This community driven process could then provide a benchmark for future development considerations in Pleasant Hill.

E. Pleasant Hill Vision

The Pleasant Hill neighbourhood Vision

Pleasant Hill will be a community that celebrates a fabric of housing diversity designed and managed for family needs of personal safety, reasonable affordability, recreational activities, green space, worship facilities and desirable location. Pleasant Hill boasts vibrant cross cultural and multigenerational relationships where everyone comes together to help, share, support and encourage one another's physical, mental, emotional and spiritual growth.

The planning group recognizes that many improvements need to occur in the neighbourhood for their vision to be achieved. By building on the strengths that do exist in the neighbourhood, there is an optimism that creating positive change in Pleasant Hill is possible. In recognition of this possibility, the following community goals were compiled by the planning group and are intended to help guide the realization of the vision in the long range plan for Pleasant Hill:

Community Values

- ❖ A community where we feel safe and happy; where all we meet are friends and helpers – borrow tools, to give extra tomatoes to; to meet people with smiles that are genuine; to have less fear; to experience less threats; to have HOPE where there was once fear and futility.
- ❖ A neighbourhood that encourages strong family oriented community development through home ownership and responsible development of rental properties.
- ❖ A neighbourhood that has a vibrant cross-cultural and intergenerational community.
- ❖ A community that helps and shares in the development of home and family. Encouraging each other's strengths and supporting each other in our family's development.
- ❖ A "green", clean, healthy cared for living community which both the Pleasant Hill residents and all citizens of the City of Saskatoon can take pride in.
- ❖ The continuation of landscaping, art and ethnic appreciation along 20th Street West.
- ❖ A community that promotes values such as church, school, home life and looking after senior residents.
- ❖ A neighbourhood that celebrates its community by having events such as block parties that bring everybody in the neighbourhood together.
- ❖ A neighbourhood where all generations help each other; the young help the elderly and the elderly help the young.

- ❖ A neighbourhood where there is no prostitution and no illegal drug use and dealing.
- ❖ A safe and healthy environment for all people.
- ❖ A neighbourhood where all residents enjoy easy access to several recreation and leisure activities ranging from community baseball games to family picnics.
- ❖ Continued and enhanced community partnerships amongst cultural, religious, private and public sector groups throughout the neighbourhood.



Services on 20th Street

- ❖ Convenient access to essential services such as health care, employment centres, public transit, church and education facilities.

- ❖ The continuation of very good bus service throughout the neighbourhood.
- ❖ A convenient and accessible traffic circulation plan that tends to the needs of pedestrians and drivers alike.

F. Pleasant Hill Neighbourhood History

St. Paul's Hospital

Development in Pleasant Hill began in 1907 with the establishment of St. Paul's Hospital. The hospital was originally housed in the homestead of Saskatoon's first doctor and prominent land developer, Dr. John Henry C. Willoughby. Two Grey Nuns, Sister Paneuf and Sister Guay, were responsible for initiating the development of Dr. Willoughby's homestead into a hospital. They were inspired by the need for a larger medical facility to house the rising number of people suffering from typhoid spreading among the railway camps. The original St. Paul's Hospital, consisting of seventeen patient beds, was the first hospital created to serve the needs of the general public in Saskatoon¹. The hospital has since undergone several expansions and now serves thousands of patients from Saskatoon and the surrounding community.

St. Mary's School



St. Mary's School was built in 1913, two years after the Saskatoon Catholic School Board was incorporated. It is the oldest operating Catholic school in Saskatoon².

St. Mary's School

Pleasant Hill School

Around the same time St. Mary's School was constructed, the original Pleasant Hill School, a two-room structure, was built a few blocks away. The school was expanded in 1929 to its current size to meet the growing number of school-aged children. There were over 300 children attending the school in the first year.

Community School Designations

Since their initial development, both St. Mary's and Pleasant Hill School have remained the cornerstones of the Pleasant Hill neighbourhood. As the needs of the families in the neighbourhood have evolved so have the role of the schools. In the 1980s, St. Mary's and Pleasant Hill School were designated as Interagency Community Schools to address the urban integration of Aboriginal children (in 1981 and 1986

1 St. Paul's Hospital (Grey Nuns) of Saskatoon, "Our Story: 75 Years of Caring", 1982.

2 Photo of St. Mary's School from "The Commentator", Wednesday, February 24th, 1982.

respectively). The programs offered by the schools aim to build strong relationships with families and local agencies to support children having trouble in school, often because of circumstances at home or in the community. The Community School initiative provides students with a learning environment that is culturally affirming and reflective of the diverse histories, experiences and educational needs of the Aboriginal community³.

Places of Worship

St. George's Ukrainian Catholic Cathedral

St. Mary's Roman Catholic Church

Avalokitesvara Buddhist Temple



As the neighbourhood of Pleasant Hill began to take form with the construction of St. Paul's Hospital and the two new schools, St. George's Ukrainian Catholic Cathedral and St. Mary's Roman Catholic Church were also constructed to serve the religious needs of a burgeoning community. The Ukrainian Catholic community in Pleasant Hill

St. George's Church and Rectory

began construction on present St. George's Church began in 1939 and was completed in 1943. In June, 1957 the church was blessed by Metropolitan Maxime Hermaniuk and Bishop Andrew Roborecki⁴. Architect Gentil Verbeke



and building contractor James Priel, both of Saskatoon, constructed St. Mary's Roman Catholic Church between 1920 and 1930⁵.

Avalokitesvara Buddhist Temple

The Avalokitesvara Buddhist Temple was first established in 1995, by a Buddhist monk from Taiwan who recognized while

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

4 Anna Baran, "Ukrainian Catholic Churches of Saskatchewan", 1977, p. 24.

5 Local History Staff, Saskatoon Public Library, "Saving Our City: Saskatoon's Protected Heritage Structures", 1994.

living in Vancouver that Saskatoon did not have a Buddhist temple. The original location for the temple was 339 Avenue J North. In October, 1998, the temple was relocated the 2220-20th Street West where the former Ukrainian Dniero Club was housed.

Saskatoon Municipal Railway

To service new development in Pleasant Hill and the surrounding neighbourhoods, the Saskatoon Municipal Railway System began



Pleasant Hill Trolley Car

operation on New Year’s Day, 1913. The first route was the Number 2, known as the Pleasant Hill-Exhibition run. The route began at the Pleasant Hill terminal at Avenue P and 20th Street and ended south on the other side of the river at the Exhibition terminal on Ruth Street. The fare for an adult was 5 cents, a child road for 3 cents⁶. To this day, Route Number 2 continues to loyally serve the residents of Pleasant Hill. However, the route,

cost and mode of transportation have changed quite substantially since 1913.

Steve Patola Park



Steve Patola Park (also known as St. George’s Park) is located between 20th Street West, Avenue M South and the railway track that borders the southern portion of the neighbourhood.

Steve Patola Park

The park was incorporated into the Pleasant Hill neighbourhood as a result of significant interest from one loyal resident. Steve Patola came to Canada from Ukraine in 1912. Originally settling in the Rosthern area, Mr. Patola relocated to Saskatoon in 1925. In 1939, he joined the Quaker Oats Company and remained there until it closed in 1974. Over his many years in Pleasant Hill, Patola helped many immigrants and worked closely with Ukrainian Catholics on the west side of Saskatoon.

⁶ Wayman, Easten, “Saskatoon’ Electric Transit: The Story of Saskatoon’s Streetcars and Trolley buses”, 1988. Picture found on page 29.

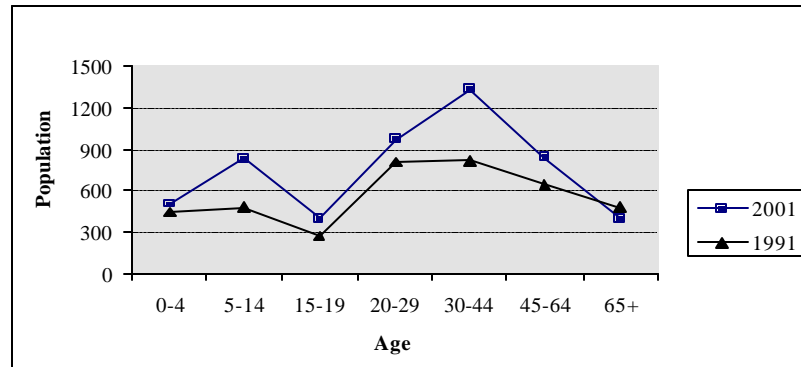
In addition, Patola became an active member in the formation of a senior citizens group for the Pleasant Hill area. As such, Steve Patola Park represents the thousands of Eastern Europeans that immigrated to Canada and located in this area⁷.

G. Pleasant Hill Today

Population Distribution and Trends

Over the course of the last decade, the population of Pleasant Hill has risen 25 percent from 3,920 to 5,223. The highest population ever recorded for the neighbourhood. According to Figure 1, population increases occurred amongst all age groups with the exception of seniors, where there was a 21 percent decrease between 1991 and 2001.

Figure 1. Pleasant Hill Population, 1991-2001



Source: Saskatchewan Health Insurance Registration

The number of school age children increased 41 percent from 480 to 820 contributing to 26 percent of the overall increase in population. Comparatively, Saskatoon only experienced an 8.5 percent increase in the number of school age children during the same time frame. In 2001, adults aged 30 to 44 made up the largest portion of the population in Pleasant Hill and showed the most significant increase from 817 to 1,320, or 38 percent.

Pleasant Hill has a population composition which is quite similar to Saskatoon with the exception that Pleasant Hill has a lower proportion of seniors and a higher proportion of adults 30-44 years of age. Over the last decade, while the proportion of seniors in Saskatoon rose from 10.5 percent to 11.8 percent of the total population, the proportion of seniors in Pleasant Hill decreased from 12.2 percent to 7.6 percent. The decrease in the

⁷ Russell, Pete and Mabel, "The Parks and Recreation Facilities of Saskatoon", 1981.

number of seniors is significant to the Pleasant Hill community for they want to ensure that Pleasant Hill is a desirable place to live for people of all ages, especially the aging population who have been a part of the neighbourhood for many years.

Aboriginal Population

The Pleasant Hill neighbourhood has the highest population and proportion of Aboriginal people living in Saskatoon. Between 1991 and 2001, the Aboriginal population in Pleasant Hill has risen 57 percent from 894 to 2,074. The proportion of Aboriginals living in the neighbourhood has also increased from 23 percent to 40 percent during the same time frame. As is consistent with population trends throughout Saskatoon, there are few Aboriginal people in Pleasant Hill over the age of 45 (9 percent), but a high proportion under the age of 19 (46 percent).

Ethnic Diversity

One of the key strengths of Pleasant Hill is the diversity of the community. Along with other ethnic groups, the area has a strong First Nations, Metis, Ukrainian, English, Russian, Chinese, Filipino and Vietnamese community. According to Statistics Canada, Pleasant Hill has the most ethnically diverse community of all the core neighbourhoods in Saskatoon⁸. In 1996, the Ethnic Diversity Concentration Index in Pleasant Hill was 21.77 compared to 16.00 for Saskatoon. Pleasant Hill is 7th most diverse community in Saskatoon preceding neighbourhoods such as Confederation Suburban Centre (30.37) and Greystone Heights (40.69).

Elementary Student Mobility Rates



Hill area.

Pleasant Hill School

The Pleasant Hill neighbourhood is served by two community schools; Pleasant Hill and St. Mary's School. There are no high schools in the Pleasant

The number of children attending both schools fluctuates from year to year, but overall there has been a steady increase in enrollment over the last decade. In 2000, there were 263 children attending Pleasant Hill School, up from 218 in 1990. Similarly, enrollment at St. Mary's school was 250 in 2000, up 53 percent since 1990⁹. It is of particular interest to note that

⁸ City of Saskatoon, "Neighbourhood Profiles, 6th Edition".

⁹ Statistics provided by the Saskatoon Public School Board and the Saskatoon Catholic School Board, Fall 2001.




both schools in Pleasant Hill have a Student Mobility Rate greater than 1 indicating that all the children that enroll in either school at the beginning of the year, are no longer enrolled in that school at the end of the year. Factors that affect the Mobility Rates include access to stable housing, employment and income opportunities for families.

High Schools

There are three high schools that serve students on the west side of Saskatoon, Bedford Road Collegiate, E.D. Feehan and Mount Royal all of which are located on Rusholme Road. The Pleasant Hill neighbourhood is within close proximity to each of these three high schools.

Table 1. Household composition, 1996

Family Structure

	2 Parent 	1 Parent 	Single 
Pleasant Hill	32%	21%	39%
Trend	rising	rising	rising
Saskatoon	54%	11%	28%

Source: City of Saskatoon Neighbourhood Profiles 6th Edition

According to Table 1, approximately 32 percent of the households in Pleasant Hill in 1996 were two-parent families and 21 percent were one-parent families. The trend between 1991 and 1996 shows that the number of one and two-parent families rose 30 percent and 4.5 percent respectively.

Comparatively, the trend for Saskatoon is also rising with the number of one-parent families increasing 9.1 percent and two-parent families increasing 16.5 percent. 40 percent. the most significant portion of households in Pleasant Hill, are composed of single occupants. This value is considerably higher than the 28 percent average for Saskatoon, but on par with the other core neighbourhoods. The average household size of 2.2 for Pleasant Hill has remained constant since 1991, although it is slightly less than the average of 2.5 for Saskatoon¹⁰. The total number of households in Pleasant Hill for 1996 was 2,015 up 12 percent from 1,780 in 1991.

Average Family Income

In 1996, the average family income in Pleasant Hill was \$21,928, the lowest of any other neighbourhood in Saskatoon; the City-wide and core neighbourhood average was

*Pleasant Hill \$21,928
Saskatoon \$48,927*

¹⁰ City of Saskatoon, “Neighbourhood Profiles, 6th Edition”. Comparative statistics compiled using City Planning database.

\$48,927 and \$40,615 respectively. **Since 1991, the average income in Pleasant Hill has decreased 15 percent.** Slightly more than 37 percent of the family incomes in Pleasant Hill are between \$10,000 and \$19,999; 21 percent are under \$10,000¹¹.

Poverty

In recent media, locally, provincially and nationally, significant attention has been given to the social economic status of several west side neighbourhoods in Saskatoon where it has become common knowledge that a high percentage of families live below the poverty line. Statistics Canada considers low income and high proportional expenditures on the necessities of life to be common measures of poverty. According to these poverty indicators, families or individuals who spend more than 54.7 percent of their income on essentials such as food, clothing and shelter are considered to be impoverished¹². Pleasant Hill has been identified as a community where it is common for residents to spend a large portion of their income on the basic necessities of life. According to Saskatoon District Health, over 50 percent of families in Pleasant Hill are classified as low income and more than 50 percent spend greater than 30 percent of their income on shelter¹³.

“Saskatoon will be a model city where people are free from hunger and poverty” – City of Saskatoon Strategic Plan,

Social Services

In 1998, nearly 25 percent of the population in Pleasant Hill collected Social Assistance compared to the 19 percent average recorded for the Core Neighbourhoods. The only neighbourhood with a higher proportion was Riversdale at 27 percent¹⁴. Preliminary reports for 2000 suggest that the number of individuals on Social Assistance in Pleasant Hill continues to increase and have surpassed Riversdale.

Occupation

Labour force statistics for the neighbourhood indicate that the number of people employed in Pleasant Hill has decreased steadily since 1981. In 1996, the number of employed persons over the age of 15 was 1,345 down 58 percent from 2,120 in

11 *ibid.*

12 The Star Phoenix, “Kids Plagued by Poverty”, Wednesday, November 21st, 2001 p.A1.

13 Saskatoon District Health, “The Health of our Community: Health Status Report”, 2001. p. 41,43 &47.

14 Keates Rennie, “Living the Rainbow Vision: A Strategic Plan for Community Development in the Core Neighbourhoods of Saskatoon”, 2001. p. 40.


1981. The total number of working age adults in 1996 was 2,520, implying a 46 percent employment participation rate¹⁵.


Since 1981, the high percentage of the labour force in Pleasant Hill has worked in sales, service and trade occupations. The top three occupations as a proportion of total employment in 1996 were:

- **Sales and Service (31%)**
- **Trades/Transport/Equipment Operator (20%)**
- **Processing/Manufacturing/Utilities (11%)¹⁶**

Housing Type

Housing type

 Single unit dwellings 32%

 Two unit dwellings 13%

 Multiple unit dwellings 55%



Single Unit Dwellings on Avenue O

According to the August 2001 Building Report for Pleasant Hill, residents in the neighbourhood are currently housed by 2,202 dwelling units¹⁷.

Table 2 shows that there are 698 one-unit dwellings (32 percent), 296 two-unit dwellings (13 percent) and 1,208 multiple unit dwellings (55 percent) existing in Pleasant Hill. The distribution of dwelling types in Pleasant Hill has remained virtually unchanged since 1993. The two differences that have been recorded between 1993 and 2001 are a 17 unit decrease in the number of single family dwellings (from 715 to 698 respectively) which corresponds with an overall decrease in the number of dwelling units (from 2,220 to 2,202 respectively). Given that there has been a 25 percent increase in population over the same time period, the decrease in housing units suggests that there may be an increased occurrence of more than one household sharing accommodations. The release of the 2001 Census by Statistics Canada will confirm any change in average household size in the neighbourhood.

15 City of Saskatoon Neighbourhood Profiles, 6th Edition and Core Neighbourhood Study Review, 1991. Volume 1, p.21.

16 *ibid.*

17 City of Saskatoon Building Report, August 2001.

Table 2. Housing Development in the Core Areas 2001 (one, two and multiple unit dwellings)

Neighbourhood	O.U.D.	T.U.D.	M.U.D	Total	% Multi	DU/Ha
King George	610	186	60	85	7.0	10.5
Westmount	709	248	97	1054	9.2	11.0
Caswell hill	1055	272	457	1784	25.6	14.5
Riversdale	535	198	413	1146	36.0	13.8
Pleasant Hill	698	296	1208	2202	54.8	18.3
Nutana	1156	336	2230	3722	59.9	20.4
City Park	616	182	2201	2999	73.4	21.3
Saskatoon	45342	8863	31959	86164	36.0	9.6

Source: City of Saskatoon Building Report

Development Density

Relative to the rest of Saskatoon, Pleasant Hill has the third highest development density after City Park and Nutana. According to the City of Saskatoon Neighbourhood Profiles, the gross area of the neighbourhood is 297 acres (120 ha). The overall density is 7.4 dwellings per acre (18.33 ha). The development density has not changed since 1993.

Age of Occupancy

Table 3 reflects the number and proportion of housing type occupancy. The total distribution of residents living in single and multiple unit dwellings has remained virtually unchanged since 1986 (MUD and SUD, respectively). However, it is interesting to note that in 1996, 63 percent of children 0-4 lived in MUDs.

Table 3. Proportion of Residents living in Single and Multiple Unit Dwellings

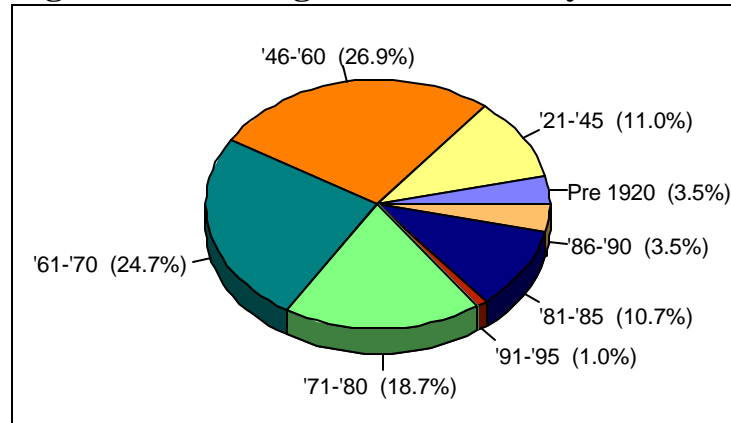
YEAR	1986		1991		1996	
Type of Dwelling	MUD	SUD	MUD	SUD	MUD	SUD
Total Occupancy	2,300	1,820	1,880	1,890	2,430	2,035
Proportion of Occupancy	56%	44%	50%	50%	54%	46%

Source: City of Saskatoon Age of Occupant Analysis, 1996.

Age of Housing Stock

According to Figure 2, Pleasant Hill has a wide range of housing ages with the bulk of housing being built between 1946 and 1970¹⁸. Housing construction continued in the 1970s and early 1980s, but has since slowed down.

Figure 2. Housing Construction by Year



Source: City of Saskatoon Neighbourhood Profiles 6th Edition

Building Permit Values

As shown in Table 4, building permit values in Pleasant Hill have risen from \$1,535,000 in 1991 to 2,749,570 in 2001 and the distribution of construction has changed quite substantially. The value of commercial construction has decreased 79 percent from \$1,109,000 to \$237,470 while residential construction permit values increased 84 percent from \$426,000 to \$2,512,100. These figures reflect a redistribution of investment within the neighbourhood. For both 1991 and 2001, over 50 percent of the total permits issued were concentrated in low density residential construction.

Table 4. Building Permit Values

Land Use	1991	2001
Commercial	\$1,109,000	\$237,470
Residential	\$426,000	\$2,512,100
Total	\$1,535,000	\$2,749,570

(source: City of Saskatoon Building Permit Records)

Housing Affordability

Average selling price 2000



Pleasant Hill \$58,895



Saskatoon \$113,000

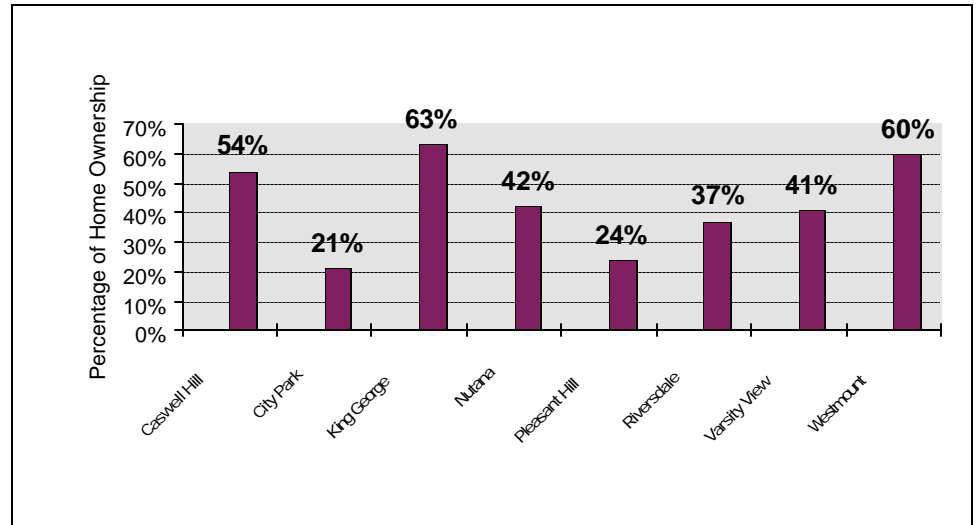
Pleasant Hill is one of the most affordable neighbourhoods in Saskatoon to own a home. Like many of the core neighbourhoods, Pleasant Hill has seen a significant increase in the sale and price of housing over the last few years. In 1997, the average selling price for a single unit dwelling in Pleasant Hill was \$45,909. The 2000 average selling price was \$58,895,

¹⁸ Statistics Canada-Federal Census, June 1996.

up 22 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 frame¹⁹.

Figure 3. Core Neighbourhood Home Ownership, 1996

Homes Ownership

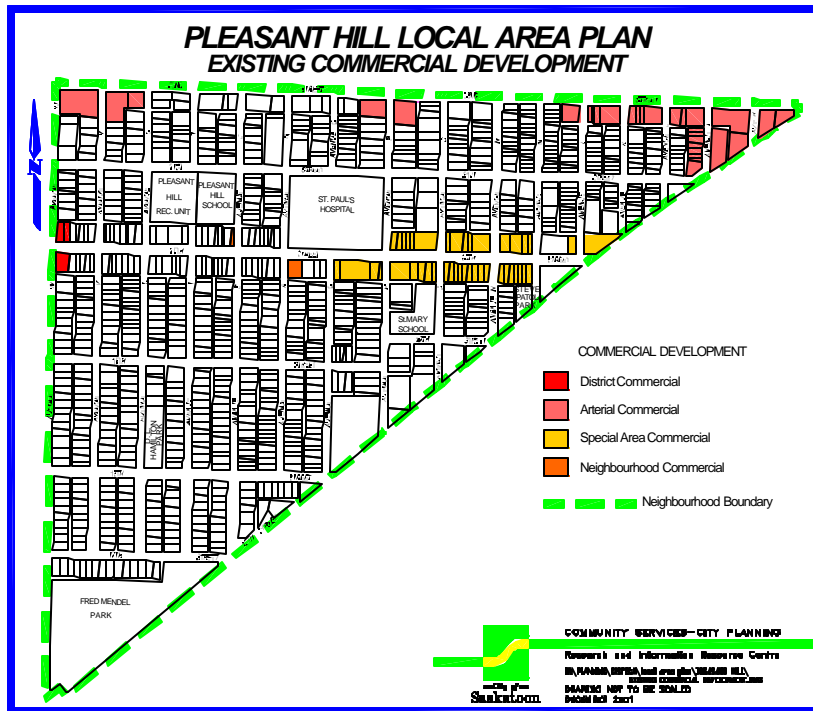


Source: City of Saskatoon, Neighbourhood Profiles 6th Edition

Home ownership has decreased more significantly in Pleasant Hill than any other core neighbourhood between 1991 and 1996. Figure 3 indicates that in 1996, 24 percent of the homes in Pleasant Hill were owner-occupied. This compares to the 1991 value of 34 percent.

¹⁹ City of Saskatoon Neighbourhood Profiles, 6th Edition and Sutton Group – Norland Reality.

Commercial Development



Special Area Commercial

Commercial development in Pleasant Hill is mostly concentrated along 20th Street and 22nd Street between Avenue W and Avenue H. Commercial development along 20th Street (between the 1600 and 1100 block) is classified as Special Area Commercial according to the City of Saskatoon Development Plan. This designation is intended for commercial areas with unique attributes such as location, type of use and development history. Located along this commercial strip are small retail stores, banks, restaurants, bakeries and specialty stores.

Arterial Commercial



Commercial development along 22nd street is classified as Arterial Commercial (blocks 700-1200, 2200-2100).

Arterial Commercial along 22nd Street

An Arterial Commercial area is intended to include businesses that normally locate along major roadways, and in other locations where the class of business requires serving customers primarily shopping by car. There are a few local streets that serve the immediate neighbourhood such as Avenue H, I and P which connect to 22nd Street also zoned as Arterial Commercial. Business in these locations include fast food restaurants, video stores, book stores, gas bars and strip malls.

District Commercial

There are three sites at the intersection of Avenue W and 20th Street that are designated for District Commercial. A District Commercial designation is intended to serve nearby residents with goods and services. In Pleasant Hill this designations is home to a gas station and convenience store, Buddhist Temple and pottery store.

Neighbourhood Commercial

There are two Neighbourhood Commercial areas in Pleasant Hill. Both are located on 20th Street between Avenue R and S. The Neighbourhood Commercial land use applies to businesses that serve the daily convenience needs of residents in the neighbourhood. Bacik's, Bee Gee's Beauty Salon and Mr. Pawn are the three Neighbourhood Commercial businesses located on these sites.

There are currently 84 businesses operating in Pleasant Hill which provide services ranging from pet grooming to funeral planning. According to the City of Saskatoon Summary of Commercial and Industrial Space, there were 120 business spaces occupying 22,970 metres of space in Pleasant Hill. Signifying that there are opportunities for more commercial businesses to locate in the neighbourhood. The average number of employees per business in Pleasant Hill is 6.36²⁰.

Commercial spaces are broken down by Standard Industrial Classification and are shown below in Table 5. The SIC code is assigned to each business based on the primary function of the business listed on the business license application.

20 Anderson and Fast, "Riversdale West Central Business Development Strategy", 2001. p. 2-26

Table 5: Pleasant Hill Businesses by Standard Industrial Classification

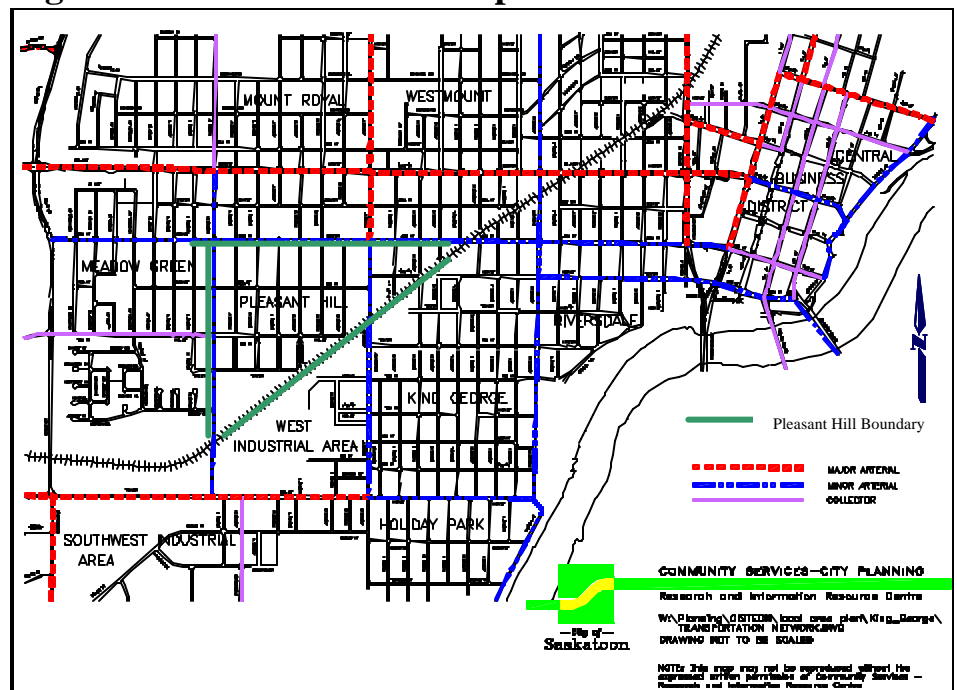
Type of Business	Number of Sites	Total Metres
Services	55	11,757
Vacant	36	4,568
Retail	23	3,932
Building /Transport	4	2,367
Manufacturing	2	352
Total	120	22,970

Source: Summary of Commercial and Industrial Space, 2000

**Pleasant Hill
Transportation Network**

Figure 4 shows the transportation network for the Pleasant Hill neighbourhood. Road classifications are created according to the flow and volume of traffic that the road network facilitates. The southern portion of Pleasant Hill is bounded by the Canadian Pacific Rail line, which separates Pleasant Hill from the West Industrial Area and Riversdale neighbourhood. The northern boundary is outlined by 22nd Street, between Avenue H and Avenue W. The main roadways that provide access to the neighbourhood are called major arterials and include 20th and 22nd Street. Both Avenue P and W are classified as minor arterials. All four roadways serve to funnel traffic to the Central Business District, and west neighbourhoods of Saskatoon.

