

WESTMOUNT



Westmount Local Area Plan *Final Report*



June 27, 2011
Neighbourhood Planning Section
Planning & Development Branch
Community Services Department



Westmount Vision

“Westmount is a safe, friendly, vibrant community. We are family-centered and open-minded. All ages, cultures, and abilities can flourish in our neighbourhood. We celebrate the interconnectedness and vitality of our people, schools, businesses, green spaces, and Community Association. We embrace the character of the past, while nourishing a greener future.”

– Westmount Local Area Plan Committee

Contents

Contents	2
Executive Summary	7
Acknowledgements	9
Summary of Recommendations	10
Overview of Local Area Planning	15
What is Local Area Planning?	15
Why Local Area Planning?	15
What are the Steps to Create a Local Area Plan?.....	16
Westmount Local Area Planning Process	18
The Study Area	18
Preliminary Neighbourhood Survey	18
Public ‘Launch’ Meeting	19
Westmount Local Area Plan Committee (LAPC).....	19
LAPC Meetings	21
Writing, Adopting, and Implementing the Local Area Plan	22
Westmount Vision & Guiding Principles	23
Westmount Vision	23
Westmount Guiding Principles	23
Westmount History	24
Introduction.....	24
Community Spaces	24
Street Names	25
Early Development	26
Westmount Today	28
Overview	28
Population Distribution and Trends	28
Education	30
Occupation and Employment.....	32
Income	32
Goals & Discussion Reports	33
1.0 Land Use	34
1.1 Overview.....	34
1.2 Land Use Goals.....	34
1.2.1 General Land Use Goals.....	34
1.2.2 Residential Land Use Goals	34
1.2.3 Commercial Land Use Goals.....	35
1.2.4 Community Facilities Goals	35
1.3 Land Use History	35
1.4 Neighbourhood Boundaries	37
1.5 Existing and Proposed Land Use and Zoning Policies	37
1.5.1 The Official Community Plan Bylaw No. 8769	37
1.5.2 Overview of Existing and Proposed Land Use Policies in Westmount.....	38

1.5.3 Development Density	38
1.5.4 Zoning Bylaw No. 8770	42
1.5.5 Overview of Existing and Proposed Zoning Policies	42
1.5.6 Residential Policy Districts and Zoning	45
1.5.7 Commercial Policy District and Zoning	46
1.5.8 Community Facility Policy District.....	47
1.6 Infill and Brownfield Development	48
1.6.1 Residential Infill Potential.....	48
1.6.2 Commercial Infill Potential	51
1.6.3 Former Gas Station Sites and other Brownfields	51
2.0 Housing	53
2.1 Overview of Housing	53
2.2 Housing Goals.....	53
2.3 Housing Profile of Westmount	54
2.3.1 Condition of Housing	54
2.3.2 Major Repairs and Home Inspections	55
2.4 City of Saskatoon Housing Handbook.....	56
2.5 Housing and Population Age	56
2.5.1 Alternative Housing Options In Westmount	57
2.6 Energy Use and Housing	58
2.6.1 Retrofitting existing housing to improve energy efficiency	59
3.0 Parks & Recreation.....	62
3.1 Overview.....	62
3.2 Parks & Recreation Goals	62
3.3 Existing Parks, Recreation, and Open Spaces.....	63
3.3.1 Westmount Park	64
3.3.2 Leif Erickson Park.....	64
3.3.3 Scott Park	65
3.3.4 Pierre Radisson Park.....	66
3.3.5 Mayfair Pool.....	67
3.3.6 Westmount Community School Grounds.....	67
3.4 Future Park Redevelopment and Recreational Improvements	67
3.4.1 Hudson Bay Area Parks.....	67
3.5 Off Leash Recreation Areas	71
3.6 Urban Forest.....	72
3.6.1 Tree Replacement.....	73
3.6.2 Schools Plant Legacy in Trees (SPLIT) Program	74
4.0 Health.....	76
4.1 Overview.....	76
4.2 Healthy Community Goals.....	76
4.3 Westmount Health Indicators.....	76
4.4 Neighbourhood Active Living Potential (NALP)	77
4.5 Community Gardening.....	79
4.6 Planning For Food.....	81
4.7 in motion Program	83
5.0 Traffic & Circulation.....	84
5.1 Overview.....	84
5.2 Traffic and Circulation Goals	84
5.3 Transportation Network & Traffic Management Policies	84

5.3.1 Transportation Network.....	84
5.3.2 Traffic Classifications and Characteristics	86
5.4 22 nd Street West	86
5.5 Rusholme Road.....	88
5.6 29 th Street West.....	88
5.7 Pedestrian Crossings Between Parks	89
5.8 25 th Street Extension	90
5.9 Alternative Transportation Options	90
5.9.1 Transportation Demand Management Strategic Plan	91
5.9.2 Cycling in Saskatoon.....	92
5.9.3 Public Transit	93
6.0 Municipal Services.....	94
6.1 Overview.....	94
6.2 Municipal Services Goals	94
6.3 Lead Pipes and Drinking Water	94
6.4 Solid Waste Disposal, Recycling, and Composting.....	95
6.4.1 Solid Waste Disposal.....	96
6.4.2 Garbage Collection.....	96
6.4.3 Saskatoon Waste and Recycling Plan.....	97
6.4.4 Recycling.....	97
6.4.5 Composting	97
6.5 Sidewalks	98
6.5.1 Sidewalk Maintenance.....	98
6.5.2 Accessibility of Sidewalks	98
6.5.3 New Sidewalk Installation.....	99
6.6 Streets and Repair	100
6.6.1 Street Repair	100
6.6.2 Road Paving Due to Sewer Excavation.....	101
6.7 Lanes	101
6.7.1 Lane Grading.....	101
6.7.2 Paving of Lanes	101
7.0 Heritage & Culture.....	103
7.1 Overview.....	103
7.2 Heritage and Culture LAPC Meeting.....	103
7.3 Prominent Former Citizens of Westmount	105
7.4 City of Saskatoon Built Heritage Database.....	107
7.5 Doors Open Saskatoon.....	107
8.0 Growing Up In Westmount: The Youth Perspective.....	109
8.1 Overview.....	109
8.2 The Youth Perspective Key Highlights	109
8.3 Neighbourhood Youth Goals	109
8.4 Planning with Kids.....	111
8.4.1 Westmount Annual Carnival	111
8.4.2 Westmount Community School Grade 8 Class	112
8.5 Existing Recreation & Opportunities for Youth	113
8.5.1 Westmount Community School	113
8.5.2 Westmount Community Association.....	114
8.5.3 City of Saskatoon Programs	114
8.6 A Hub of Learning.....	114