Figure 4. Pleasant Hill Transportation Network



Source: Traffic Management Section, 2001

Bus Routes

The Number 2 bus route in Pleasant Hill operates along 20th Street and 22nd Street as well as Avenue W. There are over 26 bus stops located in the neighbourhood. It is difficult to measure whether bus ridership in Pleasant Hill has changed over time. Transit services conducts load counts (full load vs. small load) regularly, but does not record the number of riders.

Vehicle Registration

According to Table 6, the number of vehicles per residents is 0.23 in Pleasant Hill. Comparatively, Caswell Hill, also a core neighbourhood, has an average of 0.52 vehicles per resident. The Saskatoon average is 0.72. A lower average suggests that it is especially important for services (such as health, education, employment and retail) to be provided within a reasonable travel distance.

Table 6: Vehicles Per Person, Pleasant Hill vs. Saskatoon, 1997

Characteristic	Pleasant Hill	Saskatoon
Number of persons 15 year and older (SHIR)	3,667	149,170
Number of vehicles (SGI)	1,155	106,894
Number of Vehicles/Persons 18 years and older	0.23	0.72

Park Space

Source: SHIR 1997 Data, 6th Edition Neighbourhood Profiles, 1998.

Park space in Saskatoon is classified according to use and design. Classifications include neighbourhood, district, multi-district, special use and linear parks. As is evidenced by their names, neighbourhood, district and multi-district serve the corresponding geographical areas. Special use parks serve the entire city and include areas such as the Forestry Farm and Diefenbaker Park. Linear parks are intended to provide connections between parks.

There are five parks in Pleasant Hill. The total neighbourhood park space is 7.64 ha (18.88 acres). Three of the five parks are located along the railway track which provides a unique opportunity to link green space in the core of Saskatoon using the rail right-of-way as the linkage (See Section 3 - Transportation and Circulation, p.95).

Fred Mendel

The largest neighbourhood park in Pleasant Hill is Fred Mendel at 12.63 acres (5.11 ha). Fred Mendel Park is located along Avenue W South and 17th Street, adjacent to the railway track. It is landscaped with four ball diamonds and a small play structure.

Pleasant Hill Recreation Unit

Pleasant Hill Recreation Unit, located behind Pleasant Hill School, is the second largest neighbourhood park at 2.94 acres (1.19 ha). This park is very popular in the summertime for its spray pool and children's recreation programs.

D.L. Hamilton Park



D.L Hamilton Park is a neighbourhood park that consumes slightly more than half of Avenue U between 18th

D.L Hamilton Park and 19th Street (1.36 acres (0.55 ha)). This park has a basketball court, sandbox and monkey bars for children to play on as well as two BBQ pads for picnics

Steve Patola Park

The smallest park in Pleasant Hill is Steve Patola (also known as St. George's Park) at 0.93 acres (0.38 ha). It is located along the railway track in the east portion of the neighbourhood. Steve Patola Park is leased to the Senior Citizens of St. George's Ukrainian Catholic Cathedral for a Senior Citizens Centre. To belong to the Senior Citizen Centre a membership is required. The membership dues include access to the park, bowling and a number of senior leisure programs.

Grace Adam Metawewinihk Park



Grace Adam Metawewinihk Park

Grace Adam Metawewinihk Park is named after the first female Aboriginal principal in Saskatoon who taught at St. Mary's School.

A portion of Grace Adam Metawewinihk Park is located beside the St. Mary's School. This portion of the park is equipped with a play apparatus and park benches. The remaining portion of the park is located across 19th street along the railway on Avenue O south. In 1996, the Catholic School Board partnered with the University of Saskatchewan Geology Department and Waneskewin Heritage Park to register this portion of Grace Adam Metawewinihk Park as an archeological dig site. The park is used to teach students the various components of archeology.

H. The Voice of Pleasant Hill

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 Pleasant Hill neighbourhood. The following is a summary of the discussions that took place.

Residential Land Use Development

Housing Deterioration

Some of the existing housing stock (apartments included) in Pleasant Hill has begun to deteriorate or has been abandoned. Residents in the neighbourhood expressed that incentives for property owners to enhance and preserve existing housing would help improve residential stability and investor confidence.

Narrow Lots and Side Yard Setbacks

The side yard setback requirements for 25 foot lot development is a concern for residents who feel the regulations restrict the amount of space available for infill housing development on narrow lots in Pleasant Hill.

Vacant Lots

The number of vacant lots in the neighbourhood is a concern to residents who feel that infill development on these sites could improve problems associated with underutilized land such as poor investor confidence, vandalism and property maintenance.

Owner-Occupancy

The continual decrease in the amount of owner-occupied housing in Pleasant Hill is a concern. Residents feel that the current rate of 24 percent owner-occupancy is too low to provide sufficient opportunity for long-term neighbourhood stability.

Senior's Housing

Residential development that supports the housing needs of the seniors in the neighbourhood is important to Pleasant Hill residents. Over the last decade, the number of seniors living in the neighbourhood has decreased, and many residents feel this is because there has not been enough investment in the development of senior's housing.

Property Maintenance Property Maintenance in Pleasant Hill is an important issue. Residents have indicated that the high number of absentee land owners and the continuous turnover of some rental properties exasperates the lack of accountability for people to maintain their property to a sufficient residential standard.

Coordinated Development Land development that enhances the neighbourhood value is important to the community. Residents feel that a more coordinated and focused approach between all levels of government, developers and the community is necessary in order to make positive change to the overall stability of Pleasant Hill.

Grocery Store ***Commercial Land Use Development***
The development of a large format grocery store to serve the immediate and surrounding Pleasant Hill area is a priority for the residents who feel this type of service is essential to the long-term viability and livability of the neighbourhood.

Pawnshops
The number and concentration of pawnshops located in the Pleasant Hill area is a concern to residents who feel that a concentration of this type of business activity has negative affects on the neighbourhood. The planning group would like to see regulations that limit the establishment of this type of business activity in close proximity to residential areas.

Riversdale Business Improvement District
Residents expressed support for the Riversdale Business Improvement District and indicated that they would like to see the continuation of the 20th Street beautification in Pleasant Hill.

Land Use Compatibility ***Industrial Land Use Development***
To improve residential stability and land use compatibility, residents would like to see all five industrial land sites within the boundary of the neighbourhood re-designated to another land use classification and zoning more compatible with the surrounding residential properties.

Landscaping and Maintenance

The appearance and overall maintenance of some industrial sites that abut the residential portion of the Pleasant Hill neighbourhood are a concern to residents who feel that more consideration should be given to the negative affects these properties have on the Pleasant Hill neighbourhood.

Noise

The noise that is generated from some businesses located in the West Industrial Area is a concern to nearby residents who feel that there should be regulations governing the amount of noise made during certain times when industrial businesses abut residential neighbourhoods.

Crime**Neighbourhood Safety**

The increase in the occurrence of crimes such as vandalism, arson, break and enter, prostitution and the sale of illegal drugs are a concern to residents who feel the social well being of the community is being eroded by criminal activity.

Sex Trade

The sex trade within the Pleasant Hill community is a serious concern to residents who feel that the sex trade has spread into concentrated pockets throughout the neighbourhood and is no longer isolated to 21st Street near St. Paul's Hospital and Ukrainian Museum.

Community Policing Station

The residents in Pleasant Hill have expressed that they would like to see a community policing sub-station re-established in the area to improve safety, strengthen relations between the police and residents, enhance police understanding of community issues, ensure more active resident involvement in crime prevention, and to help support resident efforts to implement neighbourhood improvement projects.

Safe Walk

Residents would like to re-establish a Safe Walk program, or some other type of initiative (i.e. Neighbourhood Block Parent) with the support of police services to help encourage residents to become involved in improving safety and to ensure areas such as parks in the neighbourhood are not left vulnerable to criminal activity.

Emergency Operation Plan

In addition to safety from crime, safety from extreme weather conditions and other dangerous situations are a concern to some residents who feel that there are a number of residents in Pleasant Hill who are vulnerable and unaware of what to do in an emergency circumstance.

Intersection Safety**Transportation and Circulation**

Residents have noted that the intersection of Avenue W and 18th Street, next to the Meadow Green Strip Mall, is unsafe for drivers and pedestrians attempting to cross Avenue W because of high traffic volumes.

Truck Traffic

According to the Truck Route Map, Avenue P and Avenue W between 11th and 22nd Street are designated to accommodate vehicles between 37,500 kg and 27,000 in weight, respectively. Residents feel that the occurrence of large trucks driving through the neighbourhood has negative affects on pedestrian safety, noise levels, vibrations and the overall residential component of the Pleasant Hill neighbourhood.

Pedestrian Activated Crosswalk

The safety of children attending St. Mary's School is a concern to residents who feel the amount and type of traffic (i.e. heavy trucks) traveling along Avenue P makes it difficult for children and other pedestrians to cross 19th Street. It is a priority for residents to see a pedestrian activated light be erected at this intersection.

Crosswalk Visibility

Residents would like to see the pedestrian crosswalks at Pleasant Hill and St. Mary's School given first priority over other crosswalks in the neighbourhood for repainting in the spring of each year.

Pedestrian Linkage

Residents would like to see the CPR line Right of Way that binds the south boundary of the Pleasant Hill neighbourhood developed into a pedestrian linkage and bike path connecting the west side neighbourhoods to downtown.

Bike Plan

Given that there is a low proportion of people who own vehicles in Pleasant Hill and residents tend to use alternative means of transportation such as bus, walking and cycling, the planning group has requested that the neighbourhood be fully incorporated into future plans for a citywide bike plan.

Light Rail Transit

The Pleasant Hill planning group has agreed that the CPR line is a natural corridor that could, in the future, connect the west, central and northeast portion of Saskatoon together with Light Rail Transit. The planning group recommends that the City take all necessary steps to obtain the railway right of way when it becomes available.

Barricades

At the end of Avenue J and K there are several temporary cement barricades in place to prevent vehicles from accessing the Canadian Pacific Railway Right of Way. To improve the aesthetics of the neighbourhood, residents would like to see permanent barricades such as bollards erected in place of the temporary structures.

Parking

Parking around St. Paul's hospital is a concern to some nearby residents who feel that there is insufficient space available for local residents to park on the street in front of their homes, particularly around the 300 block of Avenue Q and R.

Bus Shelters

Some of the bus shelters in the neighbourhood are prone to vandalism and poor upkeep. Residents would like to see bus shelters maintained and recognized as valuable components of the community environment. It was suggested that there be opportunities to partner with Transit Services and neighbourhood groups to promote responsible care of bus shelters (i.e. creation of an "adopt-a-shelter" program).

Customer Service

The planning group suggested that there be more communication between Transit Services and the Pleasant Hill community. Residents feel that providing the community association with a consistent contact could help strength relations and ensure that the transportation needs of the residents are being met.

Unpaved Roads**Municipal Services**

There are still a few unpaved roads remaining in Pleasant Hill that residents would like to see paved.

They are located at 17th Street between Avenue S and Q, Avenue J near the railway track, Avenue T between Pleasant Hill School and 20th Street and 19th Street between Avenue N and O.

New Sidewalk Construction

21st Street is a popular street for pedestrian traffic as it is located in between 20th and 22nd Street, two major roadways that carry a large amount of vehicle traffic. To improve pedestrian safety, residents would like to see a sidewalk constructed along 21st Street between Avenues I and P.

Asphalt Overlay Program

Residents do not support the continuation of the Sidewalk Asphalt Overlay Program in the neighbourhood. It has been observed that recent asphalt applications to deteriorating sidewalks have already begun to crack.

Boulevard Appearance

The maintenance of curbs and boulevards is poor in some parts of the neighbourhood (i.e. 17th, 18th and 19th Street and Avenue I, J and K) and residents have expressed that more attention is required in these areas to ensure a reasonable standard.

CPR Maintenance

Residents would like to see maintenance along the CPR Right of Way improved to a reasonable standard (i.e. cutting grass more frequently) by improving the working relationships between CPR, the City of Saskatoon and the Pleasant Hill Community Association.

Street Lighting

Lighting throughout the neighbourhood was recently upgraded to the satisfaction of residents who are appreciative of the improvement. The community feels that street lighting is a key factor in providing a sense of safety in the community, and have asked that lighting standards be maintained and further enhanced over time in the neighbourhood.

Garbage Collection

Garbage collection in some parts of the neighbourhood (i.e. Avenue S and 20th Street) is a concern to residents who have expressed that collection is inconsistent resulting in litter and in some cases garbage fires. Moreover, there was also expressed concern that residents were overfilling garbage containers and disposing inappropriate garbage material into back lanes, particularly in areas with a high concentration of multiple unit dwellings.

Park Space

Parks and Recreation

Pleasant Hill has reached the City of Saskatoon standard for park space allocation, however, residents would like the functionality

and accessibility of existing parks improved (parks considered include Fred Mendel Park, Steve Patola Park, Pleasant Hill Recreation Unit and Grace Adam Metawewinink Park).

Park Enhancements

It has been observed by residents that some members of the community (i.e. seniors) do not use several of the parks, with the exception of the Pleasant Hill Recreation Unit. Residents feel that features such as benches, pathways, BBQ pits, picnic tables and activities such as walking programs or a cross country ski trail could be incorporated into one or more of the neighbourhood parks to improve usage.

Community Gardens

Community gardens improve the overall character of neighbourhoods by brightening the appearance of vacant properties and providing opportunities for households to learn about gardening as well as provide food for their families. Residents would like to see community garden initiatives expanded and sustained throughout Pleasant Hill as a means of strengthening neighbourhood cohesion and filling a food provision gap that exists within the area.

Leisure and Recreation Programs

The planning group felt there was a need for additional facilities or programs in the area to cater to the needs of the children, adults and seniors. Programs that are being run at White Buffalo Youth Lodge, Pleasant Hill School, St. Mary's School, playgrounds, paddle pools and other facilities all contribute positively to the communities lifestyle, but these facilities and programs are still not meeting the leisure and recreation needs of the area.

Intercommunity Association Partnerships

Residents would like to strengthen the relationship between the Pleasant Hill Community Association and other nearby neighbourhood community associations to discuss opportunities to share parks space and other information relevant to the communities.

Conserving History

Heritage

Pleasant Hill has a rich mix of material and human history that residents would like to see conserved and celebrated.

Racism

Intercultural Relations

Residents are concerned about the occurrence of racism and discrimination within Pleasant Hill.

I. Pleasant Hill Issue and Policy Direction Papers



1.0 Overview of Land Use Planning in Pleasant Hill

In 1930, Saskatoon's first Zoning Bylaw (No. 2051) was created and applied throughout Saskatoon. The Zoning Bylaw designated most of Pleasant Hill as a Residence A District which permitted one and two unit dwellings. These zoning provisions remained in effect until City Council adopted Zoning Bylaw No. 3307 in 1953. In the wake of a changing economy and urban fabric, much of the neighbourhood was rezoned as a Residence B District to permit the development of multiple unit dwellings which had become a more common choice of housing type.

In 1966, City Council adopted the first Community Planning Scheme, now known as the Development Plan, which served as a generalized land use policy to help guide zoning and land development decisions. At that time, Pleasant Hill was broadly defined as a residential neighbourhood²¹.

In 1967, City Council adopted Zoning Bylaw No. 4637 and the Residence B zoning was replaced by the R4 District which permitted the development of multiple unit dwellings. However, by 1977, mounting land development concerns between multi-unit dwellings (apartment) construction and the stability of existing single unit dwellings (houses) had arisen. In response, City Council enacted an Interim Development Control Bylaw for the core neighbourhoods which included Pleasant Hill. This resulted in a moratorium on apartment construction until further study commenced to understand the long term implications of wide spread apartment development in residential neighbourhoods. To understand the concerns that had arisen, City Council directed the City Administration to undertake a Core Neighbourhood Study in 1978.

The 1978 Core Neighbourhood Study recommended three new residential land-use policy districts for Pleasant Hill as a means of guiding future land use development. They included: Policy District "A" (Low Density), Policy District "B" (Mixed Density) and Policy District "C" (High Density). Policy District "A" was flagged as a high priority area for future housing rehabilitation and neighbourhood upgrading programs to bolster the stability of the area.

The land use pattern in Pleasant Hill was last studied in 1991 when the Core Neighbourhood Study Review was undertaken. The purpose of the review was to update the land use policies that were created in 1978. The update resulted in six, not three, distinct residential land use policy districts in Pleasant Hill. These included:

- ❖ Low Density – no conversions
- ❖ Low Density – conversions
- ❖ Low/Medium Density - conversions and street townhouses
- ❖ Medium Density – low rise, walk-up apartments
- ❖ Restricted Medium Density and High Density

²¹ The Development Plan (Bylaw 7799) sets the long term use of land according to broad designations like residential or industrial while the Zoning Bylaw (Bylaw 7800) provides specific details about uses and site development standards. The designations under both Bylaws must correspond in order for development and building permits to be issued.

At the time of the study, the neighbourhood boundary was also expanded to include the area south of 18th Street to the Railway tracks and Avenue W on the west side of the street.

In 2000, City Council approved capital funding to undertake the Pleasant Hill Local Area Plan, which, among other things, is intended to review and update if necessary, the existing land use policy for the neighbourhood.

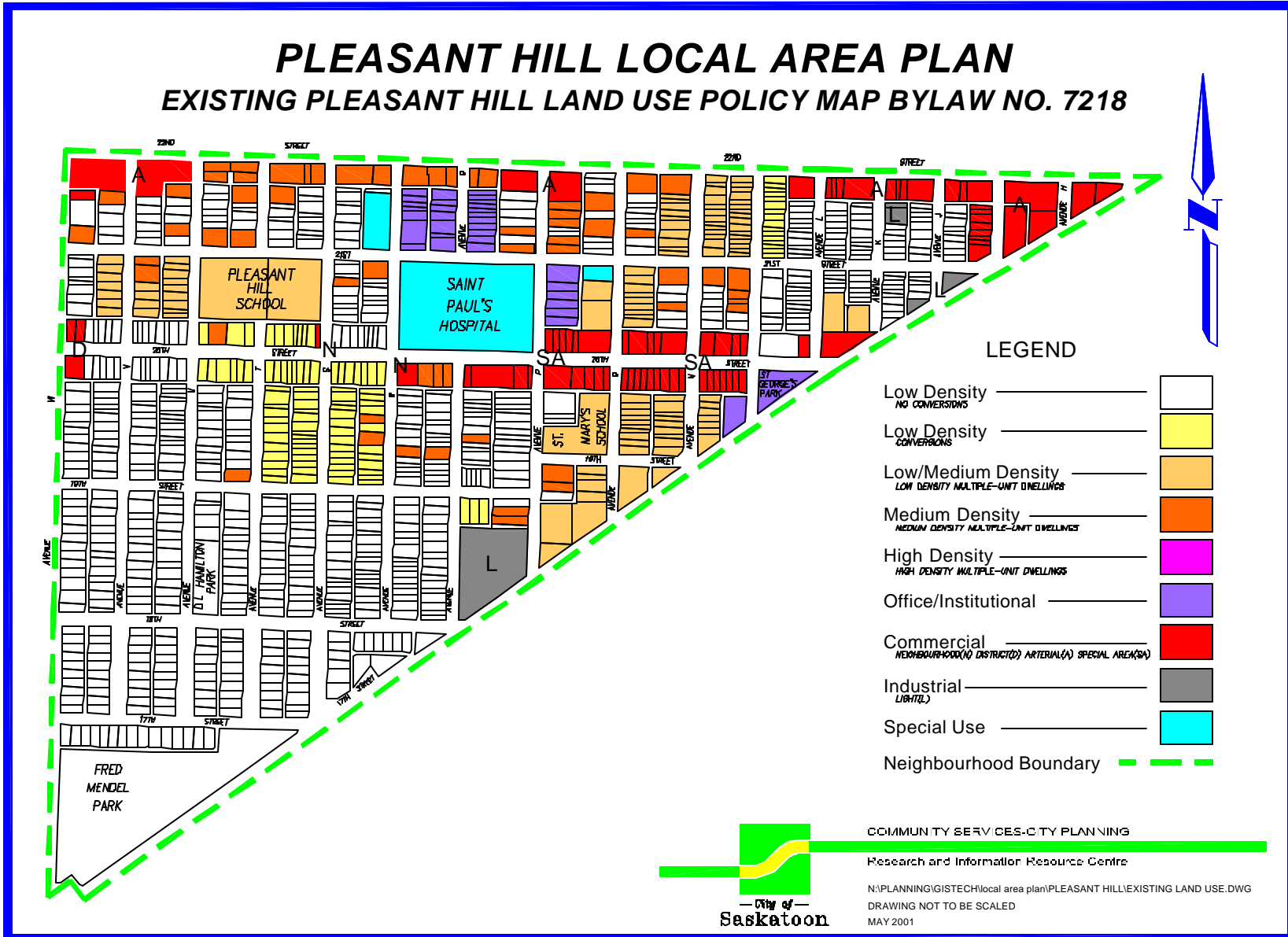
1.1 Residential Land Use Goals

- ❖ To achieve compatible redevelopment in the neighbourhood.
- ❖ Provide incentives for property owners to enhance and preserve existing housing.
- ❖ Improve opportunities for renters to become owners.
- ❖ Encourage infill housing development on vacant properties.
- ❖ Encourage land development that accommodates the housing needs of all residents.
- ❖ Acknowledge and promote redevelopment that fosters a co-operative relationship between developers, businesses and residents.
- ❖ Improve the coordination and further development of housing policies amongst all levels of government, developers and the community.
- ❖ Encourage people to take pride in their home and community.

1.1.1 Existing Land Use Policy

The following map shows the existing land use policy map for the Pleasant Hill neighbourhood in Section 19.1.1.3. of the City of Saskatoon Development Plan²². The neighbourhood is characterized by a broad mix of land uses ranging from low density residential to light industrial. The largest proportion of the neighbourhood is designated for residential use followed by commercial, institutional and industrial.

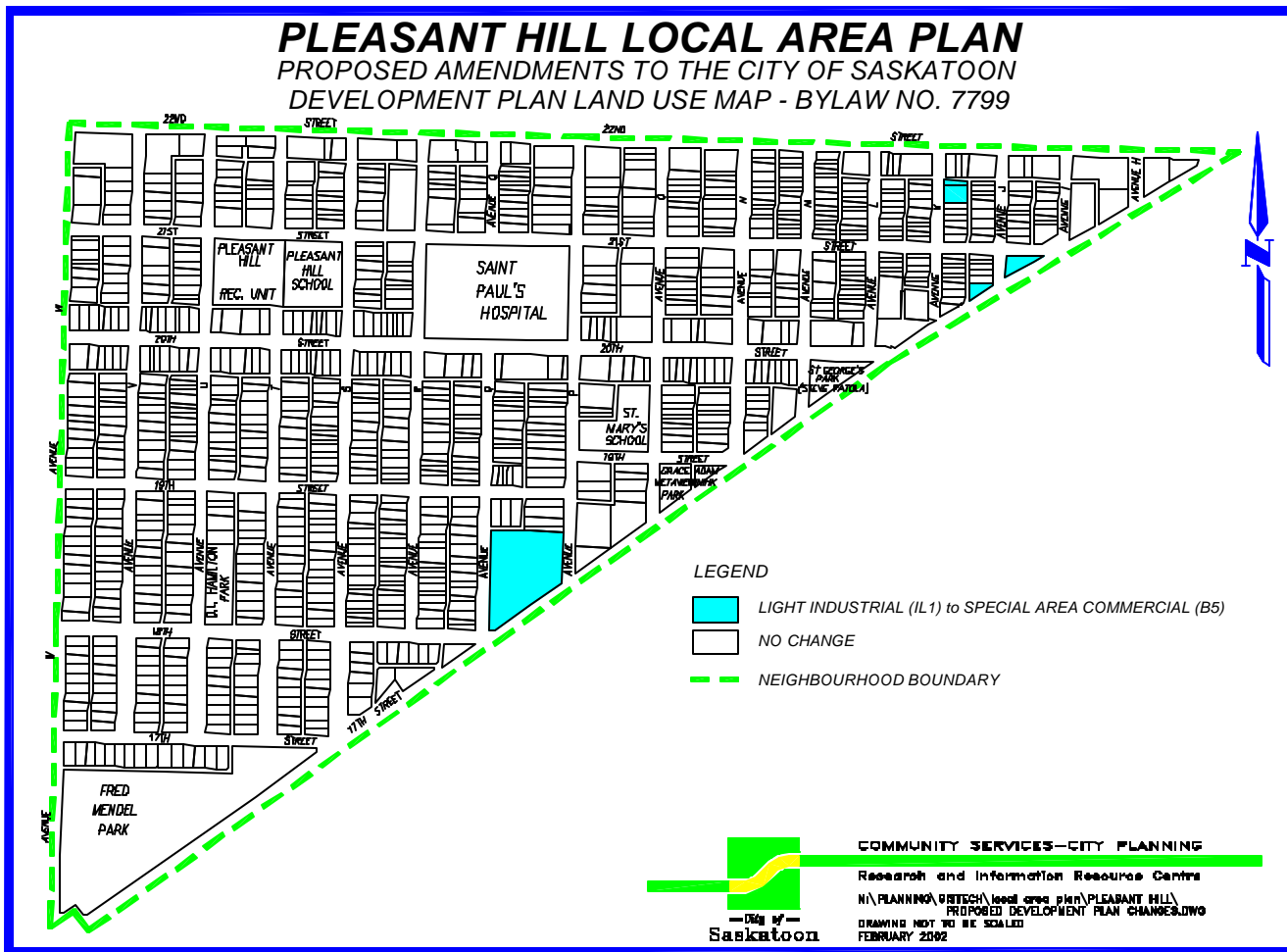
22 City of Saskatoon, "Development Plan Bylaw 7799", Section 19.1.1.3. p. 98



1.1.2 Proposed Land Use Policy

City of Saskatoon Development Plan Land Use Map

The following map shows the proposed amendments to the City of Saskatoon Development Plan Land Use Map, Bylaw No. 7799. It has been proposed that the five remaining light industrial designations in Pleasant Hill be amended as Special Area Commercial.



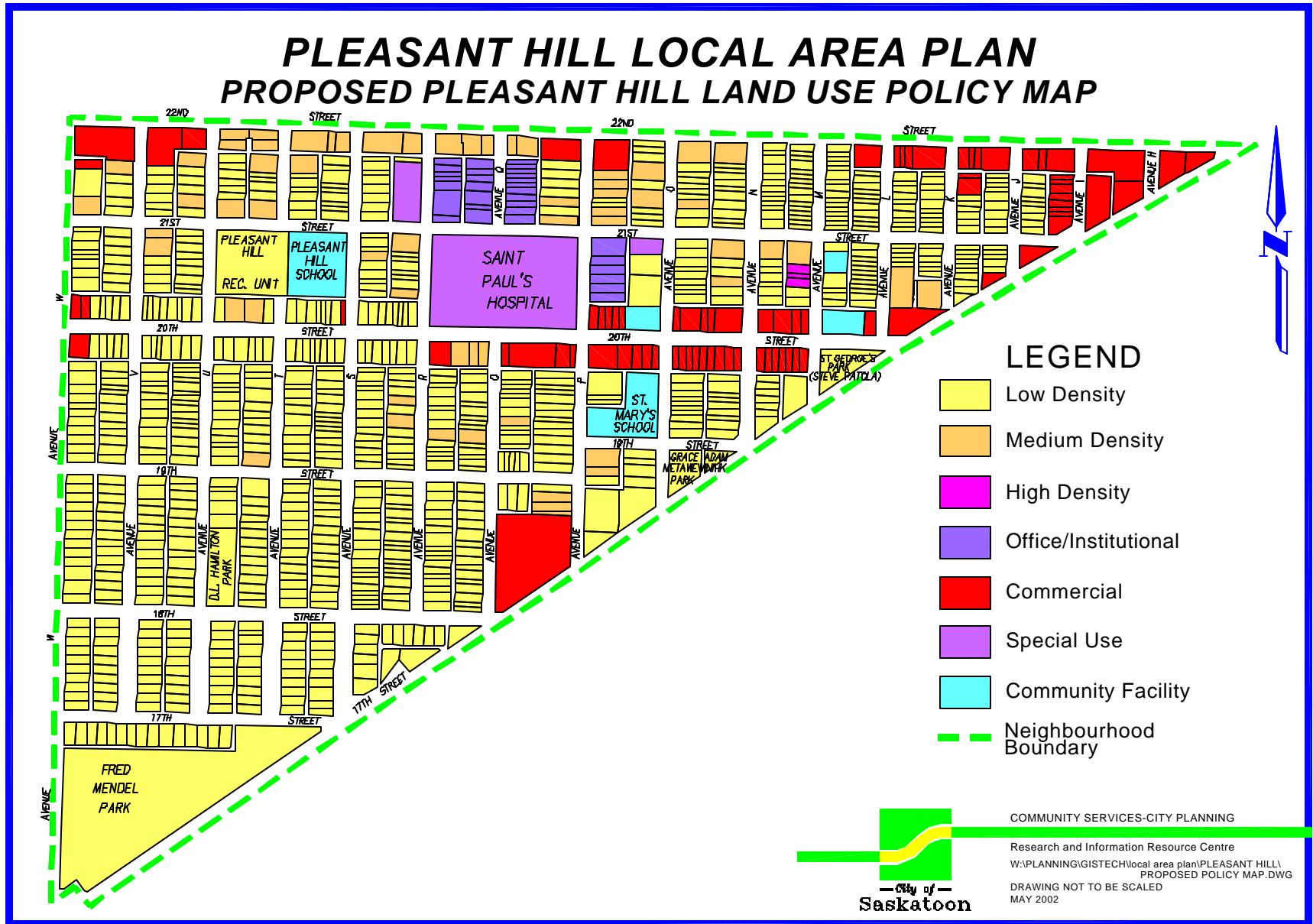
Pleasant Hill Land Use Policy Map

The community has stated that they are pleased with the diversity of land use within the neighbourhood. However, they have identified that further measures are required to enhance and sustain land use compatibility in the community over the long term. To achieve improved land use compatibility within the neighbourhood, the proposed amendments to the Pleasant Hill land use policy are detailed in Table 2 and represented in the corresponding proposed Land Use Policy Map (Please note that discussion for changes to the industrial land use and zoning policy are covered in the Industrial Land Use section of this report - see page 71).