8.7 Increase Youth Engagement	116
9.0 Neighbourhood Safety	120
9.1 Overview	120
9.2 Reported Crime in Westmount	120
9.3 Neighbourhood Safety Initiatives	125
9.3.1 Saskatoon Police Services	125
9.3.2 Community Watch and Citizen Patrol	125
9.3.3 Safer Communities and Neighbourhoods Act	126
9.3.4 Graffiti Vandalism	126
9.3.5 Other Neighbourhood Safety Initiatives	126
9.4 Perceptions of Safety Survey and Mapping Exercise	127
9.5 Neighbourhood Safety Action Plan	130
9.6 Crime Prevention Through Environmental Design (CPTED)	130
9.7 Safety Audits	130
9.7.1 Safety Audit – Leif Erickson Park	131
9.7.2 Safety Audit – Scott Park	132
9.7.3 Safety Audit – General Area Bordered by 30 th Street West, Avenue H North, 29 th Street West, and Avenue L North	133
9.7.4 Safety Audit – 1400 and 1500 Blocks of 22 nd Street West	135
9.7.5 Safety Audit – Westmount Park and Westmount Community School	137
10.0 Implementation & Priorities	139
10.1 Overview	139
10.2 Priorities of the Westmount Local Area Plan Committee	140
11.0 Appendix	141
11.1 Appendix 1 – City of Saskatoon Zoning District Summary	141
11.2 Appendix 2 – City of Saskatoon Built Heritage Database	146
11.3 Appendix 3 – City of Saskatoon Built Heritage Database - Westmount Properties	147
11.4 Appendix 4 – Neighbourhood Safety Action Plan	149
11.5 Appendix 5 – Crime Prevention Through Environmental Design (CPTED)	153
11.6 Appendix 6 – Safety Audit Area Maps	156

Maps

Map 1.1 Existing Westmount Land Use Policy Map	40
Map 1.2 Proposed Westmount Land Use Policy Map.....	41
Map 1.3 Existing Westmount Zoning Map	43
Map 1.4 Proposed Westmount Zoning Map.....	44
Map 2.1 Natural Resource ecoEnergy Program – Energy Savings in Saskatoon 2007-2009	60
Map 2.2 Natural Resources ecoEnergy Program – Grants Paid in Saskatoon 2007-2009	61
Map 3.1 Moriyama River Evolution Map	63
Map 3.2 Hudson Bay Park System.....	70
Map 3.3 Off-Leash Recreation Areas in Saskatoon	71
Map 4.1 Distribution of Food Stores in Saskatoon (2007).....	82
Map 5.1 Westmount Transportation Networks	85
Map 8.1 “Yummy & Yucky” Places in Westmount.....	118
Map 8.2 Westmount Pathways and Nodes	119
Map 9.1 Westmount Break & Enter and Property Related Crime Reported in 2008.....	122
Map 9.2 Westmount Assault and Violence Related Reported Crime in 2008	123
Map 9.3 Westmount Drug and Liquor Related Reported Crime in 2008.....	124
Map 9.4 Westmount Local Area Plan – Neighbourhood Safety – Safe Areas and Sites	128
Map 9.5 Westmount Local Area Plan – Neighbourhood Safety – Unsafe Areas and Sites	129

Tables

Table A Westmount & Saskatoon Household Composition, 1996 and 2006.....	30
Table B Education Levels in Westmount, 2006.....	31
Table 9.1 2007 Rate of Selected Crimes Incidents, Per 1000 Population	120
Table 9.2 Westmount Selected Crime Incidents, By Type 2004 to 2008.....	121

Figures

Figure A Westmount Demographic Profile, 1996 and 2006.....	28
Figure B Westmount Aboriginal Population vs. Saskatoon Aboriginal Population, 2006.....	29
Figure 4.1 Westmount Neighbourhood Active Living Potential Score (2009)	78
Figure 4.2 Comparative Neighbourhood Active Living Potential Score (2009).....	78

Executive Summary

As one of Saskatoon's oldest neighbourhoods, Westmount boasts a history as colourful, vibrant and diverse as its current residents. Westmount nurtured a professional hockey player, a Saskatchewan premier, a Governor General, and a Chief Judge. Largely residential, Westmount's homes combine turn of the century character juxtaposed with mid-century charm and 21st century modern flair. With its central location and abundant green space, Westmount is an affordable family-oriented community. However, the age of the community shows in the deterioration of homes and underutilization of park space, as well as in the traffic and safety concerns affecting various areas of the neighbourhood.

A varied group of committed Westmount stakeholders came together to create the Westmount Local Area Plan Committee. The committee comprised of more than 40 individuals who attended 13 LAP meetings and also contributing to our findings were more than a dozen local businesses, plus representatives from local non-profit, institutional, faith-based organizations. In addition, we consulted with an entire grade of Westmount Community School students, two additional meetings with neighbourhood youth, held four safety audit walk-about, and garnered the support of local elected officials and City of Saskatoon Administration. Together, we created a vision that allows the people of this community to grow and flourish, while honouring the character of our past.

Westmount has wide, mature tree-lined streets; we have a vibrant, active community school and high school. There is a spirit of inclusivity mixed with quiet pride. The goals of Westmount and its residents have not changed over the years – we still desire affordable, safe, family living with the ability to enhance the quality of life of the people who call Westmount home. It is in this spirit that the committee has made numerous recommendations to preserve and enhance our neighbourhood, which include:

- **Supporting Full Utilization of Park Space** – A comprehensive master plan is needed to help the Hudson Bay Area Park system become a destination for residents from across Saskatoon.
- **Addressing Neighbourhood Safety Concerns** – While Westmount is generally a safe neighbourhood, we have identified specific strategies and projects that will help improve safety and encourage community cohesion.
- **Encouraging Infill Development and Reinvestment in Neighbourhood** – We see an opportunity for affordable, market-value, family-oriented housing options in the south part of the neighbourhood that could provide a modest increase to the population density of Westmount, while maintaining our commitment to families, helping encourage park use, increasing enrolment at Westmount Community School, and supporting businesses located on 22nd Street West.
- **Improving Pedestrian Connectivity** – In order to encourage healthy lifestyles, it is important for pedestrians to feel safe when walking in Westmount and to develop pathways that connect major destinations.
- **Promoting Cycling** – We want to support healthy and environmentally-friendly activity in our neighbourhood.
- **Increasing Access To Healthy Food** – It is vital that everyone has access to good food and there are opportunities in our neighbourhood for improvement.

The recommendations put forth by the Westmount Local Area Planning Committee are intended to provide a framework for the continued growth of Westmount. It is the explicit desire of the committee to see long-term investment not only in infrastructure, but in the people who make Westmount their home. We believe that by incorporating these promising changes, we will renew confidence and build a stronger, more united community.

Written on behalf of the Westmount Local Area Plan Committee by:

Jessica Hughes – Westmount Community Association President

Glen Kenney

Lana Kenney

Lisa Erickson

Terry Redford

Acknowledgements

Residential Representatives, Property Owners and Westmount Community Association

Curtis Allan	Lisa Erickson	Shannon Loutitt	Natalie Siemens
Sonia April	Lucille Fergusson	Terry Redford	Peter Stinson
Noah April	Robert Hancock	Eric Regnier	Laverne Symak
Larry Boehr	Cathy Hansell	Arlene Rey	Michelle Tarasoff
Ernest Boychuk (deceased)	Jessica Hughes	Kevin Robertson	Ivor Thokle
Nancy Boyd-Zuck	Glen Kenney	Tara Robertson	Orca Thokle
Laura Cheberiak	Lana Kenney	Shawna Ryan	Brenda Whiteman
Mike Cichon	Fred Khonje	Morley Schmidt	Robert Young
Glen Crossman	Eleanor Knight	Fran Seidler	John Zuck
Michelle Crossman	Justin Lamborn	Sean Shaw	

Business Representatives

Absolute Appliance Repair Staff	Liakopoulos Family – Granada House Restaurant	Ken Wilkie – Wilkie’s Antique Clocks Inc
Bell Island Pizza Staff	Randy Pshebylo – Riversdale Business Improvement District	Yang’s Confectionary & Grocery Staff
Fas Gas Service Staff	READ SASKATOON Staff	7-Eleven Staff
Dr. Scott Harder – Harder’s Family Wellness Centre	Joe Silveira – Café Europa & Deli	
George Katsiris – Three Blue Diamonds Restaurant	Westward Animal Hospital Staff	

Non-Profit, Institutional, & Faith-Based Organizations

Dana Barand, Robin Hartl & Janet Phillips – CHEP Good Food Inc.	Graham Matsalla – Saskatoon Health Region, <i>in motion</i>	Julie Untereiner – Saskatchewan Housing Authority
Glen Berger – E.D. Feehan Catholic High School	Nazeem Muhajarine & Team – University of Saskatchewan, Saskatchewan Population Health and Research Unit (SPHERU)	Jim Wasilenko – Saskatoon Housing Authority
Shelly Fedrau, Genevieve Wood, Tom Patterson, Louise Wagner – Westmount Community School	Patricia Prowse – Saskatoon Public Schools, Superintendent of Education	Jessica Webster – Natural Resources Canada
Josh Marko – Saskatoon Health Region, Public Health Observatory		2009 Grade 8 Students – Westmount Community School

Elected Representatives

Councillor Myles Heidt
David Forbes, MLA, Saskatoon Centre
Carla Fehr – Executive for David Forbes

City of Saskatoon Administration

Animal Services Program
Community Development Branch
Environmental Services Branch
Jeff O’Brien, City Archivist
Leisure Services Branch
Parks Branch

Planning & Development Branch
Public Works Branch
Saskatoon Police Services
Shirlene Palmer, Recording Secretary
Transportation Branch

Thank you to the Westmount Local Area Plan Committee for your dedication and to everyone who contributed to the completion of this report!

Summary of Recommendations

1.0 Land Use

- 1.1 PROPOSED WESTMOUNT LAND USE POLICY MAP:** That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Westmount Land Use Policy Map, in the Official Community Plan No. 8769 with the proposed land use designations in Map 1.2, titled “Westmount Local Area Plan Proposed Land Use Map”.
- 1.2 UPDATE THE SUMMARY OF THE WESTMOUNT NEIGHBOURHOOD AND ITS LAND USE POLICIES IN THE OFFICIAL COMMUNITY PLAN:** That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Official Community Plan No. 8769 Section 20.1.1.4 to update the summary of the Westmount neighbourhood and its land use policies.
- 1.3 B3 ZONING DISTRICT:** That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Zoning Bylaw No. 8770 to permit, as a Discretionary Use, multiple-unit dwellings and other residential uses above grade in conjunction with permitted uses in the B3 Zoning District.
- 1.4 PROPOSED WESTMOUNT ZONING:** That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Zoning Bylaw No. 8770 with the proposed Zoning Districts identified in Map 1.5, titled “Westmount Local Area Plan Proposed Zoning Map”.
- 1.5 ONE AND TWO-UNIT INFILL HOUSING:** That the Community Services Department, Planning & Development Branch, review the “70% of average site width” requirement for new construction of one and two-unit dwellings in the R2 Zoning District to better facilitate infill development.

2.0 Housing

- 2.1 HOME REPAIR/RENOVATION PROGRAMS AND HOUSING HANDBOOK:** That the Community Services Department, Planning & Development Branch distribute information to all homeowners, tenants and landlords of residential properties in Westmount regarding the various home repair and renovation programs currently available from the Saskatchewan Housing Corporation and ensure that the Westmount Community Association receives copies of the “Housing Handbook” booklet, that the booklet be advertised in the Community Association newsletter with copies made available to residents at a convenient neighbourhood location, and an electronic version of the booklet be linked to their website.

3.0 Parks & Recreation

- 3.1 REDEVELOPMENT OF HUDSON BAY AREA PARKS:** That the Community Services Department, Leisure Services Branch: i) seek City Council approval to develop a Hudson Bay Area Parks Master Plan to redevelop Leif Erickson Park, Scott Park, Pierre Radisson Park, and Henry Kelsey Park creating a linear open space linkage extending northward from 23rd Street West to Circle Drive; ii) that Pierre Radisson Park be identified as highest priority for redevelopment; iii) work with the Planning & Development Branch, Future Growth Section to assess the potential for the re-naturalization of portions of park(s) to wetlands during the master planning process; iv) work with the Community Services Department, Community Development Branch to engage the surrounding communities in the master planning process for the Hudson Bay Area Parks; v) work with the Infrastructure Services Department,

Parks Branch to engage the schools in the surrounding area in the Urban Forestry Schools Plant Legacy In Trees (SPLIT) program to plant new vegetation proposed in the redevelopment of the Hudson Bay Area Parks; and vi) work with the Corporate Services Department, Revenue Branch, Animal Services Section to consider the feasibility and appropriate location for an Off-Leash Recreation Area in the park redevelopment project and assess the level of public support for the chosen location.

- 3.2 REVIEW TREE REPLACEMENT SETBACKS:** That the Infrastructure Services Department, Parks Branch, review the setback requirements for tree replacement when trees are removed due to utility or infrastructure upgrades for mature neighbourhoods that may not have tree planting patterns that meet the current setback requirements.
- 3.3 MAINTENANCE OF WESTMOUNT COMMUNITY SCHOOL SPLIT PLANTINGS:** That the Infrastructure Services Department, Parks Branch, Urban Forestry Section, meet with the Westmount Community School to assist the school in developing a maintenance plan for the Schools Plant Legacy In Trees (SPLIT) project to promote care and safety on the Westmount school grounds.

4.0 Health

- 4.1 NEIGHBOURHOOD ACTIVE LIVING POTENTIAL (NALP):** That the Community Services Department, Planning & Development Branch and University of Saskatchewan, Saskatchewan Population Health Evaluation Research Unit present the results of the Smart Cities Healthy Kids project to the Westmount community, and that the Community Services Department, Planning & Development Branch prepare a report to City Council summarizing the project results and identify any potential future policy directions that may improve Westmount's NALP score.
- 4.2 COMMUNITY GREENHOUSE FOR CENTRAL ESTABLISHED NEIGHBOURHOODS:** That the Community Services Department, Community Development Branch and Infrastructure Services Department, Parks Branch, meet with CHEP Good Food Inc. (Child Hunger and Education Program) to investigate the feasibility of building a new community-operated greenhouse to serve the central established neighbourhoods.
- 4.3 LEIF ERICKSON COMMUNITY GARDEN:** That the Community Services Department, Community Development Branch and Infrastructure Services Department, Parks Branch, meet with CHEP Good Food Inc. (Child Hunger and Education Program) to discuss the feasibility of increasing the size of the Leif Erickson Community Garden.
- 4.4 FOOD SYSTEM ASSESSMENT:** That the Community Services Department, Planning & Development Branch, Neighbourhood Planning Section, work with CHEP Good Food Inc. (Child Hunger and Education Program), the Saskatoon Health Region, Public Health Observatory and the University of Saskatchewan's Saskatchewan Population Health Evaluation Research Unit to prepare a community food system assessment for Saskatoon.
- 4.5 HEALTH & WELLNESS COMMITTEE:** That the Community Services Department, Community Development Branch meet with the Westmount Community Association, Westmount Community School, and Saskatoon Health Region, in motion Program Consultant, to consider the formation of a Health & Wellness Committee to develop strategies for active living in the Westmount neighbourhood.