Table 1: Proposed and Existing Zoning and Land Use Policy in Pleasant Hill

Address	Current Use	Existing Land Use Designation and Zoning	Proposed Land Use Designation and Zoning	Creates Legal Non-Conformity
213,215,217 Avenue M South	Ukrainian Sister's of St. Joseph Convent	Medium Density Residential (RM5)	High Density Residential (RM5)	N
337 Avenue O South	St. Mary's School	Low/Medium Density (RM1)	Community Facility (RM1)	N
215 Avenue S South	Pleasant Hill School	Low/Medium Density (RM1)	Community Facility (RM1)	N
211 Avenue O South	St. Mary's Church	Special Area Commercial (B5)	Community Facility (B5)	N
208 Avenue M South	St. George's Church	Low Density Residential (R2A)	Community Facility (R2A)	N
1236 20 th Street West	St. George's Hall	Low Density Residential (R2A)	Community Facility (R2A)	N
204 Avenue J South	Food Services (Days of Hunger Mobile Catering)	Light Industrial (IL1)	Special Area Commercial (B5)	N
112 Ave K South	Single Unit Dwelling	Light Industrial (IL1)	Special Area Commercial (B5)	N (existing legal non-conforming)
116 Ave K South	Electrical Services (Bridge City Electrical)	Light Industrial (IL1)	Special Area Commercial (B5)	Y
215 Avenue J South	Storage and Warehousing (Atlas Industries)	Light Industrial (IL1)	Special Area Commercial (RA)*	N (existing legal non-conforming)
425 Avenue P South	Storage and Warehousing (Betkar Livestock)	Light Industrial (IL1)	Special Area Commercial (RA)*	N

*The Reinvestment Area (RA) designation is currently being drafted for inclusion into the Development Plan and Zoning Bylaw by the City Planning Branch and will be presented to City Council. The RA District will be a combination of residential, commercial and light industrial zoning.



1.1.3 Medium Density to High Density (213, 215 and 217 Avenue M south)



Convent under construction at 215 Avenue M South

The re-designation of 213, 215 and 217 Avenue M south from Medium Density to High Density Residential is a matter of formality. In August 2000, City Council, with the support of the community, approved an application to rezone these three properties from R2 to RM5 to

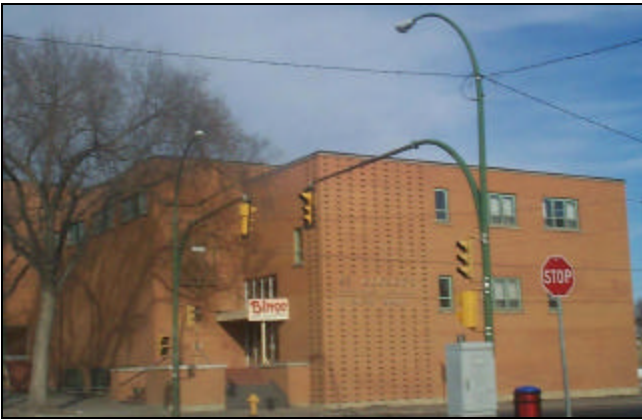
permit the construction of a convent adjacent to St. George’s Church. For the rezoning to occur, a land use re-designation was necessary. Bylaw #7951 approved the reclassification from low to Medium Density residential, however, the proper land use policy district of RM5 zoning is High Density. The Zoning Bylaw reads that; “The purpose of the RM5 District is to provide for a variety of residential developments, including those in a high density form...”²³. The proposed re-designation will resolve an inconsistency between the existing zoning and Development Plan designation. There will be no impact on the existing development.

1.1.4 Community Facility

In the Nutana Local Area Plan, the Community Facility land use designation was introduced into the neighbourhood land use policy map as a separate policy district in an effort to further elaborate upon Section 10.1 of the City of Saskatoon Development which addresses the need to plan for the future reuse of school sites. The Pleasant Hill Local Area Plan is also proposing to introduce the Community Facility land use designation as a separate policy district for the neighbourhood. The Community Facility designation is defined as follows:

23 City of Saskatoon, “Zoning Bylaw #7800”, Section 8.12.1.

“Community facilities are focal points for many residential neighbourhoods. They are a community resources with more than one life span. In order to promote the stability and character of residential neighbourhoods, the City shall encourage the adaptive reuse of the community facility and sites for residential, educational, institutional, recreational, or other community-oriented use, subject to the provisions of the existing zoning district, after appropriate consultation with relevant community groups and local residents”²⁴.



St George's Hall at 1236-20th Street west

The Pleasant Hill neighbourhood has five community facilities that fit the above policy guideline. They include St. Mary's School, Pleasant Hill School, St. Mary's Church, St. George's Church and St. George's Hall. Each of these facilities provides an important function within the community. If any of these facilities were to close, it would be a significant loss to the neighbourhood. Community meetings, craft sales, learning programs,

recreational activities, health services, nutrition programs, and a host of other services are provided within each of these facilities. The Community Facility designation will ensure in-depth consideration is given to the continued use of a building as a community focal point in the future. As a side note, during the Pleasant Hill local area planning process, the planning group met at three of the five facilities.

Land Use Policy Recommendations

That City Council instruct the administration to amend the Pleasant Hill Land Use Policy Map, Bylaw No. 7218 to reflect the proposed changes upon consultation with affected property owners.

That City Council instruct the administration to amend the City of Saskatoon Development Plan Land Use Map, Bylaw No. 7799 to reflect the proposed changes upon consultation with affected property owners.

24 City of Saskatoon, "Nutana Local Area Plan", 2001. p.21.

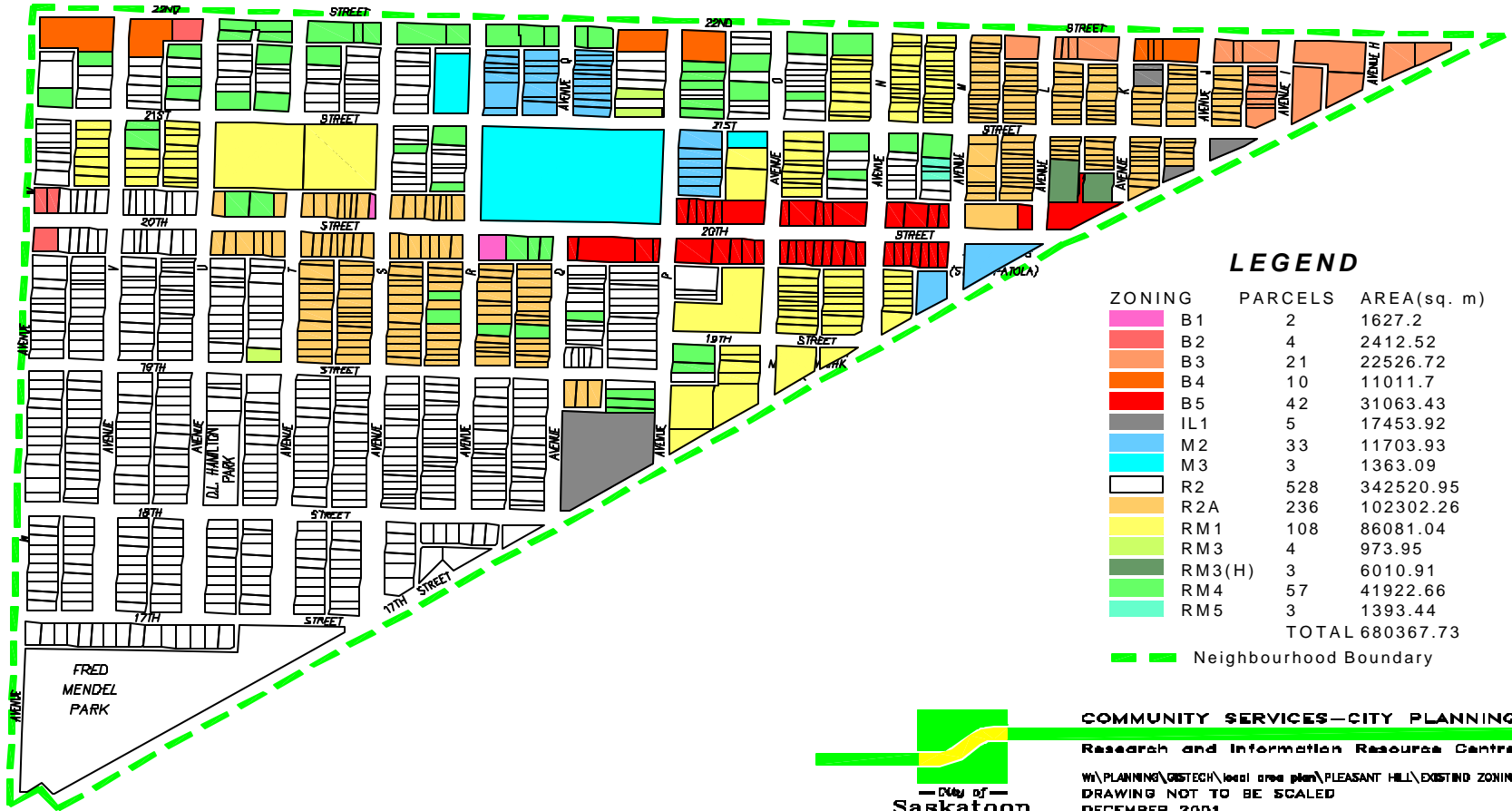
1.1.5 Existing Zoning

The following map outlines the existing zoning pattern for Pleasant Hill. Unlike most other neighbourhoods in Saskatoon, Pleasant Hill has many zoning designations that provide for a diverse range of land use. The Zoning Map outlines the number of parcels as well as the total land area within each zoning district. The highest proportion of land area, 78 percent, is zoned as R2, R2A or RM1 - low density residential development. Slightly more than 7 percent of the land area is zoned for medium density development (RM3, RM4). Less than 1 percent is zoned for high density (RM5) development. The remaining 15 percent of the zoning and land area is distributed between commercial (B1, B2, B3, B4 and B5), office institutional (M2 and M3) and industrial (IL1), (10 percent, 2.3 percent and 2.6 percent, respectively) zones. Comparatively, it is interesting to note that prior to the 1991 Core Neighbourhood Study, over 50 percent of the neighbourhood was zoned for medium and high density development.

According to the planning group, efforts to improve neighbourhood stability through rezoning have only addressed a small portion of the land use problems facing Pleasant Hill. It is felt that a more concentrated effort is needed on several levels in order for significant improvements to be realized on many fronts throughout the community.

Over the past decade, few if any of the issues surrounding sustainable residential land development have been resolved. In fact, issues surrounding housing dilapidation and abandonment, decreased owner-occupancy, absentee ownership, vacant lots, infill development, property maintenance and a lack of senior's housing have escalated and are more a concern to residents today than ever before.

PLEASANT HILL LOCAL AREA PLAN EXISTING ZONING MAP



LEGEND

ZONING	PARCELS	AREA(sq. m)
B1	2	1627.2
B2	4	2412.52
B3	21	22526.72
B4	10	11011.7
B5	42	31063.43
IL1	5	17453.92
M2	33	11703.93
M3	3	1363.09
R2	528	342520.95
R2A	236	102302.26
RM1	108	86081.04
RM3	4	973.95
RM3(H)	3	6010.91
RM4	57	41922.66
RM5	3	1393.44
TOTAL		680367.73

--- Neighbourhood Boundary



COMMUNITY SERVICES—CITY PLANNING

Research and Information Resource Centre

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DRAWING NOT TO BE SCALED
DECEMBER 2001

1.1.6 Housing Deterioration



Housing in Pleasant Hill

Pleasant Hill are unique for there has been a substantial increase in population (25 percent between 1991 and 2001), yet according to residents, the amount of good quality housing units has decreased. There are no trend statistics available to substantiate resident perceptions about the quality of housing, other than a recent report by Saskatoon District Health that indicates between 10 and 14.9 percent of the housing units in Pleasant Hill are in need of major repair²⁵. The 2001 Saskatoon Building Report also shows that despite the population increase, there are 18 fewer dwelling units in the neighbourhood then there was a decade ago.

Some of the existing housing stock in Pleasant Hill has begun to deteriorate, or has been abandoned. The planning group has expressed that incentives for property owners to enhance and preserve existing housing would help improve residential stability and investor confidence. Concerns surrounding housing deterioration are common in core neighbourhoods in Saskatoon.

However, the circumstances in

In 1978, 53 percent of all dwellings in good condition were located in the low density, R2 zoning portion of the neighbourhood south of 20th Street²⁶. The housing stock in this portion of Pleasant Hill is still in good condition and every effort should be made to maintain the stability of this area over the long term.

The difficulty of keeping up with housing maintenance may stem from an imbalance between the economic cost of maintaining a home and the home owner willingness to pay. The Residential Rehabilitation Assistance Program (RRAP) is a tool intended to aid home owners in affording the cost of housing improvements. However, programs such as this are reliant upon a willingness of home owners to renovate their home, which is not always the case.

During the Pleasant Hill Local Area Planning process, the residents and other stakeholders suggested that consideration be given to combining incentive programs such as RRAP with Social Assistance programs. Currently, 25 percent of the total population in Pleasant Hill receives Social Assistance (see page 25 above). Collectively, the core neighbourhoods of Saskatoon receive approximately \$17 million a year in Shelter Allowance which is intended to pay for shelter, from which the owner is expected to cover all operating costs, including maintenance.

²⁵ Saskatoon District Health, "The Health of our Community: Health Status Report", 2000. p. 47.

²⁶ City of Saskatoon, "Core Neighbourhood Study", 1978.

There is a potential for programs such as RRAP and Shelter Allowance to be more complementary, in that RRAP could perhaps be targeted to the low-cost properties where people using Shelter Allowances tend to live. Further, if any increase in Shelter Allowances is contemplated, it is recommended that they be linked to properties that are being maintained in good condition. Interconnecting the provision of existing programs such as RRAP and Shelter Allowance would help support the overall policy goals of each program, namely to assist the provision of adequate, safe and affordable housing.

1.1.7 Apartment Deterioration



Apartment on Avenue U south

The condition of four apartment buildings located at 102 and 104 Avenue U and 101 and 103 Avenue T as well as a few houses that have been sandwiched between businesses and apartments along 22nd Street West are a concern to the residents of Pleasant Hill and to the Saskatoon community as a whole.

From the outside, these buildings look dilapidated. From the inside, the suites are clearly neglected, and the tenants are living in poor conditions. It is not uncommon for the media to report, over the course of any given year, that serious crimes such as murder have been committed within one of the buildings.

To address the problem, the community proposed that the dilapidated apartments and housing that exists along 22nd Street be re-designated from residential to commercial as a means to remove the possibility for people to live in these buildings. However, after consideration into this proposal, it is felt that this may not be a feasible option. It may be premature to rezone these properties before the market is ready to consume more commercial land and without proper consideration of the potential displacement of the existing tenants. This is especially relevant given that there already exists 4,034 m² of vacant commercial land in Pleasant Hill and the properties under consideration are affordable rental units. To move issues of housing deterioration, poor living conditions and housing abandonment forward, further study beyond the scope of the Local Area Plan is required; an assessment of the options and strategies available to Pleasant Hill would be beneficial.

Housing Deterioration and Abandonment Recommendation

That in light of the continuing deterioration and abandonment of housing in Pleasant Hill, the Community Services Department, City Planning Branch (Housing Facilitator) prepare a discussion paper for City Council that identifies options (strategies) available to address the problem.

1.1.8 Owner-Occupied Housing



Home ownership in Pleasant Hill decreased 10 percent between 1991 and 1996 from 34 percent to 24 percent. This is the most significant change in a neighbourhood in the core area during this time frame.

The decrease in owner-occupied housing in Pleasant Hill is a major concern. The planning group feels that the current rate of 24 percent owner-occupancy is too low to provide sufficient opportunity for long-term

Housing on Avenue S south

Most of the owner-occupied homes are concentrated south of 20th Street. Throughout the rest of the neighbourhood, particularly in higher density areas between 20th and 22nd Street, there are very low rates of owner-occupancy.

During the Pleasant Hill Local Area Planning process, the City of Saskatoon Housing Facilitator met with residents to discuss the City's role in the provision of housing. The discussion also considered what agencies and programs exist to address the resident's goals to improve opportunities for renters to become owners, and incentives to enhance the existing housing stock. The planning group suggested that it was important for renters to become home-owners because:

- ❖ Families have more stability if they own their home.
- ❖ The neighbourhood has more stability when there are more home-owners.
- ❖ Home-owners have more of a vested interest in their property, and may be more inclined to make improvements.

The residents acknowledge that it is important for rental accommodations to be available because home-ownership is not always desirable or practical. However, it was identified that there are problems associated with a concentration of too many rental units which can hinder efforts to increase neighbourhood stability. Two problems cited concerning low owner-occupancy are:

- ❖ Most landlords are absent from the neighbourhood.
- ❖ Some rental properties are left unattended for too long, and the property deteriorates.

In both instances, whether it be through home ownership or renting, the residents feel that a psychological and social sense of ownership needs to be created in the neighbourhood. If residents feel a sense of ownership, they are more likely to take an interest in improving their home and the community as a whole.

“Saskatoon will be a model where people have improved access to housing”- City of Saskatoon Strategic Plan p.4

The City of Saskatoon does not have the authority to regulate tenure. However, the city has been actively involved in partnerships and programs that promote home ownership opportunities in Saskatoon which are receiving national acclaim for their ingenuity and success. Each year the City contributes an average of \$200,000 into an Affordable Housing Reserve that supports a range of programs and initiatives with partnered agencies such as the Saskatoon Housing Authority, Affordable New Home Development Foundation, Quint Development Corporation, and Saskatoon Housing Initiatives Partnership (SHIP). The funding for the Affordable Housing Reserve, is not collected from property taxes, rather it is acquired through the sale of property in the City’s land bank.

Quint

In 1995, residents in five core neighbourhoods (Pleasant Hill, Riversdale, King George, Westmount and Caswell Hill) formed the Quint Development Corporation to undertake activities towards the economic and social improvement of the area through new investment. Housing quickly became a focus of activity, and in 1997, Quint sponsored the formation of the Quint Housing Co-operative, a new idea in enabling low-income residents to eventually buy their own homes. With the assistance of a 25 percent forgivable loan from the Province and a 5 percent grant from the City, the Quint Housing Co-op purchased and renovated 10 homes in 1998 at an average of \$45,000 each. The idea behind Quint is that the co-op members (residents) pay the mortgage and other bills. After five years, based on a good track record of payments, the residents are able to qualify for their own financing and buy their homes from the co-op. They can also stay with the co-op if they choose. The project was successful and became the model for the Provincial Neighbourhood Home Ownership Program (NHOP) which has delivered 130 homes across the Province, 70 in Saskatoon alone, many of which are located in Pleasant Hill.

SHIP

Further, to this program, in 2000, the Saskatoon Housing Initiatives Partnership (SHIP) was created with a mission to “raise, direct and support long term investment in affordable housing and foster creative housing solutions”²⁷. Through facilitating partnerships between the private and public sectors and communities, SHIP intends to improve the stability of families and neighbourhoods in Saskatoon by

27 Saskatoon Sun, Saskatoon Launches New Housing ‘SHIP’, March 11th, 2001.

providing opportunities for home ownership, housing improvements, employment training, skill development and community involvement²⁸.

1.1.9 Rentership

In the broader picture of land development, an area that has had less attention is the provision of rental accommodations which will likely continue to provide the main type of housing for low income families. Saskatoon has had vacancy rates of 3 percent or less since 1992. Since 1995, rents have risen an average of 5 percent per year. There has also been a loss of rental accommodations with 264 apartment units being converted to condominiums since 1995. There have been no affordable apartments built in Saskatoon for the past 10 years, mainly because the return on investment is so low²⁹.

“CMHC research indicates lower income households are more mobile than higher income households. Higher mobility leads to higher average vacancy rates”³⁰.

Vacancy rates of rental accommodations are not measured by neighbourhood. Canadian Housing and Mortgage Corporation (CMHC) produces an annual report that estimates apartment vacancy rates by zone. In 2001, Zone 6 (which includes Riversdale, King George, Pleasant Hill and Meadow Green) had a vacancy rate of 10 percent, representing a 5 percent increase since 2000. This was the highest average vacancy rate in Saskatoon³¹.

Homelessness

In 2000, as part of a \$780 million Federal program to address homelessness, and in partnership with the five levels of government operating locally (Federal, Provincial, Municipal, First Nations, and Metis), the City of Saskatoon lead the development of the *Saskatoon Community Plan for Homelessness and Housing*. A series of stakeholder consultations were held to develop an action plan based on where we are and where we would like to be with regard to homelessness and housing issues such as rentership. The plan was adopted by the Federal government in May 2001, and since then a number of projects have been funded. Pleasant Hill was the first community in Saskatchewan to receive an investment from the program. An apartment building at 127 Avenue Q South has been bought for conversion to an emergency shelter for women and children (4 rooms) plus 12 units of longer-term transitional housing³². The proposal for this project is currently under review.

As a result of the *Saskatoon Community Plan for Homelessness and Housing*, a two year commitment has been made to:

28 In addition to the community development agencies discussed here, the Mayfair Housing Co-op, Saskatoon Mennonite Care Services, Saskatoon Native Rental and Saskatoon Interval House are also actively involved in providing mentorship and support to new low-income homeowners within the core neighbourhoods.

29 The City of Saskatoon, “The Community Plan for Homelessness and Housing”, 2001. p. 24.

30 CMHC “Rental Market Report”, Saskatoon 2001, p.1.

31 This measure does not include vacancy rates for one or two unit dwellings. Dwellings with three or more units are exclusively considered in this calculation by CMHC.

32 The Star Phoenix, Saturday, December 15th, 2001.

- ❖ *hold an annual forum that will document demands on services, trends and issues based on indicators of housing conditions developed and adopted by service agencies; and,*
- ❖ *provide an annual progress report on the community plan. The progress undertaken to develop the report will involve consultation with stakeholders identified in the development of the plan.*

It is expected that as a result of the annual forum, the capacity of transitional, shelter and safe housing services will be increased, there will be an improvement in the continuum of housing and housing supports and the outcomes of housing policies and programs will be monitored in an on-going systematic way.

1.1.10 Vacant Lots



Vacant Lot Avenue O south

The number of vacant lots in the neighbourhood is a concern to residents who feel that infill development on these sites could improve problems associated with underutilized land such as poor investor confidence, increased crime and poor property maintenance.

Since the Pleasant Hill LAP began in June 2000, a dozen parcels have become vacant through demolition.

Presently, there are approximately 40 vacant sites in Pleasant Hill. The most significant amount of vacant land available for development has RM1, R2, and R2A zoning (7,727 m², 6,159 m² and 4,164 m², respectively). The concentration of these sites are generally found along the 100-200 blocks of Avenues J through V and 19th and 20th. Many of these sites are in close proximity to where the prostitution 'stroll' is located, where there is a high perception of crime, and a concentrated pattern of renter-occupied dwellings. Unfortunately, there is no comparative data that looks at the change in lot vacancy and location over time.

Clearly, the social conditions of this area is a serious concern to the residents, and it is affecting investment in the area. In the safety section of this study, the statistics confirm resident's perception of the high number of crimes within the seven blocks radius between Avenue J and V along 19th, 20th, 21st and 22nd Street. The most common type of crimes in this area in 2000 were assaults, break and enter and willful damage (see page 79). Without a concerted effort to improve safety there is a high probability that the occurrence of crime, and the perception of an unsafe environment will create more

strain on the stability of the neighbourhood. Under these circumstances, it is probable that the good quality housing stock that still exists will become vulnerable as it is abandoned by families that can afford to leave the neighbourhood to find safer homes elsewhere³³. Through the combined efforts of incentives for development, community involvement in revitalization, and increased police presence, neighbourhood stability can be improved.

Vacant Lots Recommendation

That the Community Services Department, City Planning Branch include in the Housing Indicators Project (Capital Project #1711) a statistical measure that considers vacant lot development over time as an indicator of neighbourhood stability and reinvestment.

1.1.11 Enterprise Zones

An Enterprise Zone is a specified geographic area, usually a depressed rural area or an inner city neighbourhood, where incentives are offered by local and/or Provincial governments to create a better environment for property investment and change. Enterprise Zones offer incentives which are targeted to specific areas of a city that are in need of economic activity and/or a particular type of service. Various land use and zoning issues may also be addressed by Enterprise Zones to resolve specific needs and local priorities.

The City of Saskatoon is in the process of recommending that an Enterprise Zone, composed of five core neighbourhoods including Pleasant Hill, Riversdale, Westmount, King George and Caswell Hill, be established in order to address the following factors:

- ❖ Low incomes
- ❖ Land use conflicts
- ❖ Need for targeted services (i.e. grocery store)
- ❖ Need for jobs
- ❖ Transience
- ❖ Absentee land ownership

There are a number of incentives that may be applied in an Enterprise Zone including:

- ❖ Property Tax Abatement/Rebate/Freeze
- ❖ Building Permit Waiver or Rebate
- ❖ Building Code Equivalencies
- ❖ Reduce, Rebate or Waive Development Charges
- ❖ Relocation Assistance/Land Swapping
- ❖ Land Assembly/Rebate Environmental Screening Charge

33 Larry Bourne, "The Geography of Housing", 1981. p.157

Providing incentives through an Enterprise Zone to initiate reinvestment in Pleasant Hill would send a clear message to the private and public community that the neighbourhood is worth the investment. The potential opportunity that exists within this diverse and dynamic community could serve to benefit all of Saskatoon.

1.1.12 Narrow Lots and Side Yard Setbacks

The side yard setback requirements for 25 foot lot development is a concern for residents who feel the regulations restrict the amount of space available for infill housing development on narrow lots in Pleasant Hill. The issue of side yard setbacks is not unique to Pleasant Hill, similar concerns were also raised during the King George and Caswell Hill Local Area Plans.

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 infrastructure³⁴.

Prior to 1998, the required frontage for new residential development was 37.5-feet (11.4 metres). This was too great for most lots in 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. However, when subdividing a lot, the site width must be at least 70 percent of the average frontage for the block and facing block. The rule was intended to prevent inappropriate reduction, via severance, of lot frontages, but it limited the development of existing narrow lots in areas where consolidation of lots has occurred.

In October 2000, the Development Services Branch undertook a number of housekeeping amendments to the Zoning Bylaw. One of these amendments addressed this issue to allow existing lots that fall below the 70% rule to proceed, as follows:

"Any building site for a one unit dwelling lawfully existing at the time of passing of this Bylaw shall be a fully conforming building site, regardless of whether it contains a dwelling"³⁵.

The result of this amendment is that the subject property, and any properties in a similar situation, are fully conforming and may be developed as a residential building site.

To further address concerns relating to side yard setback requirements and other regulations that may limit the potential for infill development in core neighbourhoods, the King George LAP, which was adopted by City Council in June 2001, recommended:

34 City of Saskatoon, "Development Plan Bylaw 7799", Section 5.2.1. p.13.

35 City of Saskatoon, "Zoning Bylaw 7800", Section 3.6.3.

That the Community Services Department, City Planning Branch, Housing Facilitator report to City Council the 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; and,*
- ❖ *the potential role of the City in facilitating the provision of land targeted for innovative and affordable infill development³⁶.*

The report which will ensue as a result of this recommendation will address concerns regarding side yard set back requirements in all areas where there is an expressed concern.

1.1.13 Seniors' Housing Development



Senior's housing on 20th Street west

Residential development that supports the housing needs of the seniors in the neighbourhood is important to Pleasant Hill residents. Over the last decade, the number of seniors living in the neighbourhood has decreased, and many residents feel this is because there has not been enough investment in the development of senior's housing.

According to the 2001 population figures for Pleasant Hill (see page 22), the amount of seniors' has decreased 21 percent since 1991 (479 to 397).

The decrease is significant to the Pleasant Hill community who want to ensure that Pleasant Hill is a desirable place to live for people of all ages, especially the aging population who have been part of the neighbourhood for many years. An interesting observation to consider is that during the consultation for the Pleasant Hill LAP, two senior residents had to move to senior's housing outside the neighbourhood because they felt there was no suitable housing available for them within the neighbourhood.

One of the first questions to arise when discussing senior's housing, is what defines senior's housing? Currently, there are four broad housing types available in Saskatoon that are suited for senior living.

36 City of Saskatoon, "King George Local Area Plan", 2001. p.35.

1. A special care home, or nursing home, is defined a residence for individuals who require much assistance with all the activities of daily (i.e. Saskatoon Covalescent Home and Sunnyside Nursing).
2. A supported independence residence is an apartment complex where residents have their own suite but may access services such as meals, housekeeping, and an emergency call service (i.e. Capri Place and the Franklin Retirement Community).
3. Self-contained units are apartment complexes where residents are wholly responsible for their needs, however, some supported services are available if required (i.e. Clinkskill Manor, King Edward Place and Mount Pleasant Court).
4. Personal care homes are private businesses that provide accommodations, meals and supervision or assistance with personal care to adults in a family-like environment³⁷.

There are no senior's accommodations in Pleasant Hill available to the general senior's population with the exception of two personal care homes.

In 1999, the Provincial Government spearheaded an initiative, in partnership with the City and senior citizens, to build a seniors housing complex in Holiday Park. The goal of this initiative was to help senior's in the area find appropriate housing without being uprooted from their community and existing social network. Holiday Park was targeted by the province because they owned the former Sanatorium site and were seeking to redevelop the site.

After conducting a demographic analysis and survey of the area, the Provincial Government identified that there was a significant portion of residents in the Holiday Park area that required more support to keep up with the daily responsibilities of maintaining a home, and some of their personal care needs. From this knowledge came the development of Arbor Green - an enhanced and enriched housing complex for seniors. After a \$250,000 investment (5 percent of the project cost as defined by the Innovative Housing Policy), the City of Saskatoon was able to share in the provision of this relatively affordable senior's housing project.

The spin offs for the City and the community as a whole for this type of venture are threefold:

1. The specific housing and care needs of an aging population are accommodated;
2. Affordable housing for new families becomes available; and,
3. The likelihood of regeneration and reinvestment of the vacated housing stock is increased, thus improving neighbourhood stability and housing market values.

³⁷ The Online Directory of Senior's Housing, Saskatoon Public Library - see www.cityofsaskatoon.com.



Housing on 20th Street west

A similar opportunity for the development of a seniors complex exists in Pleasant Hill. There is already a demand and a need for affordable seniors housing in the core neighbourhoods. The relevance of this type of development becomes especially evident when considering that in 1996, 66 percent of the seniors in Pleasant Hill lived in single unit dwellings, a 10 percent increase since 1986³⁸.

These figures suggest that there may be a large number seniors who may need to leave the neighbourhood in search of housing accommodations that meet their specific needs. However, given the diversity of the services that exist in Pleasant Hill such as St. Paul's Hospital, commercial shopping, worship facilities, personal care boutiques and recreation facilities, it seems unnecessary to relocate this segment of the population when the essential services, with the exception of appropriate housing, already exist within their immediate vicinity.

Seniors' Housing Development Recommendation

That the Community Services Department, City Planning Branch include in the Housing Indicators Project (Capital Project #1711) a measure that considers the demand and supply of senior's housing by neighbourhood, and that the results of this study be forwarded to the Pleasant Hill Community Association.

1.1.14 Coordinated Policy Development

The community feels that overall, a concentrated and coordinated effort is required for significant improvements in Pleasant Hill to occur, not only in the housing arena, but in the array of other services being provided. To create the necessary environment for coordinated change, the neighbourhood will need more than a monetary investment: a focused investment on building community inclusivity, mobility and capacity is also needed. This may be accomplished by building on Pleasant Hill's strengths, not their weaknesses. The foundation for success is already built into the fabric of the neighbourhood. Listed throughout the Pleasant Hill Local Area Plan are references to the work and organizations throughout Saskatoon that are working to improve a multitude of issues relating to what can be broadly considered community development. To capitalize on the progress that has and is being made, it has been suggested through various forums that a working committee help monitor and coordinate these efforts. It is recommended that the Pleasant Hill Local Area Planning group be a coordinating body through ongoing involvement in the implementation of the recommendations in this report.