5.0 Traffic & Circulation

- 5.1 22nd STREET WEST PEDESTRIAN CROSSINGS:** That the Infrastructure Services Department, Transportation Branch, conduct a pedestrian count on 22nd Street West between Avenue H North and Whitney Avenue, and determine appropriate measures to enhance pedestrian crossings at non-controlled intersections with the goal to improve pedestrian safety.

- 5.2 SCHOOL AND/OR PARK CORRIDOR ZONE:** That the Infrastructure Services Department, Transportation Branch, examine the feasibility of creating a School and/or Park Corridor Zone to enhance pedestrian safety along Rusholme Road from Avenue H North to Avenue U North and report the findings to the Westmount Community Association.
- 5.3 29TH STREET WEST TRAFFIC CALMING MEASURES:** That the Infrastructure Services Department, Transportation Branch, determine if traffic calming measures are warranted on 29th Street West and report the findings to the Westmount Community Association.
- 5.4 29TH STREET WEST SPEED WATCH TRAILER:** That Saskatoon Police Services place a speed watch trailer on 29th Street West at the beginning of the 2011 high school year to help reduce speeding on the street and that this be repeated for the following four school years.
- 5.5 PEDESTRIAN/CYCLING CROSSINGS ON RUSHOLME ROAD, 29TH STREET WEST, AND 33RD STREET WEST BETWEEN HUDSON BAY AREA PARKS AND ACROSS CIRCLE DRIVE:** That the Infrastructure Services Department, Transportation Branch, and Parks Branch, integrate park upgrade designs with installations of new pedestrian crossing measures to facilitate safe pedestrian and cycling crossings between the Hudson Bay Area Parks and also across Circle Drive to facilitate movement into the Airport Business Area.
- 5.6 TRANSPORTATION DEMAND MANAGEMENT PLAN INITIATIVES IN WESTMOUNT:** That the Infrastructure Services Department, Transportation Branch, and Community Services Department, Planning & Development Branch meet with the Westmount community to identify and implement transportation demand management initiatives in Westmount.
- 5.7 PUBLIC CAMPAIGN MATERIALS TO PROMOTE CYCLING:** That the Infrastructure Services Department, Transportation Branch, create additional materials, such as maps and larger signage, with the goal to promote public awareness of cycling options in Saskatoon.

6.0 Municipal Services

- 6.1 LEAD PIPE REPLACEMENT PROGRAM:** That the Infrastructure Services Department, Public Works Branch, distribute information to Westmount homeowners regarding the City of Saskatoon's lead pipe replacement program.
- 6.2 UNIVERSAL ACCESSIBILITY IMPROVEMENTS:** That the Infrastructure Services Department, Transportation Branch accelerate the sidewalk accessibility ramp installation program that will assist in addressing universal accessibility deficiencies in Westmount.
- 6.3 SURFACE DEFICIENCIES – SIDEWALK INSTALLATION:** That the Infrastructure Services Department, Transportation Branch, include the surface deficiencies identified in the Westmount Local Area Plan report in Capital Budget #2044 – Surface Deficiencies.
- 6.4 LANE PAVING ON 1400 BLOCK – 22ND STREET WEST:** That the Infrastructure Services Department, Transportation Branch, meet with the owners of the Three Blue Diamonds Restaurant and Bridgewater Hotel to discuss the concerns residents have with the traffic volumes in this lane and investigate the feasibility for paving their lane.

7.0 Heritage & Culture

- 7.1 WESTMOUNT ARTIST-IN-RESIDENCE:** That the Community Services Department, Community Development Branch meet with the Westmount Community Association, as well as representatives of Westmount Community School and E.D. Feehan High School to discuss the possibility of pursuing funding options to support a Westmount Artist-In-Residence.

- 7.2 WESTMOUNT PARK FESTIVALS/EVENTS:** That the Community Services Department, Community Development Branch and Westmount Community Association meet with representatives of Westmount Community School and E.D. Feehan High School to identify potential festivals or events that could be held in any of the parks within Westmount.
- 7.3 REMEMBERING ERNEST (ERNIE) BOYCHUK:** That the Community Services Department, Planning & Development Branch and Leisure Services Branch, as well as the Infrastructure Services Department, Parks Branch, meet with the Westmount Community Association and representatives of Westmount Community School to discuss opportunities in the Westmount neighbourhood to recognize the significant community contributions and accomplishments of the late Ernest (Ernie) Boychuk.
- 7.4 DOORS OPEN SASKATOON:** That the Community Services Department, Community Development Branch meet with the Westmount Community Association and representatives of Westmount Community School encouraging the school to participate in the next Doors Open Saskatoon event to celebrate the legacy of the facility.

8.0 Growing Up In Westmount: The Youth Perspective

- 8.1 YOUTH ENGAGEMENT IN HUDSON BAY AREA PARKS MASTER PLAN:** That the Infrastructure Services Department, Parks Branch, and the Community Services Department, Leisure Services Branch and Community Development Branch engage youth from the neighbourhoods served by the Hudson Bay Area Parks in the master planning process.
- 8.2 PROGRAM OPTIONS FOR WESTMOUNT PARK RECREATION UNIT BUILDING:** That the Community Services Department, Leisure Services Branch and Community Development Branch, and Westmount Community Association meet to explore opportunities for youth recreation programs that will fully utilize the Westmount Park Recreation Unit Building.
- 8.3 ENGAGING YOUTH IN CIVIC ACTIVITIES:** That the Community Services Department, Planning & Development Branch and Community Development Branch, explore opportunities for engaging youth in civic issues at the neighbourhood level and report the findings to City Council.

9.0 Neighbourhood Safety

- 9.1 LEIF ERICKSON PARK FORMAL PATH:** That the Infrastructure Services Department, Parks Branch consider the feasibility of formalizing a pathway in Leif Erickson Park from Bedford Road to Avenue P South, with a branch also connecting to Avenue O South.
- 9.2 LEIF ERICKSON PARK PEDESTRIAN CROSSWALK BETWEEN AVENUE O NORTH AND BEDFORD ROAD:** That the Infrastructure Services Department, Transportation Branch consider the feasibility of adding pedestrian crosswalks at the Avenue O South and Bedford Road access points to Leif Erickson Park.
- 9.3 SCOTT PARK TENNIS COURT FOLIAGE:** That the Infrastructure Services Department, Parks Branch trim and/or cull the overgrown trees and shrubs around the tennis courts in Scott Park to increase natural surveillance and sightlines for users.
- 9.4 SCOTT PARK BALL DIAMOND BENCHES:** That the Community Services Department, Leisure Services Branch consider the feasibility of adding player benches at both Scott Park ball diamonds to encourage additional use.
- 9.5 SCOTT PARK TENNIS COURT CONVERSION:** That the Community Services Department, Leisure Services Branch, in consultation with the Westmount community, as well as students from E.D. Feehan High School and Westmount Community School, consider the feasibility of converting two of the four Scott Park tennis courts to use for other hard-surface sports.

- 9.6 819 29TH STREET WEST NEIGHBOURHOOD MURAL:** That the Community Services Department, Planning & Development Branch meet with the owner of 819 29th Street West to discuss the feasibility of allowing a mural to be created on the wall facing Avenue I North to celebrate the Westmount neighbourhood and discourage graffiti vandalism and that, if the owner approves of the project, the Planning & Development Branch and Westmount Community Association meet to discuss the details for the potential mural installation, including the identification of possible funding sources and art organizations/individuals that may be interested in the project.
- 9.7 SAFE AT HOME BOOKLET AND PROPERTY MAINTENANCE BROCHURE:** That the Community Services Department, Planning & Development Branch ensure that the Westmount Community Association receive copies of the “Safe At Home” booklet and Property Maintenance brochure and that the publications be advertised in the Community newsletter and available to residents at a convenient neighbourhood location.
- 9.8 29TH STREET WEST CENTRE BOULEVARD STREET SIGNS BETWEEN AVENUE I NORTH AND AVENUE L NORTH:** That the Infrastructure Services Department, Transportation Branch consider the feasibility of moving the street signs along 29th Street North between Avenue I North and Avenue L North into the centre boulevard to assist with way-finding for westbound traffic, due to the width of the street.
- 9.9 CONVENIENCE STORE ENTRAPMENT AREA:** That the Community Services Department, Planning & Development Branch and Saskatoon Police Services meet with representatives of the convenience store at the corner of 22nd Street West and Avenue P North to discuss the large number of reported crimes on or near the commercial property and also to suggest options in addressing the safety concerns arising from the entrapment area located east of the building.
- 9.10 LANE BETWEEN 1407 AND 1411 23RD STREET WEST:** That the Infrastructure Services Department, Transportation Branch consider the feasibility of closing the lane between 1407 Street West and 1411 23rd Street West.
- 9.11 WALKWAYS IN 1500 BLOCK OF 23RD STREET WEST:** That the Community Services Department, Planning & Development Branch meet with representatives of 1502 23rd Street West, 1511 23rd Street West, and 1515 23rd Street West to discuss the walkways leading through the properties to the lane and methods to increase safety.
- 9.12 “RESPECT OTHERS AND THE NEIGHBOURHOOD” PROGRAM:** That the Community Services Department, Planning & Development Branch meet with representatives of the restaurant/lounge in the 1400 block of 22nd Street West to discuss the development of signage or another program encouraging patrons to be respectful of others and the surrounding neighbourhood.
- 9.13 WESTMOUNT COMMUNITY SCHOOL GROUND ENTRANCES:** That the Community Services Department, Planning & Development Branch and Westmount Community Association encourage Westmount Community School to paint the posts at each entrance to the school grounds a bright colour to ensure entrance/exit points are easily recognizable.
- 9.14 WESTMOUNT COMMUNITY SCHOOL RINK BOARD MURAL:** That the Community Services Department, Planning & Development Branch and Westmount Community Association encourage the Westmount Community School to develop a mural painted by students on the rink boards to discourage graffiti vandalism.
- 9.15 ADDITIONAL GARBAGE CANS IN ALL WESTMOUNT PARKS:** That the Infrastructure Services Department, Parks Branch conduct an assessment of all parks in Westmount (Leif Erickson, Scott, Westmount, and Pierre Radisson) to identify any suitable locations for additional garbage cans.

Overview of Local Area Planning

What is Local Area Planning?

Local Area Planning is a community-based approach to developing comprehensive neighbourhood plans. It enables residents, business owners, property owners, community groups and other stakeholders direct input into determining the future of their community. During the development of a Local Area Plan (LAP), participants work with each other to create a vision, identify issues, develop goals, and outline strategies to ensure the long-term success of their neighbourhood. Once completed, a LAP sets out objectives and policies that guide the growth and development of a neighbourhood or selected area.

The scope of a LAP depends on the issues and opportunities identified by the stakeholders involved. Strategies generally focus on the following themes:

- Neighbourhood Identity
- Neighbourhood Heritage and Culture
- Industrial, Commercial and Residential Land Uses
- Economic Development
- Housing and Infill Development
- Municipal Services and Infrastructure
- Transportation and Parking
- Streetscapes
- Parks, Open Space and Recreation
- Neighbourhood Safety
- Neighbourhood Sustainability

Why Local Area Planning?

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".¹ A commitment to fulfill this core strategy was originally demonstrated as far back as 1978 with *The Core Neighbourhood Study*, which was later updated and expanded during the *1991 Core Neighbourhood Study Review*.

In 1996, the City initiated Plan Saskatoon, which included a citywide public participation process focused on updating the Development Plan (Official Community Plan) and Zoning Bylaw; Saskatoon's two main public policy tools used to manage growth and development. The Local Area Planning Program was created following expressed support by citizens during the Plan Saskatoon process for more active citizen involvement in long-term planning and development decisions affecting their community. Citizens also called for measures to enhance Saskatoon's central and intermediate neighbourhoods.

Saskatoon City Council approved twelve neighbourhoods to undergo a LAP. As determined by the City of Saskatoon's Development Plan, LAPs are applied to specific areas of the City to:

¹ City of Saskatoon (2004). *Planning for the Future – Strategic Plan*. pg. 8.

- Maintain the quality, safety and viability of the area;
- Guide and prioritize the expenditure of public funds on community improvements and infrastructure;
- Encourage the renewal, rehabilitation or redevelopment of private and public properties;
- Resolve situations where the policies of the Official Community Plan do not accurately reflect the individual needs of an area; and
- Provide the basis for amendments to the City of Saskatoon's Official Community Plan and Zoning Bylaw.²

What are the Steps to Create a Local Area Plan?