38 City of Saskatoon, "Age of Occupant Analysis", p.12.

Local Area Plan Implementation

That the Pleasant Hill Community Association in partnership with Community Services Department, maintain the role of the Local Area Planning group as a subcommittee of the Community Association to help coordinate the implementation of the Local Area Plan; and,

That the Pleasant Hill Community Association Local Area Plan Subcommittee report annually along with the City Planning Branch to City Council on the progress of the Local Area Plan recommendation implementation strategy.

1.2 Commercial Land Use Goals

- ❖ Ensure opportunities exist for the development of a large format grocery store.
- ❖ Reduce the number and concentration of pawnshops.
- ❖ Continuation of the beautification of 20th Street and other aesthetic enhancements to commercial businesses in the neighbourhood.

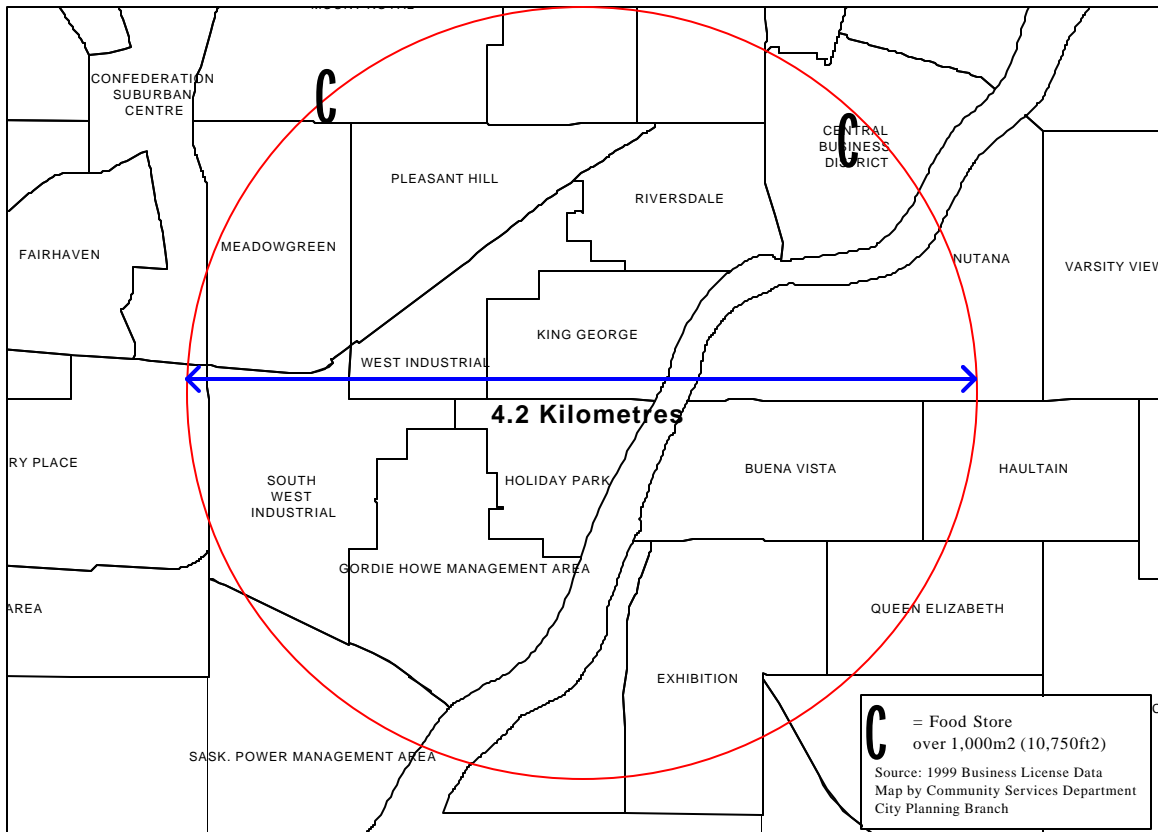
1.2.1 Grocery Store

The development of a large grocery store to serve Pleasant Hill and the surrounding area is a priority for the planning group who feel this type of service is essential to the long-term viability and livability of the neighbourhood. A few years ago, there was an Extra Foods located on 20th Street in Riversdale which served the adjacent neighbourhoods. However, the store vacated the property because the owners felt it was unprofitable to operate the grocery store at this location.

There were three problems that arose when the grocery store closed:

1. The travel distance for nearby residents to purchase groceries increased significantly. According to the map below, the two nearest grocery stores are located at Avenue W and 22nd Street, and Downtown on 3rd Avenue. The number of vehicles per resident in Pleasant Hill is 0.23 compared to the Saskatoon average of 0.71. Given the low number of residents with vehicles in the neighbourhood, the two nearest grocery stores may be too far for residents without vehicles to access.
2. Given the low income of residents in Pleasant Hill (\$21,928 compared to the Saskatoon average of \$48,927), the ability to afford transportation, such as a taxi, to the grocery store reduces the amount of money left to buy food.
3. Many residents, discouraged from spending additional income on transportation, are forced to shop for groceries at smaller stores where the cost for food is typically more inflated than large scale grocery stores which generally are able to offer lower prices based both on quantities bought by customers and on the large quantities of merchandise they purchase for resale.

Location of Food Stores in Central and SouthWest Saskatoon



One of the requirements for grocery retailers to locate in the core area is a site size of 1.2 - 2 ha (3 to 5 acres) - a size not typically available in developed areas such as Pleasant Hill. Newer stores prefer a larger site to accommodate large volumes of food. For example, the average store size for a newly built Safeway is 40,000-50,000 square feet with a required site size of 2 ha (5 acres) for the store, parking and a gas station. Another grocer, IGA which does not typically offer a gas station, may require a smaller store size of approximately 35,000 square feet on 1.2 ha (3 acres) of land. Research shows that “in today’s commercial climate, food retailing has evolved to the point where new supermarkets under 30,000 square feet are a rarity. More common are ‘superstores’, currently averaging 45,000 square feet or more”³⁹.

In an effort to encourage the development of a grocery store, the City of Saskatoon has initiated a study to look at incentives that may encourage grocery retailers to locate in the core. An assessment of potential sites, tax abatements, and partnerships will be conducted and brought forward to City Council for consideration.

In the meantime, as a result of a recommendation in the Riversdale West Central Business Development Strategy, an ongoing committee comprised of Saskatoon Regional Economic Development Authority

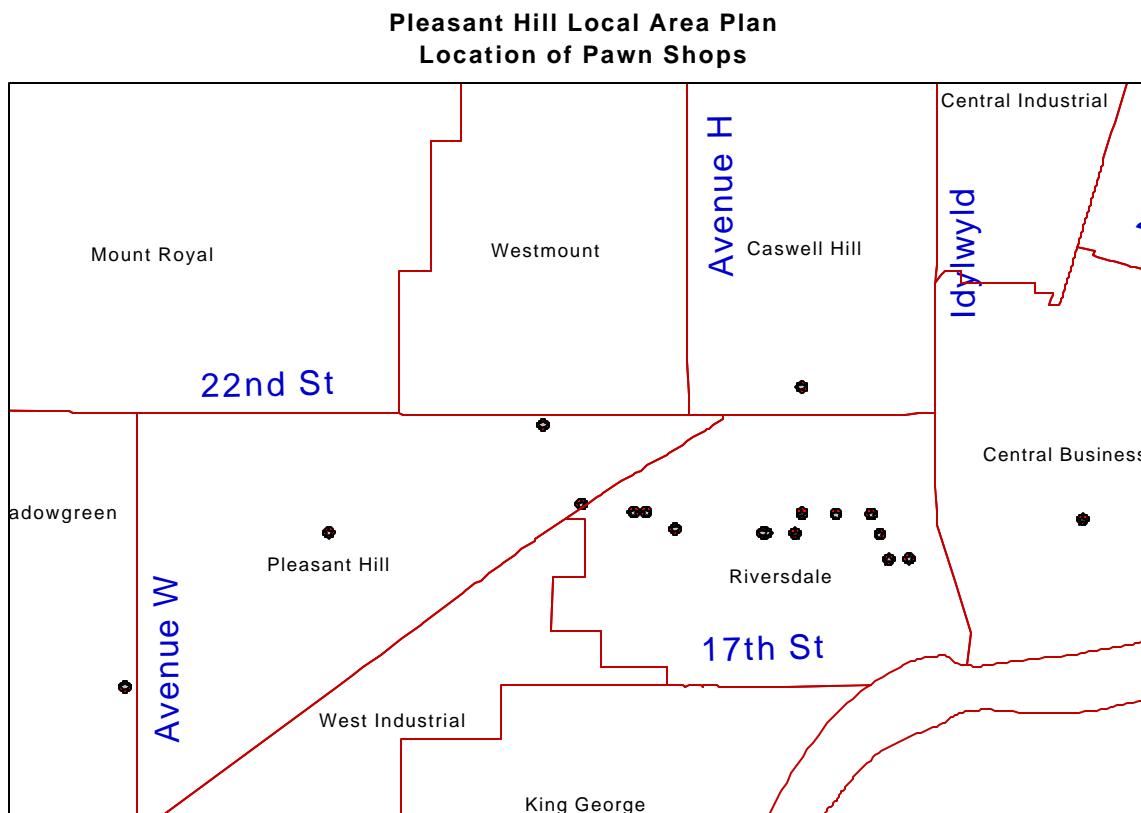
³⁹ Weinberg, ZY, “No Place to Shop: Challenges and Opportunities Facing the Development of Supermarkets in Urban America”, Public Voice for Food and Health Policy, 1996.

(SREDA), Riversdale Business Improvement District, City of Saskatoon, Quint and Saskatchewan Economic Co-operative Development have been directed to encourage specific food industries, such as a grocery store, to locate within the primary market area” which includes Pleasant Hill⁴⁰.

1.2.2 Pawnshops

The number and concentration of pawnshops located in the Pleasant Hill area is a concern to the planning group who would like to see regulations that limit the establishment of this type of business activity within residential areas.

There are 18 licensed pawnshops in Saskatoon, 13 of which are concentrated in the Riversdale and Pleasant Hill neighbourhoods (see map below). Concern regarding the concentration of pawnshops go back several years. In 1999, the Executive Director of the Riversdale Business Improvement District requested that City Council regulate the growing number and concentration of pawnshops in their business area. This request was supported by the Saskatoon Police Services which indicated that an over abundance of pawn shops and second-hand stores provide a greater incentive for crime whereby, stolen property can be more easily converted to cash.



40 Anderson and Fast, “West Central Business Development Strategy”, p. xiii.

In response to this request, the City Administration reported to City Council on the feasibility of imposing regulations on the concentration and location of pawn shops in Saskatoon. It was determined that the City did not have the legal authority to regulate land use in this manner. However, the report stated that *The Urban Municipalities Act*, if amended, could enable municipalities to impose more significant business licensing requirements respecting the proliferation and concentration of pawn shops and second-hand stores in geographical areas.

In summer 2001, the Provincial Government approved amendments to *The Urban Municipalities Act* following a report that was jointly submitted by the City Administration and the Chief of Police, requesting amendments to the *Act* to enable municipalities greater authority in the regulation and licensing of pawnshops and second-hand stores.

The new legislation will be a valuable tool for regulating the location and concentration of certain types of businesses such as pawn shops, second-hand stores and liquor establishments.

Pawn Shop Recommendation

That the Community Services Department, Development Services Branch bring forward a Business Licensing Bylaw Proposal to City Council to limit the number and density of pawn shops within the Riversdale Business Improvement District, following appropriate community consultation.

1.2.3 Riversdale Business Improvement District



Businesses on Avenue R south

The Riversdale BID was formed in 1990 as a means to improve business in the Riversdale area through the improvement of the physical environment, appearance of the business area and economic redevelopment of the local business community through area-wide promotion,

programming and advertising campaigns. The boundary of the Riversdale BID includes the area between 17th and 22nd Street from Idylwyld to Avenue P which encompasses both the neighbourhoods of Pleasant Hill and Riversdale. There are currently 212 businesses that are members and their annual operating budget is approximately \$93,000.

During the Local Area Planning process, residents expressed support for the Riversdale Business Improvement District and indicated that they would like to see the continuation of the 20th Street beautification in Pleasant Hill and the surrounding area.

In 2001, the Riversdale BID released a comprehensive business study they commissioned in partnership with Saskatoon Regional Economic Development Authority (SREDA), Saskatchewan Economic and Cooperative Development, QUINT Development Corporation, and the City of Saskatoon that outlines the strategic approach necessary to establish a positive business environment in the “West Central Business Area” over the next 20 years. To identify future business improvements in the area, there are a number of goals and recommendations outlined in the report that speak to the following targets:

- ❖ development of public awareness campaign;
- ❖ increased participation of Industrial Areas in Business Associations;
- ❖ construction of the south bridge;
- ❖ improved road access;
- ❖ housing development;
- ❖ training/education linkages
- ❖ development of an incubator industrial park;
- ❖ improved city services
- ❖ attraction on new business;
- ❖ continued cooperation among the management team⁴¹.

Based on the clear direction the Riversdale BID is looking toward over the next 20 years and the fact that initiatives to enhance the character of the business community are already underway (Please see the Heritage portion of this report for information pertaining to the creation of cultural gates, and a Heritage Village), it is clear that businesses in the area are working together to continue to improve the business community in Pleasant Hill and the surrounding area.

41 Anderson and Fast, “Riversdale West Central Business Development Strategy”, 2001. p. viii.

1.3 Industrial Land Use Goal

- ❖ To reduce and potentially eliminate harmful and unsightly industrial use from the Pleasant Hill neighbourhood and replace it with residential or commercial land uses.

1.3.1 Light Industrial Land Use

According to the Development Plan, light industrial areas shall permit a variety of industrial uses including manufacturing, assembly and repair, warehousing, wholesale distribution and limited retailing⁴². In the long term, the Pleasant Hill Local Area Planning group would like to see the five industrial parcels within the boundary of the neighbourhood re-designated to another land use and zoning classification which is more compatible with the surrounding commercial and residential properties. It is felt that identifying the sites for a more neighbourhood friendly land use will ensure that Pleasant Hill is viewed by potential investors as a desirable residential and commercial neighbourhood within which to locate.

Pleasant Hill has five light industrial sites consuming an area of 17,453.92 m². As shown in Table 3, Pleasant Hill, in comparison to other core neighbourhoods in Saskatoon, has a low proportion of industrial land use.

Table 3. Industrial Parcels by Core Neighbourhood, 2000

Neighbourhood	No. of (IL1) Light Industrial Parcels	No. of (IH) Heavy Industrial Parcels	Total No. of Industrial Parcels
City Park	111	1	112
Riversdale	75	3	78
Caswell Hill	64	2	66
Central Business District	30	0	30
Nutana	14	0	14
Pleasant Hill	5	0	5

Source: City of Saskatoon, Industrial Land Inventory, 2000. p.38.

1.3.2 Light Industrial Zoning

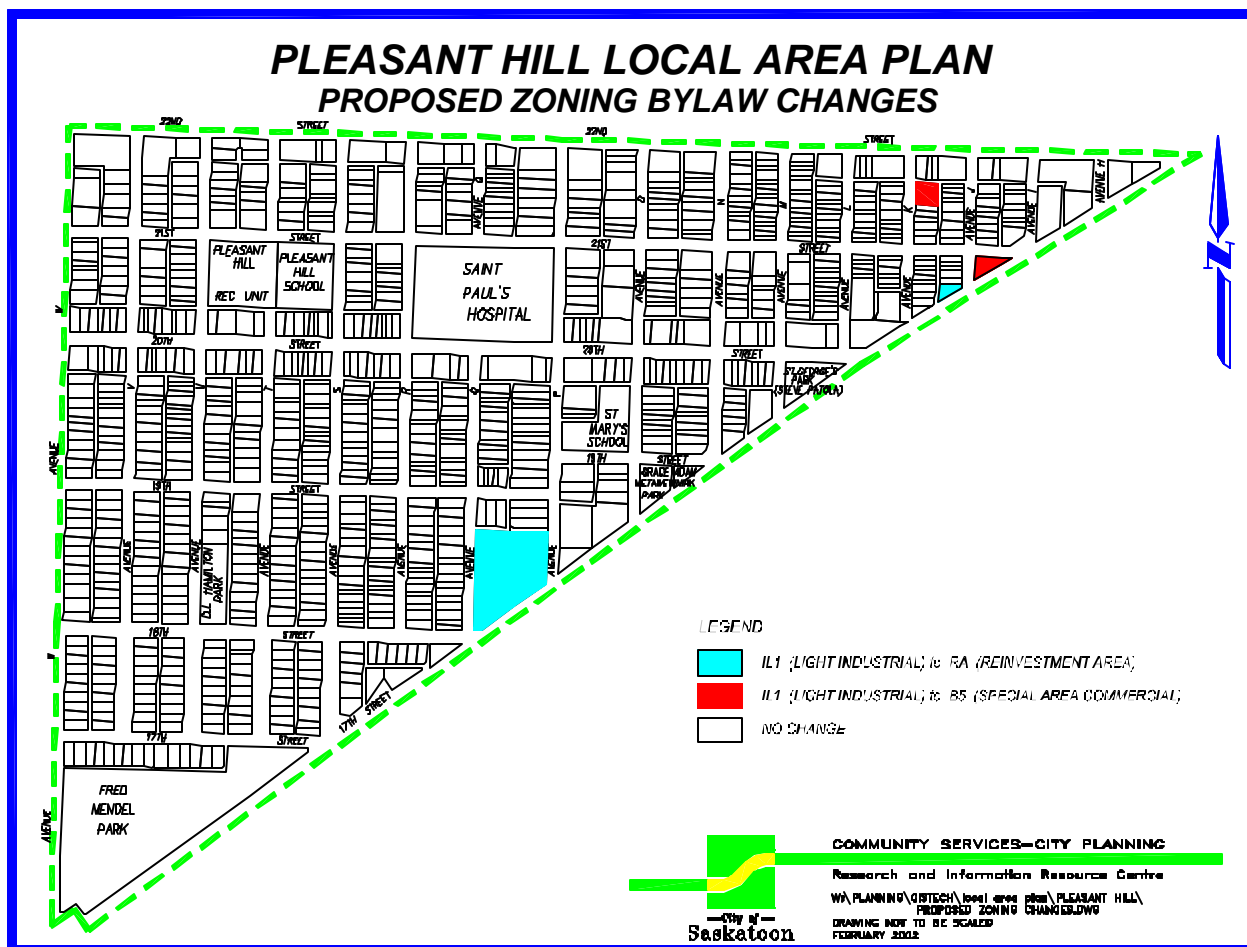
Light Industrial zoning is intended to permit “a wide variety of light industrial activities related to businesses that do not create land use conflicts or nuisance conditions during the normal course of operations”⁴³. The industrial zones in Pleasant Hill were created during the early development of the city

⁴² City of Saskatoon, “Development Plan Bylaw 7799”, Section 7.3. p.34.

⁴³ City of Saskatoon, “Zoning Bylaw 7800”, Section 11.1.1. p.11-1.

for heavy industrial purposes. However, over the past several years, the number, as well as the intensity of the industrial land uses, has been significantly reduced due to long range planning efforts to improve land use compatibility in the neighbourhood⁴⁴. The concerns raised by the planning group were specifically related to the appearance of the industrial sites, and the potential for more intense land activity in the future (such as increased heavy truck traffic).

As outlined in Table 4, of the five proposed Development Plan and Zoning Bylaw changes, only one will result in the existing land use becoming legal non-conforming. In three other instances, the operation of the existing site will be in accordance with the new land use and zoning designation, and one will remain unchanged. The following map shows the geographical distribution of the proposed zoning changes.



44 City of Saskatoon, "Core Neighbourhood Study", 1978 and 1991.

Table 4: Proposed Changes to the Development Plan and Zoning Bylaw Designations for Light Industrial Land Use

Address	Current Use	Land Use Designation and Zoning	Proposed Land Use Designation and Zoning	Creates Legal Non-Conforming
204 Avenue J South	Food Services (Days of Hunger Mobile Catering)	Light Industrial (IL1)	Special Area Commercial (B5)	N
112 Ave K South	Single Unit Dwelling	Light Industrial (IL1)	Special Area Commercial (B5)	N (existing legal non-conforming)
116 Ave K South	Electrical Services (Bridge City Electrical)	Light Industrial (IL1)	Special Area Commercial (B5)	Y
215 Avenue J South	Storage and Warehousing (Atlas Industries)	Light Industrial (IL1)	Special Area Commercial (RA)*	N (existing legal non-conforming)
425 Avenue P South	Storage and Warehousing (Betkar Livestock)	Light Industrial (IL1)	Special Area Commercial (RA)*	N

*The Reinvestment Area (RA) designation is currently being drafted for inclusion into the Development Plan and Zoning Bylaw by the City Planning Branch and will be presented to City Council. The RA District will be a combination of residential, commercial and light industrial zoning.

1.3.3 Light Industrial (IL1) to Special Area Commercial (B5)

There are three sites proposed for redesignation from Light Industrial (IL1) to Special Area Commercial (B5). The Special Area Commercial designation has been applied to certain commercial lands along 20th street, 33rd Street, Central Avenue and Broadway Avenue, primarily due to their long and unique development history. Redesignating these properties as Special Area Commercial will be in accordance with the characteristics of this type of land use which typically contains a built form oriented to pedestrians with limited front or side yard setbacks and relatively high density development⁴⁵.

45 City of Saskatoon, “Development Plan Bylaw 7799”, Section 6.3.1(c). p.27.

204 Avenue J South



The earliest record of 204 Avenue J South shows that it was previously occupied by Richardson’s Culvert’s Ltd between 1970 and 1989 for industrial purposes. Since 1989, a number of businesses have occupied the existing building including a bakery, offices, and catering services, none of which are considered light industrial use.

Redesignating the property from Light Industrial (IL1) to Special Area Commercial (B5) will allow the current use to continue, reduce the likelihood of an incompatible land use locating at the site, and will allow for future redevelopment that is more compatible with the commercial and residential character of the neighbourhood.

204 Avenue J South Recommendation

That 204 Avenue J South, zoned IL1 (Light Industrial), be rezoned to B5 (Special Area Commercial) to reflect its current use and long term potential as a commercial or residential site upon consultation with the affected property owner.



112 Avenue K South

Prior to 1950, 112 Avenue K South was used for a variety of purposes including a horse stable and repair kitchen. Since 1950, the site has been occupied by a single family dwelling, while the land use has remained industrial.

Redesignating the site from Light Industrial (IL) to Special Area Commercial (B5) will not change the current non-conforming use of the site, and it will ensure that future industrial land use is not permitted on the site.



116 Avenue K South

Bridge City Electrical has operated their industrial business from 116 Avenue K South for over 30 years. In 1998, Bridge City Electrical bought the adjacent residential property at 120 Avenue K South and demolished an abandoned house that was located on the site to create more parking space for the operation of their business.

It is proposed that 116 Avenue K South be redesignated to Special Area Commercial (B5) to ensure that the future land use of this site is more appropriately suited with the

surrounding land use. This change will create a Legal Non-Conforming land use situation because the contracting services provided by Bridge City Electrical would not typically be permitted in a commercial area.

112 and 116 Avenue K Recommendation

That 112 and 116 Avenue K South, zoned IL1 (Light Industrial) be rezoned to B5 (Special Area Commercial) to encourage future commercial or residential use of the site upon consultation with the affected property owner.

1.3.4 Light Industrial (IL1) to the Proposed Reinvestment Area (RA)

There are two sites that are proposed to be redesignated from Light Industrial (IL1) to the Proposed Reinvestment Area (RA). The Proposed Reinvestment Area (RA) designation is currently being drafted for inclusion into the Development Plan and Zoning Bylaw by the City Planning Branch and will be presented to City Council along with the Warehouse District Local Area Plan. The RA District will be a combination of residential, commercial and light industrial zoning.



215 Avenue J South

The current use of 215 Avenue J South for industrial storage purposes is not permissible under the existing Light Industrial (IL1) zoning. Atlas Industries, a business located in this area since the 1950s and located at 230 Avenue J North (across the CPR line) has been using the site to store industrial materials. The use of this site for these purposes is in extreme conflict with the adjacent residential properties.



Redesignating the site as a Reinvestment Area (RA) will not change the current use of the site. Given the existing use of the site, an environmental screening of the property will be required if the site is to be redeveloped in the future. Unless the site is left as industrial, the feasibility of the site being redeveloped are low due to the location and cost required to clean up the property to a reasonable standard. Redesignating the site as a Reinvestment Area will allow flexibility for future land use while ensuring more compatibility with the adjacent residences.

Further consideration should be given to providing incentive(s) that will encourage relocation of the existing use.

215 Avenue J South Recommendation

That 215 Avenue J South, zoned IL1 (Light Industrial), be rezoned to RA (Reinvestment Area) to allow flexibility in the long term development of the site, while ensuring compatibility with the adjacent residential land use upon consultation with the affected property owner.



425 Avenue P South

The property situated at 425 Avenue P South was annexed into the City in 1911 and remained unused until 1963 when United Grain Growers (UGG) acquired the site which was then zoned Heavy Industrial (IH). In 1966, the zoning changed from Heavy Industrial (IH) to Light Industrial (LD1) to further align the property with the Community Planning Scheme (now referred to as the Development Plan) which identified the site for future residential land use development.

In response to the 1991 Core Neighbourhood Study City Council considered a proposal from the Administration to rezone the subject property to an RM2 District (Residential Medium Density). During the public hearing process United Grain Growers raised concerns with this proposal, and subsequently City Council did not adopt the proposed Zoning Bylaw amendment. In 1994, UGG relocated their chemical storage and seed grain operations to another location. The property remained vacant until 1996 when Betker Livestock Equipment Sales Ltd bought the property for the operation of their business which is still operating today.

This site has enormous potential for future redevelopment. The property is approximately 1.4 ha (3 acres) which may allow for a variety of uses including residential and/or commercial. The proposed Reinvestment Area (RA) designation will enable the flexibility of mixed land use while encouraging development that is innovative and creative which is ideal for this particular site. Further consideration should be given to providing incentive(s) that will encourage future redevelopment of the site.

425 Avenue P Recommendation

That 425 Avenue P South, zoned IL1 (Light Industrial), be rezoned RA (Reinvestment Area) to allow flexibility in the long term development of the site, while ensuring compatibility with the adjacent residential land use upon consultation with the affected property owner.

1.3.5 West Industrial Local Area Plan

Concerns raised by the Pleasant Hill Local Area Planning group regarding landscaping requirements, noise and heavy truck traffic in the adjacent West Industrial Area will be discussed in detail during the upcoming West Industrial Local Area Plan public consultation process. The planning group will be given the opportunity to speak to these issues through a formal invitation to attend West Industrial meetings that address these issues.

2.0 Neighbourhood Safety Goals

- ❖ To ensure that Pleasant Hill is a safe place to live, work and visit.
- ❖ To reduce the perception of Pleasant Hill as an unsafe neighbourhood.
- ❖ To eliminate the occurrence of prostitution in the neighbourhood.
- ❖ To foster a long term community-based, cooperative approach to neighbourhood safety and crime prevention.
- ❖ To foster an improved relationship between the Pleasant Hill community and Saskatoon Police Services.
- ❖ To recognize and coordinate the supports within the community that exist to improve overall neighbourhood well-being.
- ❖ To enhance and monitor the effectiveness of new initiatives to improve safety over time in Pleasant Hill.
- ❖ To ensure that all residents in Pleasant Hill are informed about what to do in the event of an emergency.

2.1 Resident Concerns

The occurrence and perception of crime in Pleasant Hill is the number one issue affecting residents in the neighbourhood according to the Local Area Planning group. Regardless of the topic under discussion during the consultation process, the most common thread interlinked with each issue was resident fears that the community is an unsafe place to live. Residents expressed their opinions that the neighbourhood is plagued with crimes such as prostitution, vandalism, drug trafficking and theft which reduces their quality of life. Residents feel that the occurrence and concentration of crime in their community has increased substantially over the past 20 years. The residents recalled times when citizens, safe and unafraid, left the car doors and windows unlocked. Today, parents do not allow their children to go to the park during the day, people will not walk outside after dark, all doors are locked, because there is an overall sense of fear and vulnerability in the community.

2.1.1 The Perceived Barriers to Improving Safety

There was an extensive discussion surrounding safety in Pleasant Hill that spanned the course of three planning group meetings. In an effort to understand the various community perspectives about the reasons why crime is perceived to have escalated in the neighbourhood, the planning group was asked to list barriers they felt discouraged a safe environment. The following list summarizes this discussion in their own words.

“People are beginning to feel apathetic about the crime that is occurring in the neighbourhood and are not willing to report crime”.

“Residents are scared to call the police to report an incident. The police won’t do anything about a complaint unless the caller leaves their name, address and phone number”.

“There is not sufficient communication and interconnectedness between groups trying to improve safety”.

“The Park Patrol and Sidewalk Programs have been discontinued because residents need more help calling volunteers and maintaining community commitments”.

“Community groups are competing for the same money, and it would be better if these groups could work together”.

“There are few neighbourhood programs that involve parents and children in activities together”.

“There is police prejudice against certain members of the community, and sometimes against the community itself”.

“There is an inconsistent police response to neighbourhood calls for help”.

To understand the difference between the community’s perception and the actual occurrence of crime in Pleasant Hill, an evaluation of the statistics reported on the incidents of crime in the area has been compiled below⁴⁶.

2.2 Number of Reported Incidents of Crime

“A community where we feel safe and happy...to have less fear; to experience less threats; to have HOPE where there was once fear and futility.” – Vision statement of two residents

According to Table 1, the number of reported incidence of crime has increased 2.9 percent between 1997 and 2000 (from 3,500 to 3,615 incidents). Calculations of the total number of reported incidents in 2001 show that there has been a 12 percent increase since 2000 (from 3,615 to 4,044 incidents)⁴⁷. The most significant increase in crime occurred in assaults, business break and enter and willful damage (29 percent, 35 percent and 58 percent, respectively). Contrary to resident perceptions, the incidence of sex trade activity showed a 600 percent decrease during this time frame. Though there is no clear explanation to define this change, it is important to note that a significant increase or decrease in the number of reported incidents does not necessarily mean there has been a change in the occurrence of that crime. Rather, it may be due to a change in police enforcement practices, or the willingness of residents to report incidents of crime.

⁴⁶ Quantitative studies that specifically consider the correlation between the incidence of crime and the perception of crime are not readily available. Though, the potential for this type of analysis does exist if the results collected from the City of Saskatoon, Safer City Committee Perception Survey conducted in 2000 are comparatively considered with the incident reports compiled for Local Area Plans.