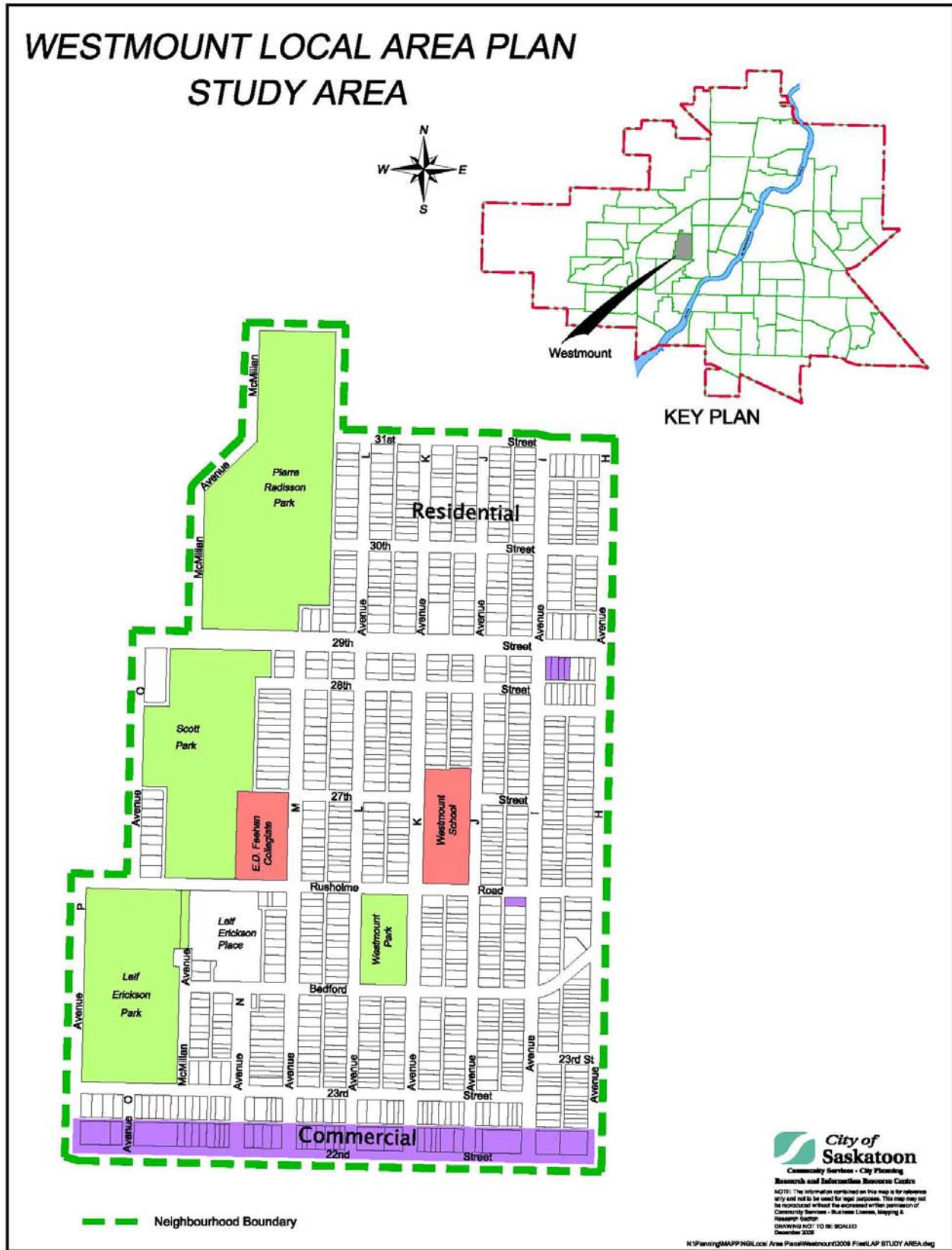
Significant value is placed on active public participation in the Local Area Planning process. It has been determined that the more involved the public, the more sustainable and implementable the plan will be at both the community and municipal government level. The Local Area Planning process tries to build capacity among stakeholders so that they can collaboratively create a vision and goals for the neighbourhood, and make informed decisions that affect their neighbourhood.

Generally, the steps to create a LAP are:

- 1) **Neighbourhood Meeting and Forming a Local Area Plan Committee (LAPC)** – All residents, property owners, business owners, community groups and other stakeholders are invited to a meeting to discuss the Local Area Planning process. At that time, participants are asked to serve on a LAPC.
- 2) **Creating a Vision** – The LAPC envisions a positive future for their community. The vision creates a common base from which the community can work to create realistic goals and strategies for successful long-term planning.
- 3) **Discussing the Condition of the Community** – The LAPC discusses the condition of the community to help paint a picture of the community.
- 4) **Identifying Issues, Setting Goals and Outlining Strategies** – Information is gathered through surveys, research, presentations and participant observations about the neighbourhood. Based on these findings, the LAPC acquires an understanding of issues and the practicality of addressing them in the LAP, and sets goals and outlines strategies to ensure the long-term success of their neighbourhood. This information forms the basis of the LAP.
- 5) **Writing the LAP** – The Local Area Planner writes the LAP. City Administration and the LAPC review and endorse the LAP.
- 6) **Adopting the LAP** – Once general consensus is reached in support of the LAP, the report is presented to the Municipal Planning Commission and finally to City Council for adoption.
- 7) **Implementing the Strategies** – In order to achieve neighbourhood goals there needs to be participation by all stakeholders in implementing the plan.
- 8) **Monitoring, Evaluating and Updating the Plan** – All stakeholders have an opportunity to monitor improvements in their neighbourhood. City staff delivers an annual progress report to City Council and the Community Association or as required until all recommendations have been fulfilled.

² City of Saskatoon, *Official Community Plan Bylaw No. 8769*, Section 18.1.

Map A Westmount Local Area Plan Study Area



Westmount Local Area Planning Process

The Study Area

The Westmount neighbourhood is one of twelve neighbourhoods approved by City Council to receive a Local Area Plan (LAP) to guide the neighbourhood into the future.

The neighbourhood boundaries are as follows:

- Eastern boundary – Avenue H North;
- Southern boundary – 22nd Street West;
- Western boundary – Avenue P North in the south and then following the western edge of Leif Erickson Park (Avenue P North), Scott Park (Avenue O North), and Pierre Radisson Park (McMillan Avenue); and
- Northern boundary – near the northern edge of Pierre Radisson Park, where the park meets 32nd Street West and then follows 31st Street West.

Westmount is mainly comprised of low-density residential properties and park space. There are commercial land uses along the southern boundary on 22nd Street West and a small strip on 29th Street West, as well as at the corner of Rusholme Road and Avenue I North. Westmount has both a high school and elementary school, which are located centrally in the neighbourhood. Further details can be found in the Westmount History and Westmount Today sections of this report.

Preliminary Neighbourhood Survey

In October 2008, a preliminary survey titled “Getting to Know Westmount” was distributed to every household in the neighbourhood. Stakeholders were asked to fill out the survey online, mail it in, or bring it to the official launch meeting for the Westmount Local Area Plan. The goal of the survey was to gain preliminary feedback on the level of importance the community placed on the following neighbourhood topics/issues/concerns:

- Economic Development (business, partnerships, employment)
- Parks & Recreation (green space, leisure activities, amenities)
- Neighbourhood Safety (personal, family, & community safety)
- Land Use (commercial & residential form, design, future growth)
- Traffic & Circulation (pedestrian, cycling, & traffic patterns)
- Environmental (recycling, energy efficiency, neighbourhood form)
- Heritage & Culture (arts, buildings, neighbourhood character)
- Any other topics not noted in survey

In total, 73 surveys were received. A summary of the preliminary feedback was presented at the first LAP meeting, held on November 19, 2008. Based on the survey results and community values

identified, a draft work plan was created to guide the neighbourhood engagement process and topics covered in the LAP. Stakeholders were also asked to indicate whether they would like to become involved in the Local Area Plan Committee or be kept informed on the progression of the LAP.

Public 'Launch' Meeting

On November 19, 2008, the City of Saskatoon Planning & Development Branch hosted a public meeting to provide an overview of Local Area Planning, and to invite stakeholders to become members of the Westmount Local Area Plan Committee (LAPC). Although attendance at this initial meeting was slightly lower than anticipated, the majority of these original participants maintained their commitment to the project throughout the entire process as members of the Westmount LAPC, with many more joining the group in the following months.



Launch meeting for the Westmount LAP

The contributions and insight of all Westmount LAPC members throughout the entire process is the basis for the development of the Westmount Local Area Plan report.

The “Getting to Know Westmount” survey results were presented at the end of this meeting and participants were given the survey again to fill out if they had not yet done so.

Westmount Local Area Plan Committee (LAPC)

Participants

The Westmount Local Area Plan Committee (LAPC) represents a range of interests, including: residents, business owners, property owners, representatives of the Westmount Community Association and Westmount Community School, as well as municipal and provincial governments. Westmount LAPC meetings had an average attendance of more than 12 participants, not counting guest speakers and City of Saskatoon Administration. In total, a core group of 25 local stakeholders regularly attended the LAPC meetings and over 100 individuals were involved in the process through surveys, meetings, or receiving regular communications.