⁴⁷ A statistical break down of the types of crimes reported in 2001 was not available at the time this report was drafted.

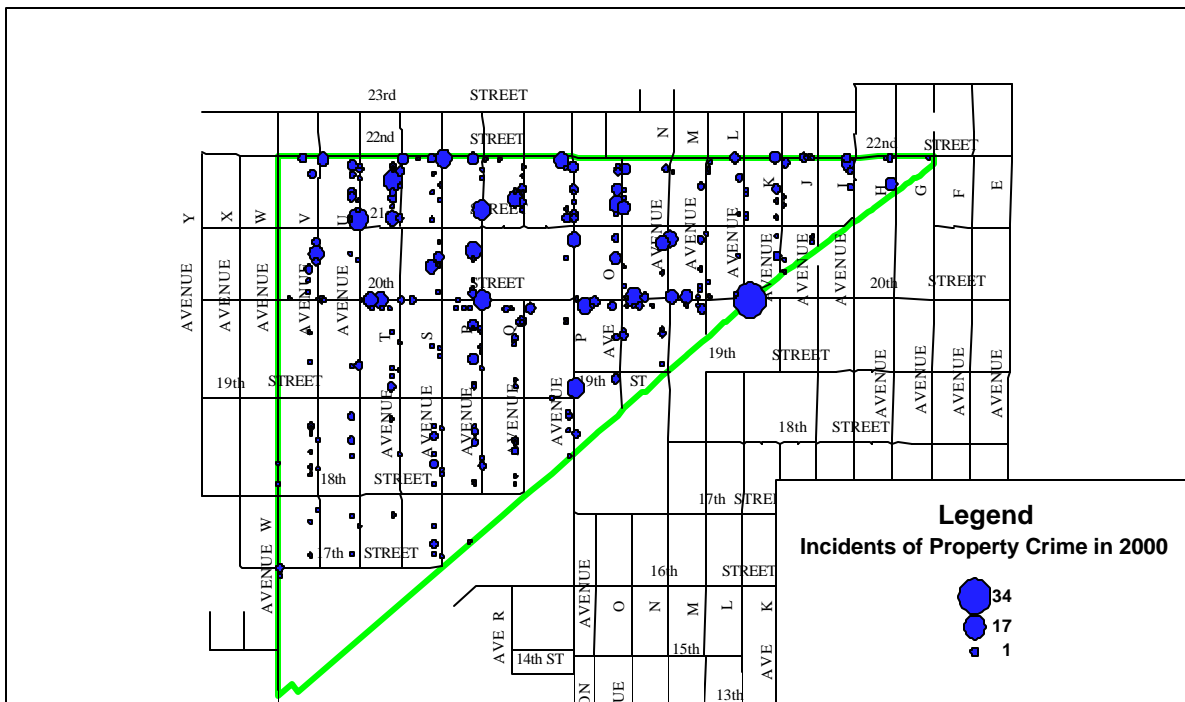
Table 1. Number of Reported Incidents within Pleasant Hill , 1997-2000

Incidents Reported	1997	1999	2000	% change 1997-2000
Sexual Assault	29	33	26	-10%
Assault	315	295	394	+25%
Robbery	67	76	65	-3%
Break & Enter Residential	300	267	279	-7%
Break & Enter Business	23	11	32	+39%
Break & Enter Other	7	7	6	-14%
Thefts	517	467	504	-2.5%
Willful Damage	224	184	355	+58%
Prostitution	162	18	26	-600%
Drug Trafficking	6	18	4	-33%
Total # of Incidents	3,511	3,577	3,614	+2.9%

Source: City of Saskatoon Police Services, 2001

Geographic considerations of the reported incidents of crime show that there is a concentrated pattern of crime occurring in Pleasant Hill.

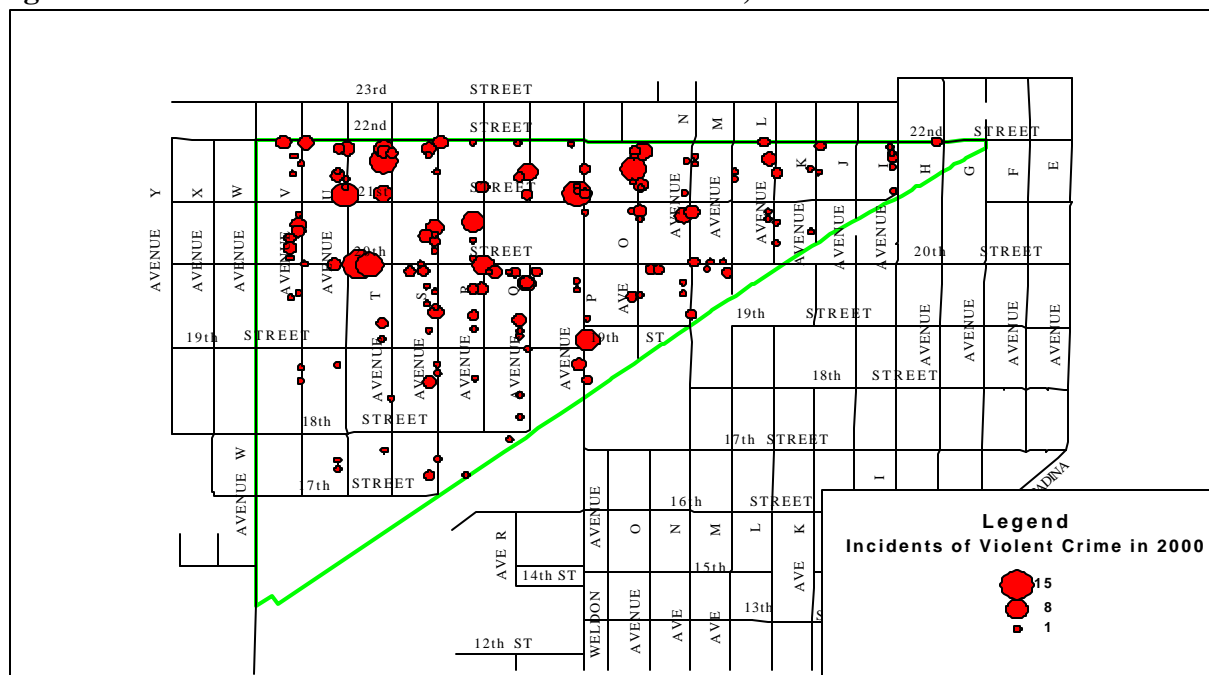
Figure 1. Distribution of Property Crimes in Pleasant Hill, 2000



Source: City Planning Branch, 2002

As represented in the accompanying two maps, both property related crime and violent crime are mainly concentrated along 22nd Street and 20th Street between Avenue J and Avenue W – an area that includes, what is commonly referred to as the prostitution “stroll”. Maps compiled for break and enter as well as drug and liquor offenses show a similar geographical pattern and concentration (see Appendix A).

Figure 2. Distribution of Violent Crimes in Pleasant Hill, 2000



Source: City Planning Branch, 2002

Each month, Saskatoon Police Services reports in the Saskatoon *Star Phoenix* the incidents of crime by District – either North, South, East or West. There are no studies available that comparatively record crime statistics by neighbourhood in Saskatoon. The only comparative data that does exist is represented in Table 2, which has been collected using information calculated from the Local Area Plan conducted for that area.

Table 2. Number of Reported Incidents of Crime in 1997

Neighbourhood	Number of Reported Incidents	Population	# of Reported Incidents Per Capita (using a base population of 1,000)
Pleasant Hill	3,511	4,988	703
Nutana	1,209	5,821	207
King George	420	2,031	206
Sutherland	451	4,152	108
Saskatoon Total	73,000	202,214	361

Source: City Planning Branch (King George and Nutana Local Area Plans)

The information represented in Table 2 reflects the difference in the number of reported incidents of crime in Pleasant Hill compared to Saskatoon and the other neighbourhoods studied through Local Area Plans. There were 703 reported incidents of crime in Pleasant Hill per 1000 residents in 1997. Comparatively, King George, a neighbouring community had 206 reported incidents of crime while the per capita total for Saskatoon was 361 per 1,000 residents.

2.3 Social Economic Indicators of Crime

In any city, it is common for crime levels to vary from neighbourhood to neighbourhood depending on the characteristics and circumstances associated with each area. According to the *International Centre for the Prevention of Crime*, there are a number of social economic indicators associated with the occurrence of crime including:

- ❖ Poverty and unemployment deriving from social exclusion, especially for youth;
- ❖ Dysfunctional families with uncaring and inconsistent parental attitudes, violence or parental conflicts;
- ❖ Social valuation of a culture of violence;
- ❖ Presence of facilitators such as firearms and drugs;
- ❖ Discrimination and exclusion deriving from sexist, racist or other forms of oppressions;
- ❖ Degradation of urban environments and social bonds;
- ❖ Inadequate surveillance of places and availability of goods that are easy to transport and sell⁴⁸.

“When the Streets are perceived as a “no man’s land”, they are more inviting to trespassers and criminals. In contrast, when the neighbourhood has a feeling and reputation as “being together” and tightly organized, a much lower incidents of crime and vandalism is likely to occur. Security is an interactive mixture of perception and reality”⁴⁹.

Clearly, the concentrated pockets of poor socio-economic circumstances in Pleasant Hill (e.g. unemployment, vacant lots, poverty, property deterioration and transience) have, at least in part, contributed to the eroded sense of security and well-being the residents are experiencing. To successfully address the social economic indicators of crime cited above, study beyond the scope of the Pleasant Hill Local Area Plan is required. However,

the planning group has asked that the potential for establishing a concentrated, coordinated effort to ensure that Pleasant Hill is a safe place to live, work and visit”, be considered in the Local Area Plan. The remainder of this policy paper will speak to the existing supports and initiatives underway to improve safety in the area – both coordinated and uncoordinated.

2.4 Supports that Exist to Improve Safety

48 International Centre for the Prevention of Crime, “Crime Prevention Digest II: Comparative Analysis of Successful Community Safety”, 1999. p.22.

49 G.L. Kelling and C.M.Coles, “Fixing Broken Windows”, Library of Congress: Simon & Schuster, 1996.

To understand the work being done in the community to improve safety, the planning group was asked to consider, from their perspective, the various supports that exist which broadly address issues surrounding neighbourhood safety. The following list was compiled:

Figure 3. Community Supports that Help to Improve Safety in Pleasant Hill

❖ <i>Absentee Assessment Program</i>	❖ <i>Neighbourhood (Park) Patrol</i>
❖ <i>CHEP Community Garden Program</i>	❖ <i>Operation Help</i>
❖ <i>City of Saskatoon Playground Programs</i>	❖ <i>Pleasant Hill Community Association</i>
❖ <i>Communities First Community</i>	❖ <i>Pleasant Hill Community Clean-up</i>
❖ <i>Communities for Children</i>	❖ <i>Pleasant Hill Community Clinic</i>
❖ <i>Community Conferencing</i>	❖ <i>Pleasant Hill Piano Lessons for Children</i>
❖ <i>Community Mobilization Fund</i>	❖ <i>Quint</i>
❖ <i>Community School Programs</i>	❖ <i>Renewing our Communities (ROC)</i>
❖ <i>Community Services Operating Program Grants</i>	❖ <i>Renters Rights</i>
❖ <i>Core Neighbourhood Youth Co-op</i>	❖ <i>Sask. Native Housing</i>
❖ <i>Crocus Co-op</i>	❖ <i>Saskatoon Crisis Intervention Services</i>
❖ <i>Department of Family Medicine Community Based Wellness Initiative</i>	❖ <i>Saskatoon District Health (Coordinated Assessment Unit and Mental Health)</i>
❖ <i>Door Knock Program</i>	❖ <i>Saskatoon Food Bank</i>
❖ <i>EGADZ Outreach Vans</i>	❖ <i>Saskatoon Tribal Council – Safe House</i>
❖ <i>Family Circle Healing Lodge</i>	❖ <i>Street Art for School Children</i>
❖ <i>Fire and Protective Services Community Relations Unit</i>	❖ <i>Street Workers Inc.</i>
❖ <i>Friendship Inn</i>	❖ <i>St. Paul’s Hospital</i>
❖ <i>Graffiti Reduction Task Force</i>	❖ <i>The Bent Nail Tool Co-op</i>
❖ <i>Hands on Street Ministry</i>	❖ <i>The Playground Program</i>
❖ <i>Kid’s Sport</i>	❖ <i>Traffic Calming along “stroll”</i>
❖ <i>Larson House</i>	❖ <i>Westmount Community Clinic</i>
❖ <i>Metawetan Youth Centre Program</i>	❖ <i>White Buffalo Youth Lodge</i>
❖ <i>Metis Addiction Council</i>	❖ <i>Working group to Stop the Sexual Exploitation of Children</i>
❖ <i>Mind the Gap</i>	❖ <i>YWCA – Berryridge</i>
❖ <i>My Home Youth Project</i>	
❖ <i>Needle Safe Saskatoon</i>	

The residents felt that whether directly or indirectly, each program listed above attempts to support the community in some capacity. These supports provide an element of security and community well-being which broadly help to improve neighbourhood safety. The planning group was divided on the effectiveness of certain programs. Some of the concerns about particular programs stemmed from

whether these programs were addressing the underlying causes of unsafe neighbourhoods (e.g. poverty), or dealing with the immediacy of safety issues such as having to walk across a park with dirty needles to get to work.

This list of supports, though not exhaustive, includes initiatives undertaken by all levels of government and by local community based organizations in Saskatoon. It is important to recognize that many of these programs are the result of partnerships between many or all of the program providers.

2.5 Municipal Initiatives

The City of Saskatoon in cooperation with a wide range of partners, including the Department of Social Services, Department of Justice, Community Corrections, Saskatoon School Boards, Saskatoon Tribal Council, Legal Aid, Community Associations, Developers, Architects, Landscape Architects, Victim Services, Insurance Companies, Saskatoon District Health Addictions and Mental Health, Saskatoon Business Improvement Districts and numerous other community-based organizations, has taken an active role in creating a safe Saskatoon environment through the realization of a number of initiatives.

2.5.1 Safer City Committee

“Saskatoon will be a model city where people feel safe and secure”.
City of Saskatoon Strategic Plan – p.4

In 1998, the City of Saskatoon established the Safer City Committee. The Safer City Committee, reporting to City Council and supported by all City departments, provides a focus for building a safer city by facilitating cooperation, coordination and mutual support between civic departments, agencies and individuals in the community.

The overall goal of the Safer City Committee is to build capacity, identify priorities, analyze information, and solve urban safety issues within the community. In pursuit of achieving these goals, the committee along with guidance from City administration and various community partners has initiated and supported a number of special projects that are intended to address the long term safety issues affecting Saskatoon. The following is the 2000 summary of these projects (Please note: the “*” recognizes programs that were identified by the planning group as a support that helps improve safety in the neighbourhood):

- ❖ *Absentee Assessment Team**
- ❖ *Break and Enter Action Plan*
- ❖ *Community Conferencing*
- ❖ *Community Mobilization Fund*
- ❖ *Door Knock Program**
- ❖ *Graffiti Reduction Van**
- ❖ *Mind the Gap**
- ❖ *Needle Safe Saskatoon**
- ❖ *Neighbourhood Safety Audits*
- ❖ *Program FIRESTOP*
- ❖ *SafeBus Program*
- ❖ *Safer City Community Perception Survey*
- ❖ *Serious Habitual Offender Comprehensive Action Program*
- ❖ *Working Group to Stop the Sexual Exploitation of Children by Predators and Pimps**
- ❖ *Youth Advisory Committee to the Mayor*
- ❖ *Youth Outreach Worker*
- ❖ *Youth Plan*

The philosophy guiding the Safer City Committee is to facilitate collaboration between a broad range of non-governmental, governmental, and other agencies. There is an opportunity for the committee to build on its existing resource capacity. The planning group has requested that consideration of creating a comprehensive list of supports that exist to improve safety in Saskatoon be compiled with the intent of developing a “one-stop-shop” resource centre that would enable residents, businesses and other stakeholders to conveniently access information about existing services and initiatives. It is expected that compiling this type of service through one agency may also help to reduce duplication of services and costly resources.

Safety Initiatives Recommendation

That the City Planning Branch report to City Council on the impacts of having a geographical concentration of “support services” (e.g. Larson House, Safe House, Family Circle Healing Lodge, Saskatoon District Health Detox Centre, Berryridge, etc...), in Pleasant Hill.

2.5.2 Crime Prevention Through Environmental Design

One of the newer tools employed by the City of Saskatoon to improve safety, and resident’s perception of their safety, is the concept of Crime Prevention Through Environmental Design (CPTED). CPTED is an approach to crime prevention that takes into account the relationship between the physical environment and the users of that environment. CPTED is based on the premise that all people, consciously and unconsciously, respond to the environmental cues in an area. These environmental cues contribute to the ‘users’ feeling or perception of safety. The conceptual thrust of CPTED is that the proper design and effective use of the physical environment can produce behavioral effects that will reduce the opportunity, incidence, and fear of crime, thereby improving the quality of life of residents. These behavioral effects can be accomplished by reducing the potential for the environment to support criminal behaviour⁵⁰.



Grade 7 & 8 students from Forest Grove & St. Volodymyr Schools conducted a safety audit of their shared park

Applying CPTED principles can ensure local resources within the community, both formal and informal, are put to efficient use. This is achieved by encouraging the community to become more proactive in reducing the opportunity for crime in their neighbourhood through partnerships between residents, community groups, business people and governments who learn to work together to prevent crime by taking ownership of their shared places.

⁵⁰ City of Calgary - www.calgarycommunities.com/cpted/center.htm, 2001.

The concept applies to both small scale development, such as convenience stores, back lanes, parking lots, to large scale developments such as schoolyards, parks and neighbourhood blocks.

To improve the perception of safety in Pleasant Hill and reduce the number of incidents of crime, there are two CPTED tools that can be applied.

Risk Assessments

The risk assessment is a proactive tool that enables neighbourhoods with the opportunity to integrate the concepts of CPTED with land use planning. There are four minimum criteria for conducting crime risk assessments. These criteria represent a combination of quantitative (statistical) and qualitative (perception) approaches. Specific research techniques for each risk assessment criteria are determined by factors at each site such as the size, scope of development, scope of project, and what problems currently exist in the surrounding area⁵¹.

In cities such as Calgary, an assessment tool has been framed in the form of questions that are intended to guide reviews of development proposals from a crime prevention perspective (see Appendix B for a summary of a community assessment outline). A similar opportunity to incorporate risk assessments into the land development process exists for the City of Saskatoon. Though consideration would need to be given to need, desire and ability to integrate the assessment into the land development process.

The risk assessment can ensure that both the pre and post land development stages are reviewed, and when necessary assessed, for crime risk with input from the various 'user' groups. Though the City of Saskatoon actively uses safety audits, which are part of the risk assessment process, the risk assessment process has not been formally recognized as a crime prevention policy tool.

Safety Audit Process

The concept of a safety audit comes from the "belief that the physical design of an area can make it easier for criminal activities to take place"⁵². Through the safety audit process, areas where users feel unsafe can be identify and community solutions generated that will help improve the environment by making it safer and less threatening. The overall goal of the safety audit is to improve everyone's safety within a geographical area by working with all 'users' to find solutions to safety problems in the community⁵³. In Saskatoon, user groups of both Les Kerr Park and Broadway Avenue have participated in the safety audit process. The Les Kerr Park audit was presented to the Safer City Committee, and follow up actions to improve the safety of the park are currently being implemented. Caswell Hill and King George, through their local area plans, have also been identified for audits in 2002-2003.

Crime Prevention Through Environmental Design Recommendations

51 Charles Genre, Barry Davidson and Gregory Saville, "Crime Prevention Through Environmental Design: Workshop Handbook", 2001, p.29.

52 City of Calgary, "Calgary Safety Audit Handbook", 2001, p.2.

53 City of Saskatoon, "Les Kerr Park Safety Audit: Forest Grove", 2001. p.2.

That the Community Services Department and Police Services in partnership with the Pleasant Hill Community Association, and other stakeholders coordinate and facilitate a Safety Audit using the principles of Crime Prevention Through Environmental Design in Pleasant Hill; and,

That the Community Services Department and Police Services in partnership with the Pleasant Hill Community Association, and other stakeholders present the Pleasant Hill Safety Audit Report to the Safer City Committee and City Council.

2.6 Community Priorities for Policing

One of the key roles of the Saskatoon Board of Police Commissioners is to establish policy and set direction for the delivery of police services. In accordance with this mandate, in 2001, the commission set out to define the direction the provision of police services should take in Saskatoon by hosting a series of public input meetings. The intent of this initiative was to engage as many individuals as possible in a dialogue on community policing in order to uncover needs in the community and identify perceived gaps in existing policing initiatives.

The consultation uncovered three areas of public priority in the area of policing that require further attention:

- ❖ Recruitment/training/human resources
- ❖ Programs and services
- ❖ Communications⁵⁴

Stemming from these priority areas Saskatoon Police Services has outlined a strategy for community policing which involves a three part process – **Partnering, Problem-solving and Pro-activeness**. The framework of this strategy is based on the community and police working together to reduce crime by addressing the underlying social economic factors that cause crime such as poverty, unemployment and lack of education – factors that cut across many interrelated sectors of our community.

2.6.1 Community Policing Station

The residents in Pleasant Hill have expressed that they would like to see a community policing sub-station re-established in the area to improve safety, strengthen relations between the police and residents, enhance police understanding of community issues, ensure more active resident involvement in crime prevention, and to help support resident efforts to implement neighbourhood improvement projects.

As reflected in the following quotation, participants in the Riversdale West Central Business Development Strategy also identified the desire to re-establish a community policing sub-station in the

⁵⁴ City of Saskatoon, “Community Priorities for Policing”, 2002, p.4.

area, though, there was an indication that an increased police presence in general, may be sufficient to address safety concerns.

“The community consultation revealed a strong desire for a greater police presence throughout the Riversdale – West Central area...several participants feel that a police sub-station needs to be re-established in the Riversdale Business District. Many others say that a sub-station is not necessary; only an increased number of patrols, - by car, bicycle and foot – are necessary to establish a greater presence.55”

With the recent hiring of a new police chief, the Saskatoon Police Services Community Policing Strategy is undergoing several changes and anticipated improvements. Based on the approval of the 2002 operating budget, Saskatoon Police Services has created 10 new Community Liaison Positions that will pair a community police officer with a specific area in Saskatoon.

In the event that the community policing model is expanded to allow for the re-establishment of a police sub-station, the residents of Pleasant Hill would like to see the station relocated near the old location of 20th Street and Avenue H.

2.7 Safe Walk

The Safe Walk program was an initiative created by the Pleasant Hill Community Association as a way to involve residents in reducing crime in the neighbourhood by actively patrolling areas where crime and personal safety were a concern (such as parks). Residents would like to re-establish a Safe Walk program, or some other type of initiative (i.e. Neighbourhood Watch or Block Parents) with the support of police services to help encourage residents to become involved in improving safety and to ensure areas such as parks in the neighbourhood are not left vulnerable to criminal activity.

The Safe Walk program in Pleasant Hill ran from summer 1998 to spring 2000. Residents feel that the previous Safe Walk program (also known as park patrol) was unsuccessful (in their own words) because:

- ❖ *People came up with excuses after awhile why they could not participate.*
- ❖ *It was not designed to be a long term program.*
- ❖ *People would promise to come and would not show up.*
- ❖ *There was very low police involvement (on two occasions two police officers stopped to show support over the course of the two year program).*

The planning group values Safe Walk as an important component of improving safety in Pleasant Hill. They would like to try the program again, but feel they can not successful operate the program with out additional support from police and other organizations. The planning group has made the following suggestions that may ensure the success of the Safe Walk program in the future:

55 Anderson and Fast, “Riversdale West Central Business Development Strategy”, 2001, p.4-9.

- ❖ *Increase the number of volunteers for a Safe Walk program by encouraging participation from all residents in Saskatoon, not just Pleasant Hill.*
- ❖ *Assign particular responsibilities to certain volunteers (e.g. phoning people to participate), and rotate these responsibilities.*
- ❖ *Put up posters promoting and celebrating programs such as Safe Walk.*
- ❖ *Recognize the volunteers through appreciation events such as a BBQs.*
- ❖ *Create an action plan to maintain volunteer commitments.*
- ❖ *Instead of community groups competing for the same money and resources, develop a way to share resources such as volunteer contact lists with other groups.*

2.8 Sex Trade

The sex trade within the Pleasant Hill community is a serious concern to residents who feel that the sex trade has spread into concentrated pockets throughout the neighbourhood and is no longer isolated to 21st Street near St. Paul's Hospital and Ukrainian Museum.

Regardless of the geographical location, the impact of the sex trade in Pleasant Hill has left residents and the entire neighbourhood vulnerable to the effects associated with the occurrence of these types of activities. It is not uncommon for residents (including children) to be approached by predators soliciting sex, or for children to find needles and condoms in a school yard.

Typically, the sex trade tends to occur in places where this type of activity is supported such as:

- ❖ places where sexual transactions can occur, such as cheap motels and hotels, dimly lit parking lots, alleys and abandoned buildings;
- ❖ places where sex trade workers can take a break, such as coffee shops and bars;
- ❖ places near a street drug market, so sex trade workers and predators can readily buy drugs;
- ❖ places offering escape avenues from police and dangerous predators; and
- ❖ roads that allow drivers to slow down or stop, ideally where the driver's side of the vehicle is closest to the curb⁵⁶.

The current concentration of social-economic circumstances in Pleasant Hill has likely supported the sex trade problem the neighbourhood currently faces. Residents will state that ten years ago the problem was concentrated in Riversdale, but as pressures mounted to target the concentration of sex trade activity in the area, the problem was not solved; it was displaced into Pleasant Hill where many of the sex trade workers live.

56 Michael S. Scott, "Problem-Oriented Guides for Police Series No 2: Street Prostitution", 2001, p.9.

“Strategies that seek to reduce the harms caused by street prostitution rather than those that seek to eliminate prostitution altogether are more likely to work”⁵⁷.

To effectively address the sex trade problem, a comprehensive, integrated analysis of the situation needs to be conducted. This would likely involve an assessment of police practices, resident and business accounts of the situation, the types of sex trade activities, the characteristics of predators and pimps, types of sexual transactions, geographical patterns, the extent of drug availability and abuse, existing strategies, current policy and legislation regulating sex trade activity as well as political awareness and motivation to address the prostitution problem. Once the problem has been analyzed, the resulting information can be used as a benchmark to measure the effectiveness of strategies that are designed to address the problem.

Communities for Children Working Group to Stop the Sexual Abuse of Children by Johns and Pimps



Disposable Unit for Needles 1702-20th Street West

The most comprehensive initiative underway in Saskatoon has been led by the Communities For Children Working Group to Stop the Sexual Abuse of Children by Johns and Pimps. This organization has representation from over 50 community and government organizations. In January, 1998 the working group created an action plan with has been successfully implemented. Aspects of this strategy have included:

- ❖ *The establishment of a Safe House in Pleasant Hill for Children.*
 - ❖ *The launching of a sign campaign in the stroll area to deter johns.*
 - ❖ *The implementation of a public awareness campaign around the issue of child abuse.*
 - ❖ *The establishment of parent patrols focused on crime prevention in the core area;*
-
- ❖ *Strengthening street outreach services delivered by EGADZ Youth Centre, Saskatoon District Health and Street Outreach⁵⁸.*
 - ❖ *Successfully lobbying the Provincial Government to amend the Highway Traffic Act to give police the power to seize vehicles used by people committing a prostitution related offence.*

⁵⁷ Ibid, p.15.

⁵⁸ Information obtained from a letter submitted to City Council December 10th, 1999 from the Working Group to Stop the Sexual Abuse of Children by Johns and Pimps (File No. CK.280-1).

Other recent strategies include Operation Help, a program targeted to provide sex trade workers with support services immediately after they are arrested in order to help give them an alternative choice to the street. In 1999, the City of Saskatoon, erected traffic calming devices on 21st Street, after extensive input from the Pleasant Hill Community Association, to alter the traffic patterns of johns.

To further deter to occurrence of the sex trade, an integrated strategy should be developed. Consideration of the factors that contribute to this type of activity will need to be assessed along with the supports that have been created to address certain the cause and effects of prostitution.

2.9 Emergency Operation Plan

In addition to safety from crime, safety from extreme weather conditions and other dangerous situations are a concern to some planning group members who expressed that there are residents in Pleasant Hill who do not have the emotional or psychological capacity (in extreme stress conditions) to deal with these situations.

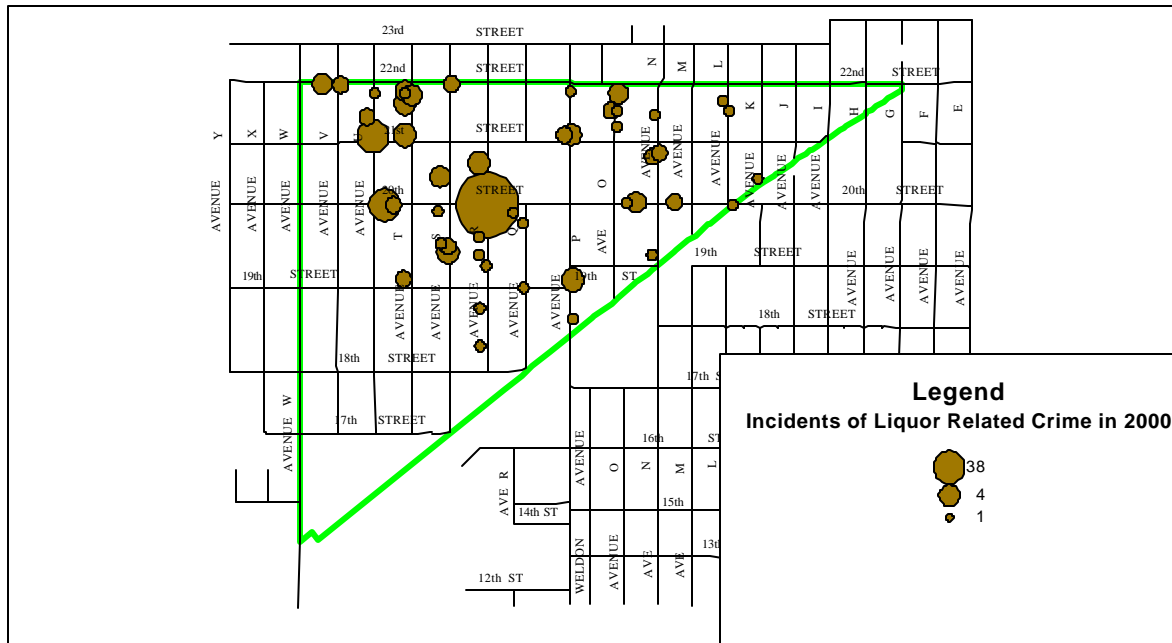
Every municipality, regardless of size and location, can be seriously disrupted by an emergency. This could take the form of a plane crash, severe storm, flood, fire, chemical spill or similar disaster. In Saskatoon, Fire and Protective Services is responsible for this type of emergency planning in coordination with Saskatoon Police Services, Saskatoon District Health and the Saskatoon Industrial Mutual Assistance Committee (SIMAC). In the event of an emergency whether from extreme weather circumstances to biological terrorism threat, the City has an Emergency Measures Organization in place for the management of large emergencies and a supporting major Emergency Operation Plan. To ensure residents are appropriately informed about the plans in place to manage an emergency, residents have requested that Saskatoon Fire and Protective Services work with residents, the community association and other organizations in Pleasant Hill to inform residents about the Emergency Operation Plan.