Process Goals

The Westmount LAPC identified goals for what they expected to learn or accomplish during the LAP process. Establishing these goals also provided an opportunity to find out if the LAPC was accomplishing what they set out to do, and make adjustments if necessary. The following is a list of these goals:

- Gain knowledge about what is happening in the community;
- Connect our kids more in the community and have their input;
- Find out more about planning and development, specifically how discussions, wants and needs go from an idea to reality;
- Keep our youth engaged in community and be central to our community;
- To learn more about the community and see how to make it a place for families to spend more time here;
- Gain knowledge of what types of options there are in our community;
- Observe and try to represent thoughts at City Council;
- To gain knowledge and hear what is going on in the neighbourhood and see what direction the community wants to go as well as identifying the issues facing the neighbourhood;
- Try to understand the neighbourhood and Saskatoon as well;
- Curious what comes out of this process;
- Interest and hopes for Westmount. Neighbourhood safety and residential land use are important issues;
- To learn the whole process and how a group like this can make a difference;
- Becoming educated on what is going on in the community and invested in community;
- Learn more about community and direction it's taking;
- Like to see a better working relationship between residents and City of Saskatoon; everyone should feel comfortable in their own home (safety, etc); and
- Have a lot invested in the community, do not want everything to change, but some parts need it. Want to be part of changes and not just grumble about it.



The Westmount Local Area Plan is the result of dedicated efforts from all the members of the Westmount LAPC. Some of the volunteers are pictured above at a committee meeting.

LAPC Meetings

Work Program

The work program for Westmount LAPC meetings was based on issues identified in the “Getting To Know Westmount” survey and refined throughout the process. At the first Westmount LAPC meeting in January 2009, the group brainstormed ideas for engaging the community throughout the entire process, such as through:

Print Media

- Advertise in newsletter (school, Community Association, etc)
- CHEP Good Food Inc. food boxes
- LAP update in Community Association Newsletter
- Get in touch with parents at schools (Westmount, E.D. Feehan, Saint Goretti, Henry Kelsey)
- Provide e-mail to contact
- Advertise in electric bills

“Word of Mouth”

- Talk to businesses
- Post advertising & public notices
- Invite one student to a meeting
- Direct contact with neighbours
- Contact sports groups who use our parks
- Other target groups: seniors, churches, civics classes at schools
- Provide email to people who wish to give feedback, but cannot attend meetings

Other Media

- More exposure on City website (front page)
- Flyer or brochure
- Shaw Cable ads (Channel 10)
- Billboard or other signage

Events

- Westmount Carnival
- Art in the Park (Caswell Hill)
- Mount Royal Pow Wow

Format of meeting

- Ensuring appropriate timing of meetings to avoid conflicts
- Two level meeting (daytime and evening)
- Potluck or other food
- Providing more information on LAP and what topics/ideas are being discussed
- Having speakers and advertising who is coming

Several of the various ideas identified by the LAPC to engage the neighbourhood were utilized throughout the LAP work program. For example, on two occasions the City of Saskatoon Neighbourhood Planning Section specifically worked with youth within the community to gain their valuable input, which has been incorporated into the “Growing Up In Westmount” section of the report.

Guest Speakers

A number of guest speakers made presentations at LAPC meetings. The speakers provided information regarding their area of expertise and helped to spark discussion among the LAPC. The presentations of these guests assisted the LAPC in formulating strategies to address the issues of neighbourhood stakeholders.

Venues

The Westmount LAPC regularly met at the City of Saskatoon Community Association Office located at 904B 22nd Street West located in southeastern Westmount. This office was created to meet the needs of neighbourhood Community Associations within the area by giving them a space to meet, as well as access to a computer, fax, and photocopier to conduct association business. However, as a result of increased computer ownership by local residents and the accessibility of other meeting spaces, this office was closed in early 2011.

The LAPC also met at E.D. Feehan Catholic High School and Westmount Community School. On one occasion, the group even received a guided tour of the Westmount Community School and learned about the historical background of the facility. Thank you to those organizations that hosted a meeting and assisted with set up.

Writing, Adopting, and Implementing the Local Area Plan

Following a total of twelve LAPC meetings, four safety audit walk-about, and two meetings with neighbourhood youth, the Westmount LAP was drafted by Local Area Planners Courtney Johnson and Mark Emmons of the City of Saskatoon Planning & Development Branch, Neighbourhood Planning Section, using information from LAPC meetings and various research sources. City Administration reviewed and provided comments.

The draft LAP was presented to the LAPC for discussion and editing. The final draft of the Westmount LAP was presented to the Westmount community at an open house. Once a general consensus had been reached in support of the report, the LAP is presented to the Municipal Planning Commission and then to City Council for adoption.

The LAPC identified a number of recommendations as top priorities for implementation. These are listed in Section 10.0 Implementation, along with the implementation process.

Westmount Vision & Guiding Principles

Westmount Vision

At the onset of the Local Area Plan process, the Westmount Local Area Plan Committee (LAPC) worked together to create the following vision for their community:

“Westmount is a safe, friendly, vibrant community. We are family-centered and open-minded. All ages, cultures, and abilities can flourish in our neighbourhood. We celebrate the interconnectedness and vitality of our people, schools, businesses, green spaces, and Community Association. We embrace the character of the past, while nourishing a greener future.”

Westmount Guiding Principles

The following principles, comprised of general goals and summaries of current positive aspects of the neighbourhood, were identified by the LAPC to guide the Local Area Plan process:

- More family-centered activities in parks, especially aimed at getting kids involved
- Youth and their involvement are central to the neighbourhood well-being
- Maintain the vibrant “buzz” of neighbourhood
- Preserve character – not “cookie cutter” houses
- Protect feeling of security in neighbourhood for seniors and families
- Attract and maintain middle class seniors and families
- Respect and foster diversity
- Ensure new revitalization does not push people out of neighbourhood who can no longer afford it
- Retain affordability
- Promote vibrant business area on arterial roads
- Continue to provide safe, healthy, and friendly green spaces and schools
- Foster year-round multi-seasonal activities
- Encourage interaction
- Enhance green space
- Become more environmentally-friendly
- Attract affordable home ownership developments for families

Westmount History

Introduction

Westmount is one of the oldest neighbourhoods in Saskatoon. Named Westmount because of its original location on the western edge of the city, it has since become one of the central neighbourhoods in Saskatoon. Westmount is located between 31st Street West in the north and 22nd Street West in the south. Avenue H North delineates the neighbourhood's eastern border, with the west boundary located along the western edge of Leif Erickson Park (Avenue P North), Scott Park (Avenue O North) and Pierre Radisson Park (McMillan Avenue).

The neighbourhood appears on a map compiled by Phillips, Stewart and Lee for the Dominion and Saskatchewan Surveyors in 1911. In 1927, the first formal town planning board was established. Westmount was zoned Residence A District.³ This zoning regulation limited development to one and two-family houses of no more than two-and-a-half storeys.

Development prior to 1927 was haphazard and lots were laid out for the sole purpose of generating profit.⁴ This style of development sometimes resulted in irregularity between neighbourhood streets. Small jogs in streets can be found between Westmount and Caswell Hill, such as Rusholme Road, 28th Street West and 23rd Street West.