Emergency Operation Plan Recommendation

That the Fire and Protective Services Department facilitate the opportunity for the Pleasant Hill community to become further educated about the Emergency Operation Plan to help prepare residents with a protection strategy in the event of an emergency.

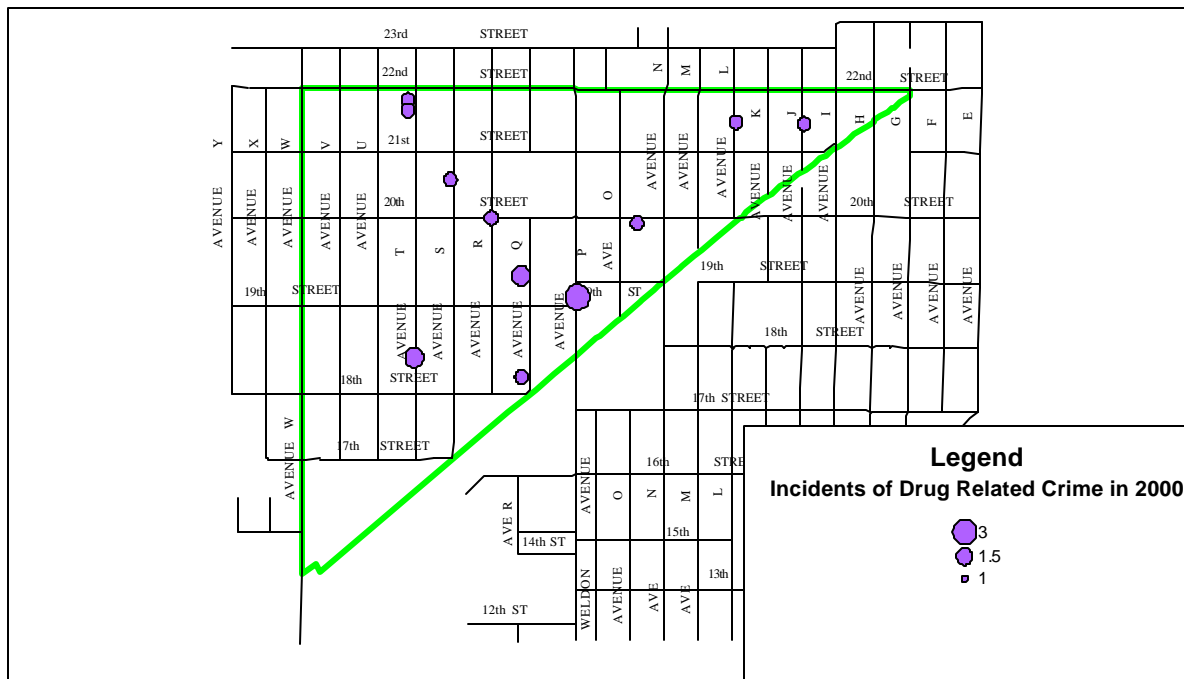
Appendix A

Figure 1. Distribution of Liquor Related Crimes in Pleasant Hill, 2000



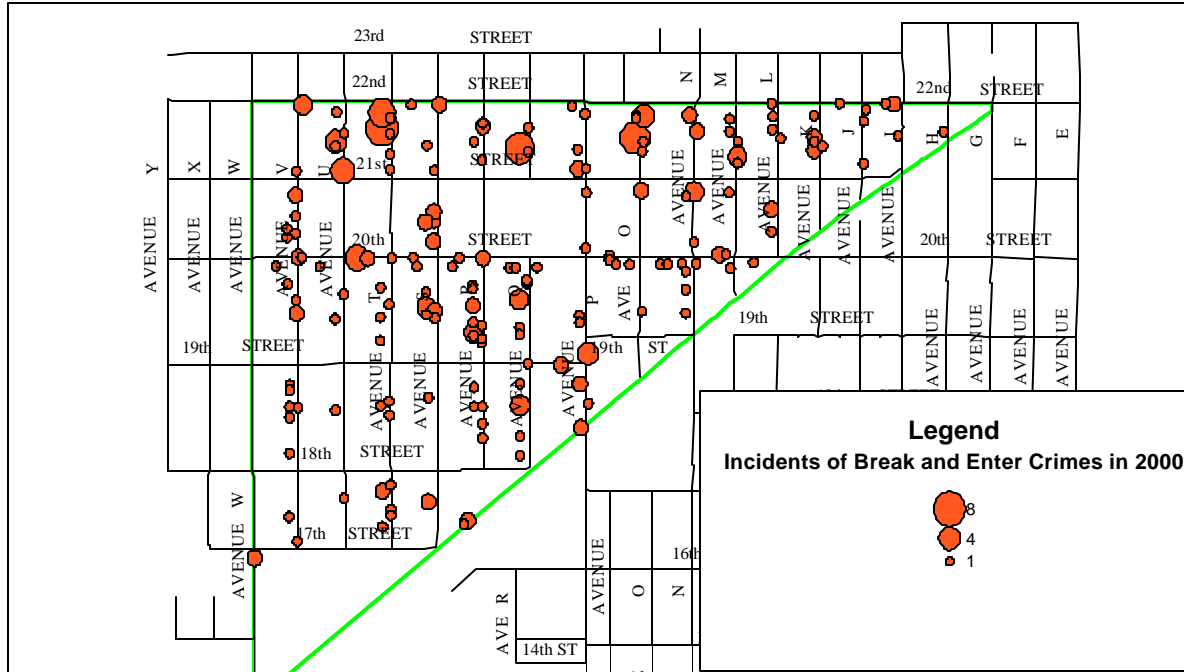
Source: City Planning Branch, 2002

Figure 2. Distribution of Drug Related Crimes in Pleasant Hill, 2000



Source: City Planning Branch, 2002

Figure 3. Distribution of Break and Enter Crimes in Pleasant Hill, 2000



Source: City Planning Branch, 2002

Appendix B**GENERAL QUESTIONS THAT INTEGRATE CPTED WITH LAND USE PLANNING**

Following are some general questions that you may want to consider before using the "assessment tool". Questions in this section set the context of the specific site under review. They are basically preparatory questions intended to serve as a framework that provide a mindset for your evaluation.

1) What types of land uses exist in your Community?

- Residential - single detached (R1), duplex, semi-detached (R2), medium density (RM3, RM4, RM5) etc.
- Commercial (C1, C1A, C2, C3, etc.)
- Residential and Commercial (RM6, RM7, C1, etc.)
- Residential and Light Industrial (R2, RM3, I2, etc.)

These land uses (and their building forms) are a vital component of the physical context of your community. Bare this broader context in mind when you are evaluating the development permit application.

2) How do the building forms relate to each other and their surroundings (physical relationship)?

What is immediately around the proposed development? Is there any geographical separation between the proposed building and its neighbours (i.e. street/highway, open space, vegetation, river/lake)? And how might this affect the [surveillance](#) to and from the site?

Evaluating the building forms and how they relate to each other and their surroundings will provide you with a better understanding of the physical relationship(s) that exist in your community.

3) Are the different building forms compatible (functional relationship)?

Considering the local context of your community, is the proposed land use and its development "compatible" in terms of design, [density](#), and intensity? Consider the effect the proposed building or development might have on its neighbours?

- Size and scale
- Parking and [access](#)
- Automobile movement and traffic
- Pedestrian movement

Evaluating the design, [density](#) and intensity of the building forms in your community will provide you with a better understanding of the functional relationship(s) that exist in your community.

4) Identify all key socio-physical components in your community

Consider elements of the proposed development in relation to the activities already taking place in your community. Will the proposed development be affected by:

- Transportation network and public systems
- Major corridors (automobile and pedestrian movement)
- Parks and Open Space system
- Location in relation to surrounding land use(s)
- Intended users (i.e. tot-lots, major playfields, passive park space, etc.)
- Unique or special character areas
- Memorials, murals, heritage buildings, fountains, other public spaces
- Schools/Community Facilities
- Type of school/facility
- Type of intended users (age groups, disabilities, etc.)
- Time of use of school or facility

Considering key socio-physical components establishes an awareness of important activity generators and the way people use space in your community.

5) Community History

Have there been any development permit applications (of a similar nature) on this site or elsewhere in your community previously? If so, consider why they were approved or refused. Were there/have there been any crime prevention and/or safety concerns associated with the development?

Following an understanding of context, you are encouraged to carry out a more site specific analysis based on the land use designation of the land on which the development proposal is situated. Please feel free to use the assessment tool.

Note: The scale and type of development will determine which questions are relevant. Not all questions may apply.

Source: City of Calgary, www.calgarycommunities.com/cpted/center.htm

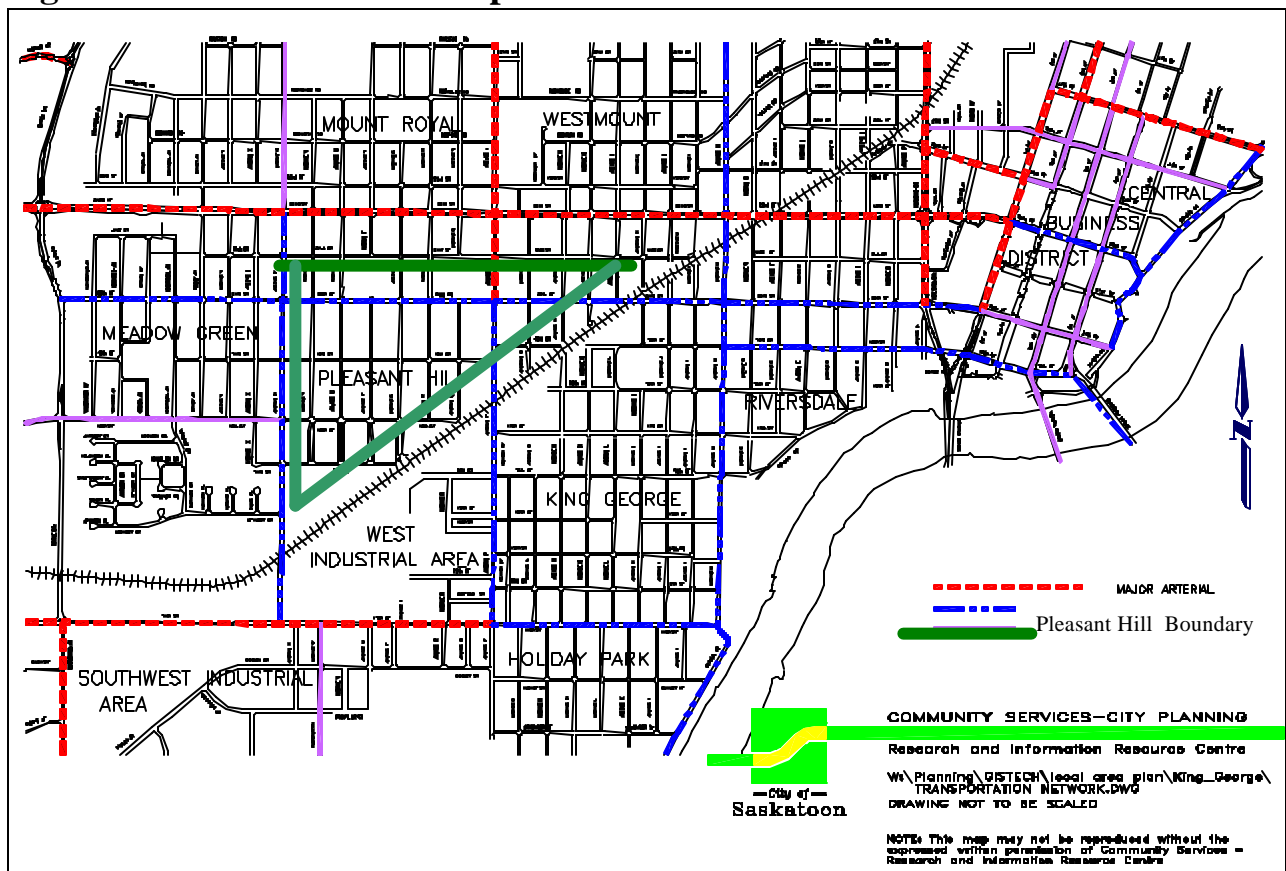
3.0 Transportation and Circulation Goals

- ❖ Reduce the level of noise, speed and vibration generated by vehicles on Avenue P.
- ❖ Improve public awareness about pedestrian safety and establish safe pedestrian linkages throughout the community.
- ❖ Encourage safe biking opportunities in Pleasant Hill.
- ❖ Identify options to address resident concerns about insufficient parking space around St. Paul’s Hospital.
- ❖ That bus service in Pleasant Hill is maintained and enhanced.
- ❖ Provide opportunities for the community to maintain and enhance bus shelters (i.e. adopt a shelter initiative).
- ❖ Enhance the relationship between the community, transportation providers and transportation planners.

3.1 Pleasant Hill Transportation Network

Core neighbourhoods such as Pleasant Hill are faced with interesting challenges in the area of transportation and pedestrian circulation. Given the grid nature of the road network, there are

Figure 1. Pleasant Hill Transportation Network



several roads such as 22nd Street, 20th Street, Avenue P and Avenue W that serve more than just traffic flow in the Pleasant Hill neighbourhood. The road network and location of the neighbourhood has many rewarding benefits for nearby residents who enjoy short travel times to employment and commercial areas. However, motorists who reside outside the neighbourhood also require the convenient road network that circulates through Pleasant Hill between city-wide travel destination points.

3.1.1 Road Hierarchies

Road classifications are created according to the flow and volume of traffic that the road network facilitates. With the exception of Avenue P and W which are classified as minor arterials, and the major arterial classifications associated with 20th and 22nd Street, local streets make up the highest proportion of the road network in Pleasant Hill (represented by the black-lines in the Transportation Network map shown above) 59. Local streets are expected to carry up to 1500 vehicles per day, at a maximum speed limit of 50 km/h. 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 otherwise⁶⁰.

3.1.2 Traffic Volumes

Traffic Volumes in Pleasant Hill have shown an increase on most streets between 1992 and 1999. As shown in Table 1, 22nd and 20th Street carry the bulk of traffic in and out of Pleasant Hill followed by Avenue P and W. According to the traffic reports conducted by the Infrastructure Services, Municipal Engineering Branch, increases have been observed along 22nd Street between Avenue O and W where the average increase was 14.6 percent. The most significant increase of 25 percent occurred along 18th Street between Avenue W and X, validating resident concerns regarding increased traffic at the intersection of Avenue W and 18th Street. However, it should be noted that the 18th Street intersection with Circle Drive was closed in July 2001 and early traffic reports subsequently indicate that traffic volumes have decreased to local street levels on 18th Street (see Appendix A for Historical Traffic Volumes and Projections in Pleasant Hill).

59 Note that Arterial roadways normally define neighbourhood edges, as they do for Pleasant Hill. The exception to this is 20th Street and Avenue P.

60 These classifications are adopted by the City of Saskatoon from the Urban Supplement to the Geometric Design Guide for Canadian Roads.

Table 1. Average Daily Traffic Volume for Pleasant Hill 1992-2000

LOCATION DESCRIPTION	1992	1993	1995	1997	1999	% CHANGE
22 nd St: Ave G-Ave H	31,037			31,997		3%
22 nd St: Ave H-Ave I	31,106			32,346		4%
22 nd St: Ave O-Ave P	31,612		29,909		36,258	13%
22 nd St: Ave P-Ave Q	31,980		30,005		37,598	15%
22 nd St: Ave V-Ave W		26,665		31,828		16%
20 th St: Ave O-Ave P	15,817		14,286		15,410	-3%
20 th St: Ave P-Ave Q	12,952		13,024		13,221	2%
20 th St: Ave V-Ave W	10,159		10,749		12,910	21%
18 th St: Ave W-Ave X	4,683		4,863		6,212	25%
Ave P: 17 th St-19 th St	7,457		7,075		7,407	-.06%
Ave P: 19 th St-20 th St	8,410		7,487		7,939	-6%
Ave P: 21 st St-22 nd St	9,787		10,457		9,419	-4%
Ave W: 19 th St-20 th St		7,183		7,392		2.9%
Ave W: 21 st St-22 nd St		7,668		7,468		-3%

Source: Traffic Characteristics Report, 2000

3.2 Intersection Safety Avenue W and 18th Street



Residents have noted that the intersection of Avenue W and 18th Street, next to the Meadow Green Strip Mall, is unsafe for drivers and pedestrians attempting to cross Avenue W because of traffic volumes.

In an effort to address resident concerns regarding transportation, the Infrastructure Services, Traffic Management Section attended a planning group meeting in spring

Intersection of Avenue W and 18th Street

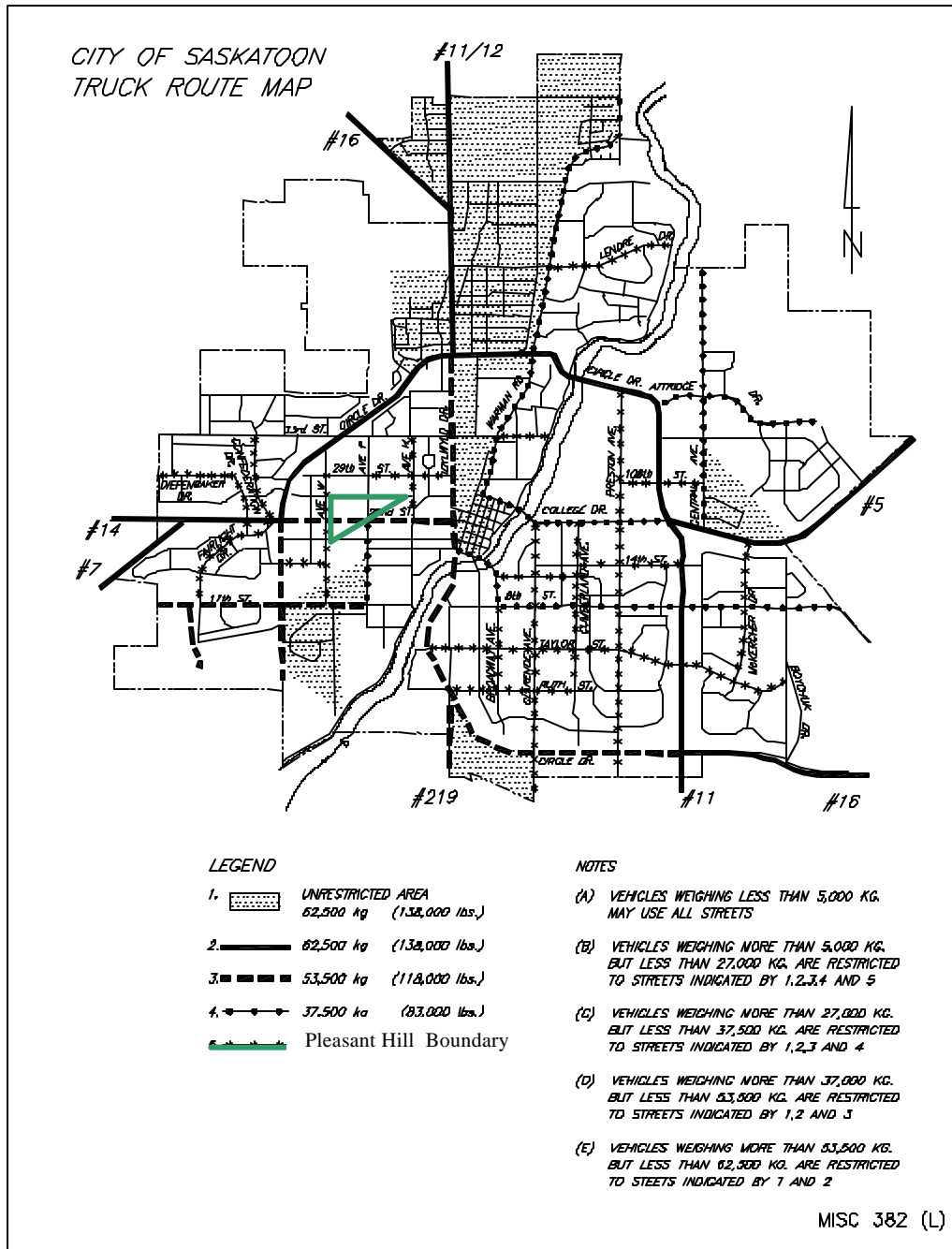
2001. At that time, residents created their community’s transportation goals and outlined issues for the transportation planners to address. Among the other concerns listed below, 18th Street and Avenue W was identified as an area requiring a traffic assessment to determine the safety of the intersection.

As a result of that meeting, the Traffic Management Section has added a review of the pedestrian and vehicle traffic volume conditions at this intersection to their 2002 summer work program to determine the need for any improvements or upgrades to the existing traffic control measures. The results of this study will be forwarded to the Pleasant Hill Community Association for comment in the fall of 2002.

3.3 Large Truck Traffic

According to the Truck Route Map, Avenue P and Avenue W between 11th and 22nd Street are designated to accommodate vehicles up to 37,500 kg (see map below). Residents feel that the occurrence of large trucks driving through the neighbourhood has negative affects on pedestrian safety, noise levels, vibrations and the overall residential environment of the Pleasant Hill neighbourhood.

Figure 1. Saskatoon Truck Route Map



3.3.1 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 are clearly defined by the City of Saskatoon Truck Route Map. Truck routes are defined according to vehicle weight, and in the instance of Pleasant Hill, portions of the road network such as Avenue P are designed to carry heavy vehicle traffic in order to serve the nearby industrial areas.

Concerns regarding noise and reduced pedestrian safety resulting from the occurrence of large truck traffic on Avenue P are not limited to Pleasant Hill. In the King George Local Area Plan, the same concerns were raised. The recommendations that came out that report was:

“That the Saskatoon Police Services be requested to increase enforcement prohibiting heavy traffic and excessive vehicle noise on 17th Street, Avenue P south, 11th Street and Avenue H south”⁶¹.

It is clear from the resident’s perspective that ensuring vehicle weights are within the regulations is important, but they feel that enforcement of the Traffic Bylaw does not go far enough to address other concerns related to noise, vibrations and pedestrian safety. Residents have asked that sound attenuation, and reduced traffic flows also be considered.

3.3.2 Sound Attenuation



Truck traffic on Avenue P south

The City of Saskatoon Development Plan addresses the importance of sound attenuation by stating that, “Where appropriate, the City shall consider the installation of noise attenuation measures for existing residential areas located near transportation routes when noise levels exceed acceptable standards”⁶². The City does not have a similar policy statement that addresses the issue of vibrations in existing neighbourhoods, it is only considered in new neighbourhood development.

The Infrastructure Services Department, Transportation Management Section is responsible for issues involving sound attenuation. The City uses guidelines outlined in the “*The Saskatoon Traffic Noise Study*” for policy purposes⁶³. The concern to residents is that these guidelines do not apply to any streets with a posted speed limit less than 60 km, which excludes residential streets altogether.

61 City of Saskatoon, “King George Local Area Plan”, 2001. p.64

62 City of Saskatoon, “Development Plan Bylaw 7799”, Section 16.1.2(d). p.69

63 Stanley Associates Engineering LTD “The Saskatoon Traffic Noise Study”, 1991.

The City does have a prioritized list for areas requiring sound attenuation. The budget required to address current attenuation needs exceeds \$23 million and the likelihood of sound attenuation being addressed within the core neighbourhoods is unlikely in the near future. The immediate course of action that may be considered is the evaluation of the existing truck route which will commence with the West Industrial Local Area Plan in 2002 and enhanced police enforcement on the existing arterial roadways.

In the interim, the Infrastructure Services, Public Works Branch conducted an evaluation of Avenue P to see if resident concerns could be address by resealing or resurfacing the roadway, which can work to reduce vehicle noise generated by tires rotating on an uneven surface. It was determined that the “the gutter loss was not extensive enough for any treatment, the manholes were not high, and the road noise was not excessive”.

There are no easy solutions that can address concerns surrounding noise and vibration caused from vehicle traffic. Measures have been taken, through administrative policy, to ensure that similar problems do not occur in new neighbourhoods. However, given that Avenue P and Avenue W, as well as 20th and 22nd Street all serve the West Industrial and South West Industrial Area, the most obvious way to address the issue in Pleasant Hill, which was built prior to the existing policy, is to maintain an even road surface, and continue the enforcement of appropriate vehicle weights and speeds. All of which can work to ensure a reasonable standard of safety, noise and vibration.

Large Truck Traffic Recommendation

That the Saskatoon Police Services be requested to review the issue of excessive vehicle noise and speeding on Avenue P south, Avenue W south, 20th Street west and 22nd Street west.

3.4 Pedestrian Safety

In 2001, the issue of improving pedestrian safety was debated by City Council to great length, following the unfortunate death of a child attempting to cross a busy street in one of Saskatoon’s core neighbourhoods. As a result of further study into improving pedestrian safety, particularly in school zones, two programs have been identified.

3.4.1 Mobile Radar Unit

The first, a short term solution, has been the introduction of the Mobile Radar Unit which has been located at various locations to indicate to drivers, through the use of a digital screen, the speed they are driving at. The intention of the Mobile Radar Unit is to raise awareness about pedestrian safety and reduce speeding by educating drivers to the speeds in which they are traveling, relative to those they should be traveling. Community groups and schools are able to book the Mobile Radar Unit on a first come, first serve basis.

3.4.2 Speed Reduction in School Zones

The long-term, highly contentious measure that has been proposed is the reduction of speed limits in school zones. Aside from varying philosophies on pedestrian safety measures, the two biggest obstacles to implementing a reduced speed zone, is the cost, and confusion about its effectiveness. In the interim, the Infrastructure Services, Municipal Engineering Branch, proposed an accelerated Neighbourhood Traffic Management Program to address concerns regarding pedestrian safety around school zones which was approved by City Council in late 2001. The program was included in the 2002 budget.

3.5 Pedestrian Activated Crosswalk

The safety of children attending St. Mary's School is a concern to residents who feel the amount and type of traffic (i.e. heavy trucks) traveling along Avenue P make it difficult for children and other pedestrians at the intersection of Avenue P and 19th Street to Cross the street. In the last few years, there have been two instances where a child has been struck by a vehicle while crossing the street near this crossing point. It is a priority for residents to see a pedestrian activated light be erected at this intersection. The residents have been working with the City of Saskatoon Infrastructure Services Department through the Community Association and the Home and School Association and several pedestrian crossing techniques have been used, but to the dissatisfaction of parents, teachers and students. Most residents feel that the best way to ensure the safety of children crossing Avenue P at this t-intersection is by erecting a pedestrian activated light.



Children Crossing Avenue P at 21st Street

According to the *Pedestrian Actuated Traffic Signal Priority List* the intersection of 19th Street and Avenue P is ranked 130th for a pedestrian actuated light. This information is based on the results of a study conducted in 1998 that determined the vehicle and pedestrian volumes were too low to warrant short-term consideration of a pedestrian actuated light.

In March of 2000, the Traffic Management Section installed a temporary pedestrian refuge island at the intersections of 19th and 21st Street on Avenue P. In April and May 2001, the pedestrian and vehicular flow of these intersections were observed by Municipal Engineering to ascertain the effectiveness of the



Pedestrian Island Avenue P and 19th Street

temporary structures. It was observed that the flow of traffic at the intersection of Avenue P and 21st Street was “very good, mutually cooperative, safe and efficient” and that Traffic Management would proceed with the construction of a permanent pedestrian refuge at this intersection, and three pedestrian ramps for improved pedestrian accessibility.

To correct this problem, a revised plan was implemented that replaced the island with two temporary curb extensions to help improve the line-of-sight of approaching traffic, prevent opportunities for illegal parking, and allow for the placement of more visible crosswalk without impeding turning traffic. However, the residents in Pleasant Hill are not satisfied with this solution and would prefer to see a pedestrian activated light replace the temporary curbing.

Pedestrian Activated Light Recommendation

That Infrastructure Services, Traffic Management Section in continued cooperation with the Pleasant Hill Community Association, Home and School Association and St. Mary’s School give additional consideration to installing a pedestrian activated signal light at the intersection of Avenue P south and 19th Street. A report, outlining arguments for or against this measure should be forwarded to the Community Association.

3.6 Crosswalk Visibility

Residents would like to see the pedestrian crosswalks at Pleasant Hill and St. Mary’s School given first priority for repainting in the spring of each year. The Infrastructure Services Public Works Sign Shop is responsible for painting crosswalks through out the city. After the winter, the first round of crosswalk painting is usually completed by May, weather and equipment permitting. The second round of crosswalks are painted before the end of the school year in June. The Sign Shop, has indicated they do give school crosswalks preferential painting. To be fair, the sequence which school crosswalks are painted from year to year is changed to be impartial to all areas of the city.

3.7 Pedestrian Linkage

Residents would like to see the CPR (Canadian Pacific Railway) line ROW (Right of Way) that binds the south boundary of the Pleasant Hill neighbourhood developed into a formal pedestrian linkage and bike path connecting the west side neighbourhoods to Downtown. It is not uncommon for people in the area (which includes Pleasant Hill, Meadow Green, West Industrial, Riversdale and Caswell), particularly those without cars, to use the rail line ROW as a short cut into Downtown, and other service areas.



Pedestrian on ROW between Avenue Q and R

The CPR line that runs through Pleasant Hill is 1.29 KM from the centre lane of Avenue W to the centre lane of 22nd Street. The ROW is 30.17 m. (100 ft) wide. Along the rail line are a variety of land uses including residential, commercial, industrial and park space. Five sites along the ROW have been leased by CPR to adjacent businesses for storage purposes. To effectively operate the rail line, CPR requires an approximate minimum of 50 ft of the ROW, although, this can vary depending on the location of curves and railway crossings.

Currently, CPR is in the process of drafting a policy to outline the procedure for negotiating the use of an active rail ROW for pedestrian and cycling purposes. The policy will consider details pertaining to liability and maintenance. The train bridge that connects the University with Downtown is the only instance in Saskatoon where a pedestrian and bike path run in close parallel proximity to an active railway. However, design work is currently underway in the North Industrial Area to run a path along a small portion of the active CPR ROW.

The use of active rail line ROW for pedestrian and cycling purposes is becoming more common in North America, and is widespread through out Europe. Canadian cities such as Calgary and Victoria have successful negotiated agreements for shared ROW use with rail lines such as CPR. According to CPR policy, without the formalization of the ROW for pedestrian and cycling purposes, it is illegal for anyone to be on their property without written consent.

In support of pedestrian and bike linkages in Saskatoon, the City’s Development Plan states that “parks and natural areas shall be linked in a continuous public open space system wherever possible”⁶⁴. In addition to legalizing the use of the ROW for pedestrian and bike purposes, allocating a portion of the ROW for public use may also provide the rare opportunity to link three, and potentially four core neighbourhood parks together. Located along the CPR line are Fred Mendel, Grace Adam and Steve Patola Park. If the former Inland Steel site is redeveloped into a park, pending further community consultation, it too could be integrated into a formal pedestrian and cycling linkage.

Pedestrian Linkage Recommendation

That the Infrastructure Services Department, Traffic Management Section, in consultation with the Parks Branch, prepare a report for City Council outlining the feasibility of formally allocating a portion of the Canadian Pacific Rail Right of Way for the purposes of a pedestrian and cycling linkage from Downtown into the west portion of Saskatoon.

⁶⁴ City of Saskatoon “Development Plan Bylaw 7799”, Section 9.2.2(d), p.42

Consideration should be given to the cost, maintenance, liability and safety aspects of establishing the linkage.

3.8 Bike Plan

Given that there is a low proportion of people who own vehicles in Pleasant Hill (.023 vehicles per person compared to the city average of .72), and residents tend to use alternative means of transportation such as bus, walking and cycling, the planning group has requested that the neighbourhood be fully incorporated into future plans for a city wide bike plan.

3.8.1 Bicycle Facility Network Study



In 1999, the City of Saskatoon commissioned a Bicycle Facility Network Study in recognition of the growing number of cyclists in Saskatoon for both commuting and recreational purposes. The purpose of the study is to provide a detailed perspective on local cycling/transportation issues, to identify network alignments and to facilitate predominately local utilitarian bicycle trips within the community⁶⁵. Through the Local Area Planning process, residents in Pleasant Hill were given an opportunity to discuss the draft network,

Cyclist on Avenue P across from St. Mary's School ground

and were pleased that a portion of the neighbourhood was included in plan. However, residents generally felt that more of the neighbourhood could be incorporated into the plan by recognizing the CPR ROW as linkage connecting the west portion of Saskatoon to the east. As was mentioned in the Pedestrian Linkage Recommendation above (Section 3.7), further study is required to determine the legalities of incorporating the ROW, however, other opportunities may exist to enhance the Pleasant Hill connection.

The draft report identifies 18th Street to 23rd Street along Avenue T as the Pleasant Hill linkage. This particular route was selected because of the relative ease in which a bike path could be incorporated into the existing road design. To provide further opportunity for consultation into the bike network, the Infrastructure Services Department, Traffic Management Section will be holding a series of public meetings in 2002 for residents to give additional feedback on the draft plan.

Bike Plan Recommendation

⁶⁵ Draft Final Report City of Saskatoon "Bicycle Facility Network Study", 2001. p.1.

That the Infrastructure Services Branch, Traffic Management Section send a notification letter to the Pleasant Hill Community Association inviting them to attend the consultation for the Bicycle Facility Network.

3.9 Light Rail Transit

The Pleasant Hill planning group has agreed that the CPR line is a natural corridor that could, in the future, connect the west, central, and northeast portion of Saskatoon together with Light Rail Transit (LRT).



The total distance of the CPR line that runs from Sutherland to Parkridge is approximately 15.73 KM. There is a high potential that the main CPR line could serve as a Light Rail Transit route in the future. In the City of Saskatoon “Future Growth Study”, it was recognized that the operating costs of an LRT system was feasible in CBDs with commercial space of 2 million square metres or greater. In 1998, Saskatoon’s CBD contained 541, 451

CPR line between Avenue I and Avenue H south

square meters⁶⁶. However, the need to secure land for a future transit corridor was considered appropriate from a planning perspective, and securing abandoned rail lines for this purpose was recommended and adopted.



City barricades at Avenue K south

In 1999, at the request of City Council, the Infrastructure Services Department, Traffic Management Section, erected a number of temporary barricades on Avenue J and K to prevent vehicles from driving along the CPR ROW. Since this time, there have been no measures taken to replace the unsightly temporary structures. The cost of installing aesthetically pleasing, permanent barricades, is relatively reasonable, and the work can be done within the regular maintenance schedule.

3.10 Barricades

At the end of Avenue J and K there are several temporary cement barricades in place to prevent vehicles from accessing the Canadian Pacific Railway Right of Way. To improve the aesthetics of the neighbourhood, residents would like to see permanent barricades such as bollards erected in place of the temporary structures.

⁶⁶ City of Saskatoon “Future Growth of Saskatoon: A Tradition of Planning”, 2000. p. 22.

Barricades Recommendation

That the Infrastructure Services, Transportation Branch be requested to review the potential to replace the temporary barricades on Avenue J and K perpendicular to the CPR ROW with permanent barricades that are more aesthetic and fit into the residential character of the area; and, that a copy of the review be forwarded to the Pleasant Hill Community Association.

3.11 Parking

Parking around St. Paul's hospital is a concern to some nearby residents who feel that there is insufficient space available for local residents to park on the street in front of their homes, particularly around the 300 block of Avenue Q and R.

In 1999, the City of Saskatoon Infrastructure Services, Parking Services Section implemented a Parking Permit Program in the Varsity View area in response to concerns from Varsity View residents over high levels of transient parking in the neighbourhood. Since then a similar program has successfully been initiated by the residents in City Park. In both instances, the geographical proximity of the neighbourhoods to major city-wide destinations such as Downtown, the University and hospitals put excess pressure on the availability of parking spaces. In the case of Pleasant Hill, the biggest pressure influencing parking availability around the 300 block of Avenue Q and R is St. Paul's Hospital.

From the Parking Services Section perspective, an analysis of parking availability in the area of St. Paul's Hospital took place in 2001, and it was determined that the demand for parking restrictions such as the installation of parking meters, around the periphery was minimal. Despite these findings, residents were given the opportunity to learn about Parking Permit Program during the Local Area Planning process. It was determined, in accordance with the Parking Permit Program, that residents interested in pursuing the program are required to initiate the process by receiving a minimum of 70 percent approval from residents within a 10 block radius of the proposed program location. If the residents choose to undertake this initiative, the Parking Services Section is responsible for providing ongoing support.

3.12 Public Transportation**3.12.1 Bus Shelters**

Some of the bus shelters in the neighbourhood are prone to vandalism and poor upkeep. Residents would like to see bus shelters maintained and recognized as valuable components of the community environment. It was suggested that there be opportunities to partner with Transit Services and neighbourhood groups to promote responsible care of bus shelters (i.e. creation of an "adopt-a-shelter" program).



Bus Shelter outside St. George's Senior Citizen's Centre

The Utility Services Department, Transit Services Branch, is responsible for the upkeep of bus shelters. There is a regular program administered by the branch that ensures bus shelters are cleaned twice per year. In the instances where a bus shelter requires additional upkeep, there is a staff person employed for ongoing maintenance, however, it is the responsibility of the community to notify Transit Services if additional maintenance is required.

After placing a call to Transit Services, residents can be assured that the shelter will be cleaned within a week.

If the garbage near a bus shelter needs to be cleaned outside its regularly scheduled collection, residents are required to contact the Public Works Branch with Infrastructure Services. On street garbage containers are collected once a week except near the malls and Downtown where collection is twice per week.

If a bus shelter has been vandalized, the community is encouraged to notify Transit Services. However, the procedure for maintenance is different given the cost of repairing the damage. Any debris left behind will be cleaned immediately, but the repair to the bus shelter may be delayed to lessen the cost of any reoccurring vandalism.

Instead of creating an adopt-a-shelter program, Transit Services has suggested that the community be informed of the ongoing maintenance program through the local area plan and attendance of transit staff at a community association meeting. There is some concern that having residents clean the shelters may not be allowed according to labour agreements. If the community finds that regular maintenance of the bus shelters by transit staff is not enough, and they want to pursue the adopt-a-shelter program, they are encouraged to write a letter to the Manager of Transit Services.

Bus Shelters Recommendation

That the Transit Services Department arrange to attend a Pleasant Hill Community Association meeting to discuss the maintenance of bus shelters, opportunities to recognize bus shelters as a valuable component of the community environment and the possibility of creating a adopt-a-shelter-program in the neighbourhood.

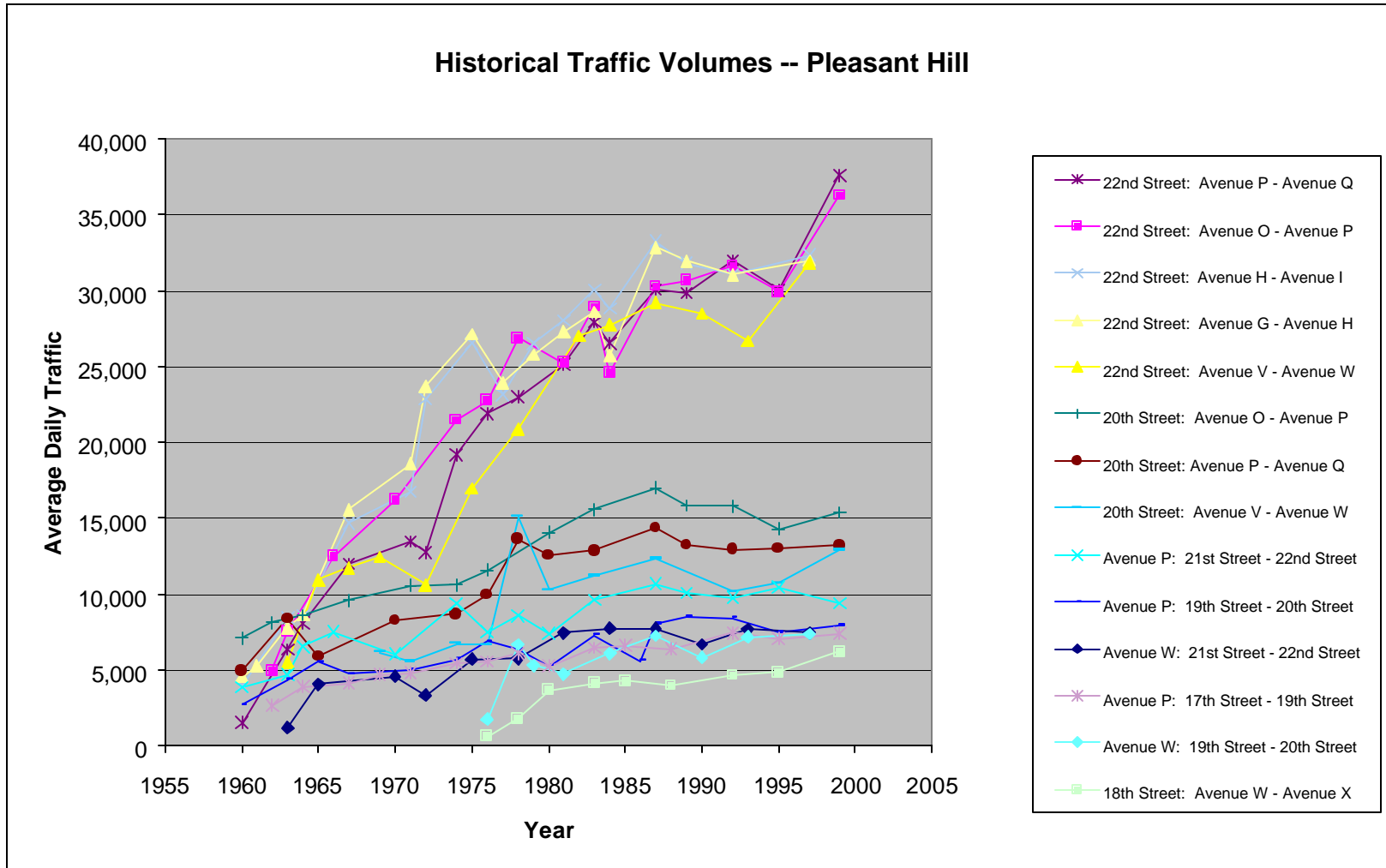
3.13 Customer Service

The planning group suggested that there be more communication between Transit Services, transportation planners and the Pleasant Hill community. Residents feel that providing the community

with a consistent contact could help strengthen relations and ensure that the transportation needs of the residents are being met.

To improve communication between transportation providers and the community, a concerted effort has been made by the City administration to include residents in the decision making process. For instance, it has become common procedure for the Traffic Management Section to submit proposals for traffic changes directly to the community associations for comment, and on occasion, transportation planners also attended regularly scheduled meetings to discuss transportation issues as a whole with residents. The same procedure is also coming into fruition for Transit Services. Through awareness raised during the Caswell Hill Local Area Planning process, Transit Services has become more aware of the community's desire to have policy and scheduling staff more accessible to the public. Recently, transit staff attended a Warehouse Local Area Plan meeting, and indicated to attendees that transit staff is available to attend community meetings. Given the recent advancements of both Transportation Management and Transit Services to improve communication with the residents of Saskatoon, it is clear that the administration is moving in the necessary direction to enhance community relationships.

Appendix A



Source: Traffic Management Section, 2001

4.0 Municipal Services Goal

- ❖ That the physical appearance of the Pleasant Hill neighbourhood be improved.

4.1 Ongoing Maintenance Considerations

Many of the concerns regarding municipal services in Pleasant Hill require, for the most part, ongoing consideration by the City. The community feels that there is a need to improve ongoing maintenance of physical infrastructure such as street signs, lighting, sidewalks, boulevards, vacant sites and the CPR rail ROW. Planning group members have expressed that if the City were to help take a lead role along with the Community Association in improving general maintenance, it would send a message to residents that Pleasant Hill is worth caring about, and improving upon.

The current physical condition of some areas in the neighbourhood are perceived by residents, and other citizens of Saskatoon as neglected. As was discussed in the safety portion of this report, overall neighbourhood maintenance is a factor in preventing the occurrence of crime. The commonly regarded, “Broken Window Theory” argues that “if a window in a building is broken and is left unrepaired, all the rest of the windows will soon be broken ... one unrepaired window is a signal that no one cares, and so breaking more windows costs nothing”⁶⁷. This theory illustrates how neighbourhoods may decay into disorder and eventual crime if no one attends to their maintenance. When disordered behaviour is ignored, it indicates that no one cares. **This creates fear within the community and attracts predators who thrive in conditions of public apathy and neglect.** In major centres in North America, such as New York, community wide maintenance and reinvestment initiatives were instrumental in improving the sense of social responsibility, and significantly reducing crime levels⁶⁸.

4.2 Infrastructure Expenditures

Attracting reinvestment in the Pleasant Hill neighbourhood may involve additional expenditure on infrastructure improvements. The local and provincial government along with the community, investors and developers need to see that the neighbourhood is worth investing in. In general, people need to feel that the expenditure on improvements will result in a return on the investment whether it be financially or socially. If the City chose to increase their contribution to infrastructure improvements incrementally over the next 10 years, there is a good possibility that this may encourage private investors to follow suite.

67 G. L. Kelling and C. M. Coles. *Fixing Broken Windows*. Library of Congress: Simon & Schuster, 1996.

68 Gladwell Malcolm, “*The Tipping Point: How Little Things Can Make a Big Difference*, 2000. (See www.thinksmart.com)



Gravel road on 17th Street between Avenue S and Avenue T

The City of Saskatoon does not currently have the means to track all infrastructure improvements by neighbourhood, however, there are options that exist to determine a significant proportion of the distribution of expenditures. Albeit, over the long term the corporation may consider monitoring all investments at a neighbourhood level, however, the precedent has yet to be benchmarked.

The Development Plan states that “the City shall maintain a balance between the development of civic infrastructure (physical and social) in new areas, and the maintenance and renewal of infrastructure in existing areas of the City”⁶⁹. This policy recognizes the need to maintain the existing infrastructure as well as the need to develop new infrastructure to serve the growing city. However, there may be an opportunity to interpret the policy as a guideline that calls for consideration of the distribution of infrastructure expenditure at a neighbourhood level, which would allow for a quantitative account of the balance between new development and redevelopment.

According to the Public Works Branch of the Infrastructure Services Department, there are several issues to be considered in the maintenance and rehabilitation of existing public works infrastructure in all neighbourhoods:

1. Function relates to the ability of existing infrastructure to meet current design standards and functional requirements. As a result, there will be differences in condition and levels of function between new areas and existing areas of the city.
2. It is assumed that the city will exist for a very long time, and therefore sustainability is implied in current decisions regarding the maintenance and rehabilitation of public works infrastructure. However, sustainability is explicitly considered. For example, under current levels of funding sidewalks in concrete is not sustainable. Perhaps the benefits of concrete sidewalks do not warrant the level of expenditures required.

⁶⁹ City of Saskatoon, “Development Plan Bylaw 7799”, Section 17.2 (g). p.72.

3. Property owners in new areas are paying for the new public works infrastructure through the purchase of their property. In addition, their property price includes “off-site” levies that go towards the investment in existing public works infrastructure required as a result of the additional demand due to growth. These same property owners also pay for the maintenance and rehabilitation of existing public works infrastructure through their property taxes and utility charges.
4. For the most part, adjacent property owners have paid for the original construction of the public works infrastructure in their neighbourhood through Local Improvement Programs or later, Prepaid Services. Where the roads are not paved or there are no sidewalks, it is because adjacent property owners chose not to pay for those services. Further, many properties have paid for the replacement of public works infrastructure through Local Improvement Programs.

The current process makes no account of the location of the rehabilitation that is needed. For example, the replacement of cast iron water mains has focused on those water mains installed during the period 1955 to 1974. These replacements occur in a ring outside the core neighbourhoods and inside the new neighbourhoods. The water mains within the core neighbourhoods are expected to last another 100 years on average.

The housing indicators system under development in the Community Services Department has identified the need for and plans to incorporate measures of expenditure at a neighbourhood level. Establishing a similar system to monitor infrastructure investment may ensure a more balanced approach to the long term success of all Saskatoon neighbourhoods.

4.3 Unpaved Roads

There are still a few unpaved roads remaining in Pleasant Hill that residents would like to see paved to reduce the amount of dust, and bring Pleasant Hill up to the same standard as newer neighbourhoods. There are currently four partial gravel roads remaining:

- ❖ 17th Street between Avenue S and Q
- ❖ Avenue J near the railway track
- ❖ Avenue T between Pleasant Hill School and 20th Street
- ❖ 19th Street between Avenue N and O.

The derelict nature of these roadways have received National media attention. In October 2000, Maclean’s Magazine when reporting on Roy Romanow’s departure as Premier of Saskatchewan stated that,

“Saskatoon in 1991 was something of a shock. It was a prosperous place -- the "jewel of the prairies" -- yet some inner-city streets were still unpaved...it’s hard to say what is more surprising: that at the end of the 20th Century, a serious Canadian city could still

have an entire neighbourhood with dirt streets; or that one of the country's more enduring political figures could emerge from such a poverty-stricken ethnic ghetto..."70.

This quote is a reflection of the perception that exists in Canada about Saskatoon's core area, which can serve as a reminder that our standards may need to improve.

The City does not currently take responsibility for the cost of paving gravel roads in any existing neighbourhoods in Saskatoon. If the nearby residents or business owners decide to pave the road, it is at their own cost. The cost of paving roadways in newer neighbourhoods is absorbed in the sale of the property, a procedure that did not exist when core neighbourhoods such as Pleasant Hill were developed.

4.3.1 Past Maintenance Improvement Programs

In the 1980's, a Local Improvement Program existed as a means to enable residents the opportunity to make improvements such as the construction of sidewalks or paving of roadways with support from the City. The program required that residents pay 100 percent of the cost of a local improvement, however, if 50 percent support was gained by the affected residents, the City would undertake the construction and the cost was added to the resident's property tax. The eventual downfall of the program, was the level of resistance the City administration received from the opposing 50 percent of residents.

In the case of Pleasant Hill, it may be unreasonable at this time to expect residents to incur the cost of paving gravel roadways, or constructing sidewalks given the low average family income, transient nature of the population and high proportion of absentee land owners. If the City were able to make a partial investment into local improvements such as paving the gravel roadways in Pleasant Hill, perhaps property owners would be willing to contribute the remainder of the cost. Signaling to potential investor, developers and property owners that the neighbourhood is worth investing in.

4.4 New Sidewalk Construction



21st Street is a popular street for pedestrian traffic as it is located between 20th and 22nd Street which are two major roadways that carry a large amount of vehicle traffic. To improve pedestrian safety, residents would like to see a sidewalk constructed along 21st Street between Avenues I and P. The sidewalk was likely not originally constructed for there are no houses that have frontage facing 21st Street.

Worn pathway along 21st Street

70 Maclean's Magazine, "Quitting the Club", October 9th, 2000.

4.4.1 Sidewalk Retrofit Program

As a means to address sidewalk allocation deficiencies in Saskatoon, the Infrastructure Services Department administers the Sidewalk Retrofit Program. This program identifies areas that qualify for sidewalk installations based on the type of road classification, pedestrian demand, alternative facility availability and end-point connections. Unfortunately, the installation of a sidewalk on 21st Street would not qualify for the funding available under this program, for the sidewalk does not serve a city-wide purpose and it is classified as a local street as opposed to an arterial roadway which could qualify for funding. In order for the installation of a sidewalk on 21st Street to take place, the adjacent property owners would have to take the initiative and incur the associated costs. However, there are reasonable, cost effective alternatives to installing a sidewalk. For example, residents have created their own alternatives such as The Sisters of Charity Grey Nuns of Saskatchewan who have constructed a sidewalk made of gravel, which was more cost effective than using concrete or asphalt. The Infrastructure Services, Public Works Branch is willing to provide input, and guidance for residents who choose to undertake the construction of an alternative sidewalk.

4.5 Asphalt Overlay Program



Sidewalk and boulevard on Avenue P

Similar to other neighbourhoods in Saskatoon, residents in Pleasant Hill do not support the continuation of the Sidewalk Asphalt Overlay Program in the neighbourhood. It has been observed that recent asphalt applications to deteriorating sidewalks have already begun to crack.

The Asphalt Sidewalk Overlay Program is administered by the Infrastructure Services Department, Public Works Branch. The program is a Capital Budget item which means that the administration, in this case, Public Works, has to apply to City Council for special funding above and beyond their normal operating budget in order to undertake the work. In May 2001, the Roadways Section undertook a review of the Asphalt Overlay Program and submitted a report to City Council.

The report suggested ways of improving the program in order to gain wider public support. The improvements suggested include:

- ❖ The Administration will ensure that a minimum of one month advance notification is provided to affected property owners.
- ❖ The Administration will embark on an extensive public education initiative that will provide residents and community associations with the facts regarding the programs, and will allow residents an opportunity to ask questions.
- ❖ Aesthetics are a common complaint about the program. Residents are often disappointed with the “uneven” appearance of the sidewalk at the curb. In order to address this concern, the Administration has decided to blacken the entire curb face.

To further address the public concerns toward the use of asphalt overlay on sidewalks, a second report introducing the concept of a ‘hybrid’ program, consisting of both concrete and asphalt repairs was submitted, to City Council in August 2001. The report calls for the creation of a new fund referred to as a ‘hybrid’ full rehabilitation reserve. The reserve will be used to fund the more expensive concrete repairs which are expected to replace the lower priced, short-term asphalt overlays intended to improve sidewalks that are a immediate hazard to the public. Both reports have been adopted by City Council. However, in April 2002, funding for the hybrid program was not approved by City Council which means the Asphalt Overlay program will continue through the 2002 budget year.

Infrastructure Expenditure Recommendation

That the absence of sidewalks (approximately 10 blocks), paved residential roads (approximately 4 blocks of gravel roads), and grassed boulevards (approximately 15 blocks) be reviewed by the Infrastructure Services Department as a potential reinvestment opportunity in Pleasant Hill during the Capital Budget review process for 2003.



Maintained boulevard Avenue Q south

4.6 Boulevard Appearance

The maintenance of curbs and boulevards is poor in some parts of the neighbourhood (i.e. 17th, 18th and 19th Street and Avenue I, J and K) and residents have expressed that more attention is required in these areas to ensure a reasonable standard. The responsibility of boulevard maintenance is that of the adjacent property owners. Although, not all property owners are willing or able to take on this responsibility.

Typically, City owned boulevards are cut once per season for the purposes of weed control. If the community notices weeds growing on private or public property, they can contact the City Weed Inspector and report their concern. If the property is owned by the City, it will be mowed, however, there are no allowances in the staffing budget for boulevard maintenance on private property.

If the issue of maintenance is the need to improve the appearance of boulevards which are without any vegetation, as is the case on some blocks in Pleasant Hill, residents can request grass seed free of charge from the City Central Stores. Although, alternative solutions, may also include xeroscaping through native plantings and species which may require less upkeep (i.e. the need for water) and cost, while still improving the appearance of the boulevard. However, property owners must get approval from the City prior to planting anything other than grass on boulevards.

In instances where there is a centre boulevard, such as those in the southwest portion of Pleasant Hill, the grass is cut by the City once a month during the summer. If weather, budget and time permits, the centre medians will receive improvements such as additional seeding. If residents observe that the grass on the boulevard is at an unacceptable height, they are encouraged to contact the Parks Branch.

If the City is able to encourage increased investment in the area, the improved appearance of boulevards may come naturally. However, in the interim, the Community Association requires the assistance of the Parks Branch to improve and maintain their boulevards, through regular contact with negligent residents, and labour support to bring the existing boulevards of concern up to a reasonable standard.

Boulevard Maintenance Recommendation

That the Parks Branch, Turf Maintenance Section be requested to meet with the Pleasant Hill Community Association to discuss options (strategies) to improve the appearance of boulevards in the neighbourhood.



4.7 CPR Maintenance

Residents would like to see maintenance along the CPR Right of Way improved to a reasonable standard by improving the working relationships between CPR, the City of Saskatoon and the Pleasant Hill Community Association.

4.7.1 Regulation Tools

4.7.1 Regulation Tools

The Property Maintenance and Occupancy Bylaw (7400) is administered by Fire and Protective Services and speaks directly to issues pertaining to property maintenance. The Provincial *Noxious Weed Act* is administered by the Infrastructure Services, Parks Branch, Weed Inspection Services. The Act ensures that municipalities have the authority to control the spread of noxious weeds. Depending on the nature of the negligence on a property, one these two departments, or both, can be involved in remedying the problem.

The concerns raised by residents regarding maintenance of the CPR line has been a long standing issue within the community. It is not uncommon for the grass on the ROW to be cut once or twice a year, leaving plenty of opportunity for growth, and garbage accumulation. Both Fire and Protective Services and Weed Inspection Services have identified that there is a need to improve the relationship with CPR to ensure that regular maintenance of the ROW occurs. It is common for residents to leave complaints with either section asking for a maintenance crew to be sent to clean up the ROW.

CPR Maintenance Recommendation

That the Infrastructure Services Branch, Weed Inspection Services and Fire and Protective Services work with CPR to arrange a reasonable schedule for regular upkeep on the ROW. Priority should be given to areas where the ROW is adjacent to residential neighbourhoods such as Pleasant Hill. Following an agreement of maintenance scheduling, the Pleasant Hill Community Association should receive written correspondence indicating the maintenance schedule and future contact information.

4.8 Street Lighting

The Utility Services Department, Electrical Systems Branch recently completed a two-part lighting upgrade for Saskatoon. Pleasant Hill received the Phase I lighting upgrade in 1996. This involved upgrading mercury vapour lighting with high-pressure sodium lighting. The amount of lighting was increased 24 percent. In Spring 2001, the Phase II upgrade took place thus increasing the number of street lights per block from three to four and further improving night visibility.

These upgrades are to the satisfaction of residents who are appreciative of the improvement. The community feels that street lighting is a key factor in providing a sense of safety in the community, and have asked that lighting standards be maintained and further enhanced over time in the neighbourhood.

4.9 Garbage Collection

Garbage collection in some parts of the neighbourhood (i.e. Avenue S and 20th Street) is a concern to residents who have expressed that collection is inconsistent resulting in litter and in some cases garbage fires. Moreover, there was also expressed concern that residents were overfilling garbage containers and disposing inappropriate garbage material into back lanes. During the local area planning process, residents were given the opportunity to discuss various strategies that help the community work toward improving responsible garbage disposal. The following is a summary of this discussion:

- ❖ Place stickers on garbage bins with a list of prohibited garbage materials (some garbage containers already have a partial list of prohibited material stamped onto the lid).
- ❖ Publish a list of materials that are not allowed in the garbage containers in the community newsletter (The Environmental Compliance sent a brochure regarding responsible waste disposal to all residents in the fall of 2001).
- ❖ Have the Community Association continue to host community clean-up initiatives with support from the City.
- ❖ Have the Community Association take a lead role in distributing information about responsible garbage disposal.
- ❖ Have residents report to Environmental Compliance the need for additional garbage containers in high-density portions of the neighbourhood on a case-by-case basis.

4.9.1 Trash Tips

The Utility Services Department Environmental Compliance Branch is responsible for enforcing the Waste Bylaw #520371. The branch currently offers a program informally called “Trash Tips”. This program was created to educate Saskatoon residents about appropriate and inappropriate waste disposal materials. However, there has been little funding allocated to promoting the program, so many residents are unaware that it exists. Over the last year, attempts have been made to promote the program through utility statements, however, other information advertisements have received precedent, and a mail out has not occurred. When funding and resources are available, it is the intent of the Environmental Compliance Branch to distribute brochures promoting the program as needed. However, it is not realistic to expect that a flyer drop will have the desired affect that is required to improve the occurrence of littered garbage throughout the neighbourhood. Especially when the transient nature of the population of Pleasant Hill is taken into consideration.

The Waste Bylaw inspector is available to work with neighbourhoods through the Community Association to identify areas where garbage disposal is a concern. However, a confusion that sometimes occurs is associated to communicating the overlap of jurisdiction between the different inspectors responsible for maintenance in general. For instance, the Right-of-Way Bylaw Inspector is responsible for maintenance issues associated with the street where as the Property Maintenance and Occupancy Bylaw inspector is concerned with private property, with the exception of commercial waste containers which falls within Public Health Inspectors jurisdiction. The working relationship between the four inspectors is understandably close so that if a resident reports a bylaw infraction, they should expect that one of the bylaw inspectors will ensure the infraction is resolved.

Resident concerns regarding garbage fires have been substantiated by the 2001 statistics released by Fire and Protective Services which show Pleasant Hill with the highest rate of garbage fires in Saskatoon (approximately 60 fires). According to Fire and Protective Services 99 percent of the fires

71 The Waste Bylaw #5203 will be undergoing revision within the next couple of years.

started in garbage cans are arson related. As shown in Table 1, the cost of these fires to the City of Saskatoon has risen over the last four years.

Table 1. The Cost of Garbage Fires, 1998-2001

Year	Estimated Cost
1998	\$35,600
1999	\$7,989
2000	\$23,169
2001 (Jan-July)	\$58,856

Source: City of Saskatoon, Fire and Protective Services

4.9.2 Front Street Pick-Up



To address the issue, a contentious solution has been the establishment of front street pickup. Both Fire and Protective Services as well as the Environmental Compliance Branch have information that suggests front street pick up will address a vast majority of concerns related to garbage accumulation and collection. Each year, a neighbourhood that has rear lane access is targeted for front street pick up.

Garbage and furniture in a back lane in Pleasant Hill

Pleasant Hill is under consideration for this conversion, however, the community has not yet been consulted regarding their position on front street pickup for this information did not become available until after the planning group meetings ended.

Resident concerns that garbage is not being collected weekly may be answered by considering the process in place for garbage collection. According to City policy, garbage collection in neighbourhoods with rear lanes such as Pleasant Hill is averaged bi-weekly in the Winter and weekly in the Summer. The only a time a garbage container will not be collected is when there is an obstacle, such as a vehicle, blocking access to the container, or someone has disposed of inappropriate material. In either case, the Bylaw Inspector is notified by garbage collection staff and the resident is notified of the regulations. However, in some instances, such as apartments, the caretaker or property owner is served notice rather than the residents. Unfortunately, the information is not always communicated to the tenants by the caretaker or property owner and the garbage that is left uncollected can become unsightly.

Garbage Collection Recommendation

That the Environmental Compliance Branch and Fire and Protective Services facilitate the opportunity to consult and provide educational materials to the Pleasant Hill Community Association regarding waste disposal and that consideration be given to implementing the community's suggestions to improve the occurrence of inappropriate and excess garbage disposal (e.g. large appliance and furniture pick-up services, placing stickers informing residents of prohibitive garbage material on disposal bins, publishing prohibitive garbage disposal list in regularly in the community newsletter and addressing concerns for additional garbage containers on a case-by-case basis, etc...).

4.10 Property Maintenance

Property maintenance in Pleasant Hill is an important issue. Residents feel that the high number of absentee land owners and the continuous turnover of some rental properties exasperates the lack of accountability for people to maintain their property to a sufficient residential standard.

4.10.1 Property Maintenance and Occupancy Bylaw



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 property care. The Fire and Protective Services Department administers the bylaw and employs a bylaw inspector at a district level to address neighbourhood concerns and provide lawful enforcement. The bylaw was enacted in 1996 following a Home Inspection Program initiated by the residents of Riversdale and supported by Fire and Protective Services. The program involved community volunteers going door-to-door conducting home inspections. The volunteers were trained by Fire and Protective Services personnel to identify unhealthy and unsafe housing conditions. When the Property Maintenance and Occupancy Bylaw was created, the Home Inspection Program was disbanded as a result of volunteer

burn out. Attempts to re-engage residents in the Home Inspection Program have been unsuccessful as a result of the convenience of the Health and Safety Hotline now employed to receive incoming complaints regarding property maintenance.

In September 2000, the West District Inspector for Fire and Protective Services met with the planning group to consider solutions that could help the neighbourhood improve unsightly properties. The following list includes suggestions for the community and other stakeholders to become more involved with improving property maintenance standards:

- ❖ That the planning group report incidents of unsightly and unhealthy properties by calling the Health and Safety Hotline.
- ❖ That the planning group work together to educate their neighbours and the community in general about property maintenance standards.
- ❖ The planning group supports initiatives taken to acknowledge, educate and combat the problem of irresponsible maintenance (i.e. Public Service Notices).
- ❖ The planning group will remain committed to resolving the property maintenance issue in Pleasant Hill.
- ❖ The planning group supports the intent of the Property Maintenance Bylaw.

4.10.2 Safe Housing Core Initiative

To further address concerns regarding property maintenance, in May 2001, Fire and Protective Services launched into full force their Safe Housing Core Initiative after receiving funding to hire a second inspector. As a result, the program has been further engaged to ensure all issues surrounding property maintenance are addressed in a efficient manner. The area that has been targeted by this program includes Downtown as well as a large portion of Pleasant Hill. It is expected that as the Safe Housing Core Initiative continues, significant improvements to property maintenance standards will be seen not only in Pleasant Hill, but through out Saskatoon.

Program Communication Recommendation

That information communicating the programs available to improve solid waste disposal and maintenance of property are distributed by the City of Saskatoon, Communications Branch through notices at community events, public announcements and customer utility statements (e.g. promoting the Trash Tips Program, appropriate items for garbage disposal, guides to household hazardous products, property maintenance standards, the Safe Housing Core Initiative, neighbourhood Clean-ups (where the City is involved), recycling, etc...).

5.0 Parks and Recreation Goals

- ❖ To provide positive recreation opportunities in both the parks and through recreation programming for children and youth in the neighborhood to keep them off the streets
- ❖ To encourage more adult use of the parks in the neighbourhood by enhancing recreation and leisure opportunities for adults within the neighbourhood.
- ❖ To encourage the continuation and expansion of community gardens.
- ❖ To promote cooperation with other Community Associations to encourage opportunities to share resources such as park space.

5.1 Parks and Recreation Open Space Policy

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 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.

The objectives of the City of Saskatoon's Parks and Recreation 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 (City Council Policy #C10-017)72.

Core neighbourhoods such as Pleasant Hill were developed prior to the establishment of the current park development standards and subsequent land dedication requirements. As such, these neighbourhoods initially received insufficient amounts of park space based on current standards and policy. It is the policy of the City of Saskatoon to bring older neighbourhoods, over time, to the current park allocation standards that have been established for new neighbourhood development73. **In 1994, Pleasant Hill was brought up to the appropriate park space allocation standard outlined in the open space policy of approximately 7.64 ha (18.88 acres).**

72 The existing Park Development Guidelines (Administrative Policy #A10-017) are currently being updated by the City Administration. The revised guidelines will be complete in 2002.

73 City of Saskatoon "Development Plan Bylaw 7799", Section 9.2.2(c). p. 42.

5.2 Park Space

The following Neighbourhood Parks are located in the Pleasant Hill Neighbourhood:

❖ Fred Mendel Park	5.11 ha (12.63 acres)
❖ Pleasant Hill Recreation Unit Park	1.19 ha (2.94 acres)
❖ D.L. Hamilton Park	0.55 ha (1.36 acres)
❖ Steve Patola Park	0.38 ha (0.93 acres)
❖ Grace Adam Metawewinihk	0.41 ha (1.01 acres)

Residents in Pleasant Hill have stated that they appreciate the amount of open space in the neighbourhood, however, they would like to see future park development initiatives aim to enhance adult and family use of the existing parks.

The residents feel that activities and recreational programs such as lawn bowling, bird watching, walking programs, cross country skiing, picnic tables, fire pits, park benches for sitting, trees for shade, flowers and places for residents to plant flowers, can ensure residents are able to enjoy the full benefits of leisure opportunities afforded by having over 7 ha of green space within the neighbourhood boundary. They would like to see these amenities available in more of their park spaces.

The City of Saskatoon presently has two programs that are designed to address redevelopment and enhancement of existing park spaces at the neighborhood level – the park upgrade program and the park enhancement program. In consultation with the Community Services Department, community associations can apply to either of these programs to develop existing park space in their neighborhood.

5.3 Park Enhancements

The park enhancement program is a city wide program that is a partnership between the Community Development Branch of the City of Saskatoon and community associations. The park enhancement program is designed to allow for cost-shared enhancements to existing park amenities. The purpose of the enhancement program is to:

- ❖ Assist community associations in enhancing the program in neighbourhood parks;
- ❖ Respond to neighbourhood park development requests from Community Associations on an annual basis;
- ❖ Encourage public involvement and program needs identification for neighbourhood park development.

The park enhancement program typically funds items such as picnic tables, play apparatus, pathway lighting, trees, etc. Community associations may apply to this program on an annual basis and must contribute a minimum of 10 percent of the project cost.

In the case of the Pleasant Hill neighborhood, the Pleasant Hill Community Association has currently applied for and received support under this program to enhance the play apparatus in Grace Adam Metawewinihk Park adjacent to St. Mary's. The Pleasant Hill Community Association felt that enhancing the play apparatus would greatly benefit the children in the neighbourhood, and would also serve to advance their goal of "keeping kids in the parks and off the streets".

5.4 Park Upgrade Program

Addressing neighborhood park upgrades is a priority for the City of Saskatoon and is accomplished on an annual budget which is spent on a prioritized list of neighborhood parks. Priorities for the program are determined according to the impact of the upgrade on safety, demographics, infrastructure, land use and existing leisure program activities. As part of the Park Upgrade Program process, residents are given an opportunity to have input into the design for the re-development of the park.

Fred Mendel Park and the Pleasant Hill Recreation Unit Park have been identified for improvements under the long range citywide Park Upgrade Program, but neither are scheduled in the current five year capital project outline.

5.4.1 Pleasant Hill Recreation Unit Park



Pleasant Hill Recreation Unit Playground

The Pleasant Hill Recreation Unit Park is located behind Pleasant Hill school, and serves the school children and residents in the Pleasant Hill neighbourhood. The park is equipped with walking paths, two BBQ pads, spray pool, basketball court, ball diamond, play apparatus and small tobogganing hill.

In the summer, the park is very busy with children playing and participating in the craft and recreational programs offered by the City of Saskatoon, Community Development Branch. Parents are welcome to attend the programs with their children, however, there are no structured adult programs offered. For the most part, the park is well used by residents in the neighbourhood, although, some problems have arisen as a result of inappropriate use of the spray pool – the kids, in attempt to create a swimming pool, continuously plug the spray pool drain with sand.

5.4.2 Fred Mendel Park

The park is located on the boundary of Pleasant Hill along the railway between Avenue W and 17th Street. Unlike the Pleasant Hill Park and Recreation Unit, Fred Mendel Park serves more of a district purpose as opposed to a neighbourhood purpose. According to the planning group, Fred Mendel Park is rarely used by residents for recreation or leisure purposes. The park is equipped with four ball diamonds and a small play apparatus, which residents have expressed does not meet their park space, recreation or leisure needs.

Due to the popularity of softball and slo-pitch during the 80s and early 90s, there was a deficiency of quality sports fields. The ball diamonds at Fred Mendel Park were required for adult use to schedule their ball leagues. To address the sports field deficiency, City Council approved a capital project in 1997 to provide funding to redevelop and rebuild sports fields in specified District and Multi District parks. This 5 year project will be completed in 2002 and will provide additional sports fields for youth and adult leagues. Since the deficiency of ball diamonds is being addressed, the need to utilize the Mendel fields for adult users has been reduced. **There is now an opportunity for this park to be considered for neighbourhood-based recreational uses.**



There is an opportunity to incorporate a more neighbourhood friendly design when Fred Mendel Park is upgraded. The potential for activities such as lawn bowling, bird watching, walking paths, cross country skiing, picnic tables, fire pits, park benches, trees for shade, flowers and places for residents to plant flowers should be considered in the upgrade design.

Fred Mendel Park Playground

In addition, **park upgrades can have a significant impact on neighbourhood revitalization, locational desirability and community well-being.** All of which may serve to further solidify the existing stability of the low density residential housing located in the southwest portion of the neighbourhood adjacent to the park.

Park Upgrade Recommendation

That the Community Services Department, Community Development Branch, consult further with the Community Association to determine the priorities for park development within their neighborhood.

5.5 Steve Patola Park

The residents in Pleasant Hill would like to improve public access to Steve Patola Park, however, the park is leased to St. George's Senior Citizens Club. In 1979, the City of Saskatoon signed a 50 year

lease with St. George's Senior Citizens Club giving them exclusive use of the park for a cost of \$1.00 per year for a period of 50 years. All maintenance and park enhancements are the responsibility of senior's club. Aside from providing the space, the City of Saskatoon provides no support to the club.



Steve Patola Park

To ensure accessibility of the park in the future, there are two apparent possibilities – one short term, the other long term. In the short term, the community association may want to approach St. George's Senior's club about the possibility of sharing a portion of the park with the residents. In the long term, there is the possibility that St. George's Church will no longer want to operate the facility.

In this case, the City of Saskatoon can reacquire the site for the purpose of a neighbourhood park programmed to serve the needs of all residents. It is not unreasonable to think that the needs of senior citizens will undergo changes over the course of the next 50 years and that this site may no longer serve it's current use. In this case, every effort should be made to ensure the site is used for a park, operated by the City, and open to all residents.

Steve Patola Park Recommendation

In the event that St. George's Seniors Club no longer requires Steve Patola Park for the purposes of a senior's club and recreation facility, the City of Saskatoon should resume the operation of the site for the purposes of a neighbourhood park open to all residents.

5.6 Grace Adams Metawewinihk Park

In 1994, the City of Saskatoon in partnership with the Saskatoon Catholic School Board, redeveloped the existing green space around St. Mary's School and also developed the section of land adjacent to the school on 19th Street and Avenue O south along the railway line to help address the issued of green space deficiencies in the Pleasant Hill neighborhood. The City of Saskatoon is currently finalizing the transfer of ownership of the property from the Saskatoon Catholic School Board to the City of Saskatoon as part of the development agreement, and this park space will become part of the inventory of neighborhood park space for Pleasant Hill.

5.7 Future Park Development in Riversdale

Located at the corner of Avenue F and 22nd Street is the former Inland Steel site that has been identified by the City of Saskatoon as a viable location to develop park space in the Riversdale neighbourhood. An advantage to locating a park at this location is that it would likely serve other neighbourhoods including Pleasant Hill, Caswell Hill and Westmount as the outer boundary of each area meet at the intersection of Avenue H and 22nd Street. A public consultation process is currently underway to determine if these neighbourhoods see value in locating a park at this location. If the community finds this type of development favourable, a remediation of the contaminated soil, left behind by Inland Steel will take place, and further community consultation into the design and functionality of the park will commence.

5.8 Community Gardens

Community gardens improve the overall character of neighbourhoods by brightening the appearance of vacant properties and providing opportunities for households to learn about gardening as well as provide food for their families. Residents would like to see community garden initiatives expanded and sustained throughout Pleasant Hill as a means of strengthening neighbourhood cohesion and filling a food provision gap that exists within the area.

A Community Garden Program is offered by the Child Hunger and Education Program (CHEP) operated out of the Nurse's Residence beside St. Paul's Hospital⁷⁴. Since 1997, CHEP's community gardening project has grown from 10 families to more than 60 in 2001. CHEP's Community Gardening Program assists with establishing gardens in backyards (private and shared), on school yards, and on vacant lots. In addition, CHEP's program provides participants with access to seeds, tools, plants and a series of workshops held during the spring and summer months.

There are currently no community gardens in Pleasant Hill however, there are families, including some members of the Pleasant Hill planning group, that currently share garden space. The community has expressed that there is room to expand CHEP's program by utilizing vacant lots and school property in their neighbourhood.

The City of Saskatoon has made a concerted effort to expand the opportunity for community gardens by agreeing to host the program in neighbourhood parks. In the summer of 1999, CHEP and the City of Saskatoon, Parks Branch created a process to convert city owned park land into community gardens. The only park where a community garden exists is Charlottetown Park by Confederation Mall. The City currently manages over 100 garden plots on 37th Street in the Westview neighbourhood. Each plot is rented for \$45 with the exception of the 10-15 plots donated to CHEP. Aside from the lots on 37th Street the City's involvement in the community garden program in Saskatoon is to rotor till on an annual basis and the provision of water to all the sites except a plot on Avenue F where water is donated by a nearby property owner.

⁷⁴ Other Food Programs offered by CHEP that support the Pleasant Hill neighbourhood include the Children's Nutrition Programs, Kids CAN, Good Food Box, Food Security for young families, Collective Kitchens, Project Greenhouse, Pathways to Wellbeing, Food Future, Farm – City Links.

Community Gardening Recommendation

That the Community Development Branch and the Parks Branch investigate the feasibility of expanding the number of gardening plots available to the community in the Pleasant Hill neighborhood for the CHEP community gardening program.

5.9 Leisure and Recreation Programs

The planning group felt there was a need for additional facilities or programs in the area to cater to the needs of the children, adults and seniors. Programs that are being run at White Buffalo Youth Lodge, Pleasant Hill School, St. Mary’s School, playgrounds, paddle pools and other facilities all contribute positively to the communities lifestyle, but these facilities and programs are still not meeting the leisure and recreation needs of the area.

“Saskatoon will be a model where cultural, leisure and fitness activities will flourish year-round”- City of Saskatoon Strategic Plan p.4

The residents also find that access to recreation and leisure activities such as indoor, year-round swimming and skating is limited by the barriers such as cost and transportation, as these facilities are not located within the city centre. This leaves the high proportion of residents without a car or other convenient means of transportation at a disadvantage.

The need for additional recreation and leisure services was also identified during the Riversdale West Central Business Development Strategy consultation (see page 3-16). The recommendation that came out of the study stated that the “provision of increased leisure services within the Primary Area Study Area (be improved) to address specific needs (and foster a sense of community)⁷⁵.”

Leisure and Recreation Programs Recommendations

(a) That the Community Services Department, Community Development Branch work with the Pleasant Hill Community Association to address the need for additional adult and family recreation programs within the neighborhood.

(b) That the Community Services Department, Community Development Branch investigate the barriers to participation for the Pleasant Hill residents to participating in leisure services programs and develop proposed strategies to address these barriers.

5.10 Intercommunity Association Partnerships

Residents would like to strengthen the relationship between the Pleasant Hill Community Association, and other nearby neighbourhood community associations, particularly Meadow Green, to discuss opportunities to share park space and other information relevant to the communities.

⁷⁵ Anderson and Fast, “Riversdale West Central Business Development Strategy”, 2001, p. xxi.

The dialogue between Community Associations currently takes place through a Suburban Program Advisory Committee. There are five such committees meeting in Saskatoon. The president of the Pleasant Hill, Westmount, Caswell Hill, King George and Riversdale Community Associations are members of the City Centre Suburban Program Advisory Committee. Over time, the purpose the Program Advisory Committee has evolved from a committee that gave input into recreation programming at the civic centres, to a committee that now shares ideas about a breadth of information regarding programs and resources across neighbourhood boundaries.

Given the expanding interrelation between communities and their issues, the boundaries of the existing City Centre Program Advisory Committee have recently been re-evaluated by the participating residents. They have agreed to expand involvement to include City Park, Kelsey Woodlawn and Holiday Park. It is expected that other west side core neighbourhoods, such as Meadow Green will also be invited to attend future meetings.

This committee clearly see the need to communicate amongst neighbourhoods, and efforts to capitalize on meeting opportunities to brainstorm and share information are being considered. The Community Services Department, Community Development Branch have taken a lead role in facilitating the meetings between associations and ongoing efforts are underway within the branch to provide additional training and networking opportunities for volunteers not only on the advisory committee, but for the community association and other interested residents.

6.0 Heritage Goal

- ❖ To identify, conserve, interpret and promote the material and human history of the Pleasant Hill neighbourhood.

6.1 Conserving History

Pleasant Hill has a rich mix of material and human history that residents would like to see conserved and celebrated.

“Heritage comprises three elements of history, which when interwoven, identify individuals and communities:

- a) Material history – the conservation and interpretation of physical objects and sites, artifacts, and documents;
- b) Natural history – the conservation and interpretation of nature (e.g. individual species of birds, fish, and trees, or entire ecosystems) and palaeontological sites (study of life in the geological past, e.g. fossils); and,
- c) Human history – the research, conservation, and interpretation of past human activities from the time of first human habitation to the present day. These activities include those in the social, cultural, political and economic spheres, which create the historic background to individuals and communities”⁷⁶.

6.2 Historical Interpretation

There are a rich variety of sources available from which to piece together the heritage of Pleasant Hill. These sources show clearly the impact that historical developments in Pleasant Hill have had on the entire community of Saskatoon.

There have been a number of historical developments that have taken place in Pleasant Hill that have impacted the development of Saskatoon, such as the establishment of St. Paul’s Hospital, the construction of St. Mary’s School, St. George’s Ukrainian Catholic Cathedral, The Museum of Ukrainian Culture, St. Mary’s Roman Catholic Church and the Municipal Railway System.

There is a rich history of people who made significant contributions to Saskatoon while they lived in Pleasant Hill such as Grace Adams Metawewinihk the first Aboriginal School Principal in Saskatoon,

⁷⁶ City of Saskatoon, “Civic Heritage Policy”, 1996.

Steve Patola the founder of the Senior Citizens' Club in Pleasant Hill, Sisters of Charity Grey Nuns of Montreal who founded St. Paul's Hospital and Dr. Willoughby, a prominent land developer⁷⁷.

Interpretive historical timelines have been created by residents in the Riversdale, Caswell Hill and Nutana neighbourhoods as a way of recognizing and promoting the historical development of the area. For example, in Caswell Hill, a walking tour brochure was created to illustrate the location, date and details of historical developments in the neighbourhood. The residents and the community associations put the overview together in brochure form with funds provided through community fund raising, and cash grants such as the Assistance to Community Groups Cash Grant Program offered by the City of Saskatoon. A similar opportunity to interpret and acknowledge historical development exists for the residents in Pleasant Hill.

6.3 Human History

According to the Local Area Planning group, one of the key strengths of Pleasant Hill is the cultural diversity of the population. Over the course of the neighbourhood's development, a number of groups including Ukrainian, Jewish, Chinese, Filipino, Vietnamese, Russian, First Nation and Metis have settled into the community. The settlement of each group represents a unique piece of the historical development of Pleasant Hill.

Similarly, from the business perspective, there is a rich array of business diversity that stems from the strong network of cultural communities in the area⁷⁸. To celebrate the uniqueness of the businesses and people in the area, the Riversdale Business Improvement District, which includes the Riversdale and Pleasant Hill neighbourhoods, in partnership with the City of Saskatoon, has proposed the creation of a Heritage Village concept for the business community in the area.

To initiate the development of a Heritage Village, a Chinese gate at the intersection of 20th Street and Idylwyld has been proposed by the Riversdale BID. If the idea is approved by the City of Saskatoon, it is expected that there will be community consultation and involvement in the design and construction of the gateway. The creation of the gateway theme into the Riversdale area could mean similar gates are erected for other cultural groups in different locations such as Pleasant Hill. This idea may allow for the interpretation of the historical settlements of the various cultural groups in the area.

6.4 Material History

The City of Saskatoon has two ways to recognize property of heritage merit:

6.4.1 Municipal Heritage Property

Municipal Heritage Property is recognized as being property of major significance to the community of Saskatoon. Each property is protected by City bylaw: it must be maintained and its key heritage

⁷⁷ See the Pleasant Hill Neighbourhood History section of this plan, p.8.

⁷⁸ Anderson and Fast, "Riversdale West Central Business Development Strategy", 2001. p.3-3

features cannot be altered without approval from the City. Designating a property as Municipal Heritage Property can be of value to the owner, bringing public recognition, pride of ownership, marketing potential for commercial purposes, and possible enhanced economic value of the property.

6.4.2 Community Heritage Register

The City's Community Heritage Register lists properties which have heritage merit and contribute to the character of their neighbourhood or district. The Register provides an opportunity to recognize and showcase these properties. There are no restrictions attached to placement on the Register.

The City of Saskatoon has established several criteria for determining the eligibility of property for designation and for placement on the Register:

- ❖ Architecture
- ❖ Integrity
- ❖ Environment or Context
- ❖ Historical Value
- ❖ Usage



6.4.3 St. George's Ukrainian Catholic Cathedral

The only building in Pleasant Hill that has been formally recognized as having potential heritage merit is St. George's Ukrainian Catholic Cathedral which has been added to the City of Saskatoon Holding Bylaw, 6770. The intent of the Holding Bylaw is to enable the City "to deny any permit for demolition of property not for more than 60 days where it considers the property is property that it may wish to designate as Municipal Heritage Property"⁷⁹.

6.5 Potential Municipal Heritage Properties

The Local Area Planning group feel that there are four sites in the neighbourhood they would like recognized as Municipal Heritage Property:

1. Nurses Residence, St. Paul's Hospital – 1702 20th Street West
2. Pleasant Hill School - 215 Avenue S South
3. St. Mary's School – 337 Avenue O South

⁷⁹ City of Saskatoon, Holding Bylaw No.6770, 1996.

4. The Bosnia Club – 401 Avenue T South

6.5.1 Nurses Residence



The Nurse's Residence was constructed in 1931 to house the growing number of nurses attending the St. Paul's Training School for Nurses. Located on the hill for which Pleasant Hill is named, the Residence prominently faces Avenue R. The architectural design of the building is modeled after the classic French Renaissance features of red brick and white stone. Today, the building is host to a number health related services and non-government organizations such as Quint and the Child Hunger and Education Program (CHEP).

6.5.2 St. Mary's and Pleasant Hill Schools

Pleasant Hill is the only core neighbourhood in Saskatoon where both the Public and Catholic elementary schools are still operating. St. Mary's School was built in 1913, two years after the Saskatoon Catholic School Board was incorporated. It is the oldest operating Catholic school in Saskatoon⁸⁰. Around the same time St. Mary's School was constructed, the original Pleasant Hill School, a two-room structure, was built a few blocks away. In 1929, Pleasant Hill School was expanded to its current size. The planning group expressed that the architectural beauty and historical significance of both schools are worth conserving.

6.5.3 The Bosnia Club



The church at 401 Avenue T South was originally constructed in 1920. It was owned by St. George's Anglican Church and was originally built to accommodate the Pleasant Hill Mission which had migrated from England to Canada. Shortly thereafter, the Holy Trinity Church established their service within the building and maintained occupancy until 1994 when the building was leased to the Bosnia Club. In 2001, after 81 years of service within the Pleasant Hill community, the

Anglican Diocese of Saskatoon, sold the building to the Bosnia Club.

⁸⁰ Photo of St. Mary's School from "The Commentator", Wednesday, February 24th, 1982.

Conserving, interpreting and promoting the material and human history within the neighbourhood is a goal for the Pleasant Hill planning group. Each of the buildings the group considered for Heritage Property Designation represents a historical development that took place in Pleasant Hill.

Conserving History Recommendations

(a) That the Community Services Department, Development Services Branch advise the owners of the Nurse's Residence, St. Mary's School, Pleasant Hill School and The Bosnia Club of the potential opportunities presented by the Municipal Heritage Designation and the City's Heritage Conservation Program.

(b) That the Community Services Department, Community Development Branch provide the Pleasant Hill Community Association with a contact list of community associations who have developed historical timelines in order to determine whether this would be a useful tool to identify, interpret and promote historical development in the Pleasant Hill neighbourhood.

7.0 Intercultural Relations Goal

- ❖ A neighbourhood that has a vibrant cross-cultural community.



Folk Art Circles project on 20th

7.1 Community Diversity

One of the key strengths of Pleasant Hill is the diversity of residents in the community. The neighbourhood has a strong Ukrainian, Russian, Jewish, Chinese, Filipino, Vietnamese, First Nations and Metis Community. The most concentrated cultural group in the community are the First Nations people. Between 1991 and 1996, their representation in Pleasant Hill grew 57 percent from 894 to 2,074 people and from 23 to 40 percent of the total population.

7.2 Racism

The topic of intercultural relations was discussed briefly during the Local Area Planning process. Residents acknowledged that they were concerned about racism and discrimination within Saskatoon and their community. To allow an opportunity for

the residents to talk about their concerns in a safe environment, and to strategize ways of improving perceptions, stereotypes and tensions that had arisen in the community, the City of Saskatoon Race Relations Coordinator and Community Initiatives Manager were invited to attend a meeting with the planning group. However, due to an unfortunate circumstance, the Race Relations Coordinator fell ill, and the meeting was not held.

“Saskatoon will be a model city where people with different ethnic and cultural backgrounds live in harmony”- City of Saskatoon Strategic Plan p.4

The planning group was informed that the Pleasant Hill plan would provide some guidance for the community to open the dialogue about intercultural relations, racism, stereotypes and discrimination. The residents expressed that their attempts to address the issue have been discouraged in the past, and that they need to talk about how they are feeling; tell their stories; and begin the healing process.

The mounting concern regarding racial tensions in Saskatoon has become known not only in the Pleasant Hill community, but throughout the Province and Canada. In November, the Globe and Mail reported that:

“In recent years, Saskatchewan's biggest city has come close to a racial explosion ... with Canada's highest crime rate last year, many residents blame an aboriginal population that they say can't cope with the transition from isolated reserves to a multicultural city, where universal laws and independent police and courts are supposed to prevail” 81.

7.3 Race Relations Program



St. Paul's Hospital fence depicting history and culture diversity

Over the past decade, the City of Saskatoon has focused their efforts towards racial understanding and harmony *within* City Hall by providing opportunities for employees to attend a host of events such as cross cultural awareness workshops. With the exception of a few events (e.g. Living in Harmony art contest and hosting the Elimination of Racism Day celebrations annually, the City's involvement in racial relations outside the corporation has been fairly minimal in recent years.

7.3.1 Race Relations Audit

A Race Relations Audit was released in May 2001, which identified that the City's role in race relations is at a strategic point in its evolution. The audit noted that,

“engaging the community in the development of a long term Race Relations Plan is a necessary pre-requisite to any further discussion surround the program including funding, the future role of the Advisory Committee, and the role of the City in promoting racial harmony and minimizing racial tensions”.

7.3.2 Social Policy Development Round Table

A public input process to determine the community's issues in regards to race relations has been presented to the Social Policy Development Round Table⁸². This process will gather information in a

81 The Globe and Mail, “Welcome to the Harlem on the Prairies”, November, 2001.

82 The Social Policy Development Round Table was created in 2001 as a one year pilot project in an attempt to improve the advisory process to City Council by creating a place where the broad and complex nature of social policy issues can be brought together at one table for discussion, consideration and recommendation.

number of ways, including a survey of the general public and several focus groups that will include representation from agencies working in the following areas: Aboriginal people, the multi-cultural community, business, education and churches. The City of Saskatoon Race Relations Committee as well as other City advisory committees will be involved in the process. Once information on community issues is gathered, representatives from the community will be involved in a visioning process to determine plans for the future. The complete process will lead to a long term race relations plan that involves both the community and the City.

Acknowledgements

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Pleasant Hill Local Area Planning Group
Pleasant Hill Community Association
City Planning Branch
Community Development Branch
Environmental Compliance Branch
Transit Services Branch
Electrical Systems Branch
Saskatoon Police Services
Saskatoon Fire and Protective Services
Municipal Engineering Branch
Parking Services Section
Traffic Management Section
Traffic Signal Section
Parks Branch
Horticulture Maintenance Section
Turf Maintenance Section
Public Works Branch
Asset Preservation Section
Roadways Section
Support Services Section
Sign & Paint Shop
Corporate Information Services Branch
Land Assessments
City Clerk's Office
Records Management
City Solicitor's Office
Public Library Local History Room
Building Standards Branch
Systems & Information Management Section
Secretarial Support Section
Development Services Branch
Development Review Section
Business License & Zoning Compliance Section
Land Branch
Land Development Services
Leisure Services Branch
Mayor's Office
City Manager's Office
Communications Branch
Councillor Ward I
Councillor Ward II
Child Hunger and Education Program
University of Saskatchewan Department of Family Medicine
Sunridge Development Corporation
Canadian Pacific Railway
Quint Development Corporation
Riversdale BID
Saskatoon Regional Economic Development Authority
Pleasant Hill School
Saskatoon Public School Board
St. Mary's School
Saskatoon Catholic School Board
Action Associates
Marketing and Publications Section

We want to hear from you!

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

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