Community Spaces

Westmount Community School

Westmount Community School, named by J.H. Holmes, is one of the oldest developments in Westmount.⁵ Located at 411 Avenue J North, this site was the original homestead of Archie Brown on land he claimed in 1883.⁶ The economic “boom” that occurred in Saskatoon spurred the development of ten major schools, one of these being Westmount School. The Saskatoon School Board District #13 purchased the land from Brown in 1910 for \$5,315.⁷ The Gothic-style school was designed by David Webster, a prominent architect in Saskatoon, while the contractor, Shannon Bros & Cassidy, took care of the construction of the twelve-room schoolhouse.⁸ On April 3, 1913, Westmount Community School opened five rooms for grades one through five, with a full complement of twelve in place by September 1913, and was built to accommodate forty students.⁹ Attendance rapidly increased and additional rooms were constructed in 1913 and 1916. A gymnasium was added in 1941 to accommodate for high school students from Bedford Road Collegiate who were displaced while their school was used as a Royal

³ Delainey, William P. and Sarjeant, W.A.S. *Saskatoon: The Growth of a City*, Saskatoon: Saskatoon Environmental Society, 1974, pg. 27.

⁴ Ibid.

⁵ Leach, Lori. *Saskatoon's "Boomtime" Schools: A Look at their Past*, Municipal Heritage Advisory Committee, 1983.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

Canadian Air Force training facility.¹⁰ The original gymnasium was torn down in 1976 after being replaced by a new facility in 1974.¹¹ Two people are prominent in the maintenance of Westmount Community School. The gardener, M. Moon, was commended for his landscaping capabilities and George “Eagle-Eye” Cairnes was the caretaker, a referee, and friend to many students.¹²

E.D. Feehan Catholic High School

E.D. Feehan Catholic High School, a separate school in Westmount, was built in 1967 and named in honour of Edward Daniel Feehan. In 1927, Feehan became the principal of the first separate school in Saskatoon, St. Mary’s, located in nearby Pleasant Hill. Feehan was also the superintendent of the Catholic School Board until his retirement in 1954.¹³

Public Parks

Westmount has ample space reserved for recreation. The neighbourhood’s four parks occupy over thirty-four acres of land. Westmount Park is located near Westmount Community School. Pierre Radisson Park, Scott Park and Leif Erickson Park stretch along the western edge of the neighbourhood and are named after famous explorers. For example, Leif Erickson Memorial Park, established on April 25, 1930, contains a monument honouring the historic Viking explorations of America in 1000 A.D.¹⁴

Street Names

The majority of streets in Westmount are identified by letter or number. There are three named streets in the neighbourhood, although the historic significance is known for only two.

Bedford Road runs east-west through Caswell Hill, Westmount and Mount Royal. The origins of this name are not certain because Bedford is not specific to Saskatoon. The name may have originated in the late-fifteenth century with John Russell, an Earl of Bedford.¹⁵ Another possible source of the name is Sir Frederick George Dunham Bedford (1838-1913), a British Naval Officer, commander-in-chief of the North American station, and governor of Western Australia.¹⁶

There are two dignitaries associated with the naming of McMillan Avenue, those being Angus McMillan and Frank Roland MacMillan. Angus McMillan was a property owner in the early 1900s.¹⁷ The avenue was likely intended to honour Angus McMillan, for the street appears on City maps before F.R. MacMillan rose to local prominence. Despite the different spelling and chronology, in 1991, City Council decided that McMillan Avenue should also be considered as recognizing F.R. MacMillan, who

¹⁰ Leach, Lori. *Saskatoon’s “Boomtime” Schools: A Look at their Past*, Municipal Heritage Advisory Committee, 1983.

¹¹ Ibid.

¹² Ibid.

¹³ *E.D. Feehan High School*, compiled by E.D. Feehan High School Students, 1976, retrieved May 9, 2008 from <http://churchxp.com/edf/main/mrfeehan.htm>.

¹⁴ Potter Clubb, Sally and Sarjeant, W.A.S. *Saskatoon Historic Buildings and Sites*, Saskatoon: Saskatoon Environmental Society, 1973.

¹⁵ Russell, Pete and Russell, Mabel. *Streets and Roads of Saskatoon, 2nd Ed.*, Modern Press, 1978, pg. 7.

¹⁶ Ibid.

¹⁷ Duerkop, John. *Saskatoon’s History in Street Names*, Saskatoon: Purich Publishing Ltd., 2000, pg. 164-165.

was a prominent landowner (he owned the Avenue Building and the MacMillan Building), former Mayor of Saskatoon and a Member of Parliament from 1930 to 1935.¹⁸

Rusholme Road is the only other street in Westmount not named by number or letter. The origin of this name is unknown. Rusholme first appeared on a Saskatoon map in 1912.¹⁹ It is possible that the road was named after the Manchester, England suburb of the same name.

Early Development

The Boom

The economic “boom” that occurred in Saskatoon from 1910 to 1912, resulted in one of the most substantial growths in the history of Saskatoon. During this time, real estate company Archibald-Haining owned Westmount Additions.²⁰ Although the area was never advertised, it was placed on the market on October 30, 1912 and the entire neighbourhood was sold before noon the same day.²¹

The Bust

Following the economic “boom” was an economic “bust”. During this time, roughly 1913-1950, residents of Saskatoon could not afford housing, yet the demand for it was still very high. Westmount, being on the edge of Saskatoon, contained development referred to as pre-war fringe. Pre-war fringe is defined as the, “area on the edge of the built-up portion of the city which, in the 1930s, contained scattered, unmodern residential development.”²² Within these areas low-quality housing was prevalent, most likely influenced by early settlement patterns.²³

The northwest side of Saskatoon began to attract poorer residents as land was less expensive on the outskirts of town. The City acquired a substantial amount of tax-forfeit land and sold lots located in Westmount for a mere \$100.00.²⁴ These areas became clusters of lower-income housing generally inhabited by residents with lower incomes, fewer job skills, and lower educational standards.²⁵

To aid in development, the Central Mortgage and Housing Corporation (now known as Canada Mortgage and Housing Corporation/CMHC), in accordance with the 1944 National Housing Act, began to fund the construction of homes. Due to lack of funds and profits, developers only met the minimum development standards outlined for the new housing, resulting in homogenous, low-quality housing.²⁶

¹⁸ Ibid.

¹⁹ Ibid., pg. 220.

²⁰ Unknown author, *Saturday Press*, Building and Development Number, December 1912.

²¹ Ibid.

²² Graham, William E. Housing Report 1961, City of Saskatoon Planning and Building Department, pg. 34.

²³ Ibid.

²⁴ Ravis, Donald *Advanced Land Acquisition by Local Government: The Saskatoon Experience*, City of Saskatoon, 1972.

²⁵ Dalainey, William P. and Sarjeant, W.A.S. *Saskatoon: The Growth of a City*, Saskatoon: Saskatoon Environmental Society, 1974, pg. 50.

²⁶ Ibid., pg. 57.

Redevelopment

During the 1950s, Westmount was fortunate to be an area of Saskatoon that began to be rehabilitated due to pressure from better-quality, new housing in the area.²⁷ The scattered distribution of housing in the area allowed for higher-quality infill housing to develop, leading to improvements in older, poorer-quality homes.²⁸

²⁷ Graham, William E. Housing Report 1961, City of Saskatoon Planning and Building Department, pg. 36

²⁸ Ibid.

Westmount Today

Overview

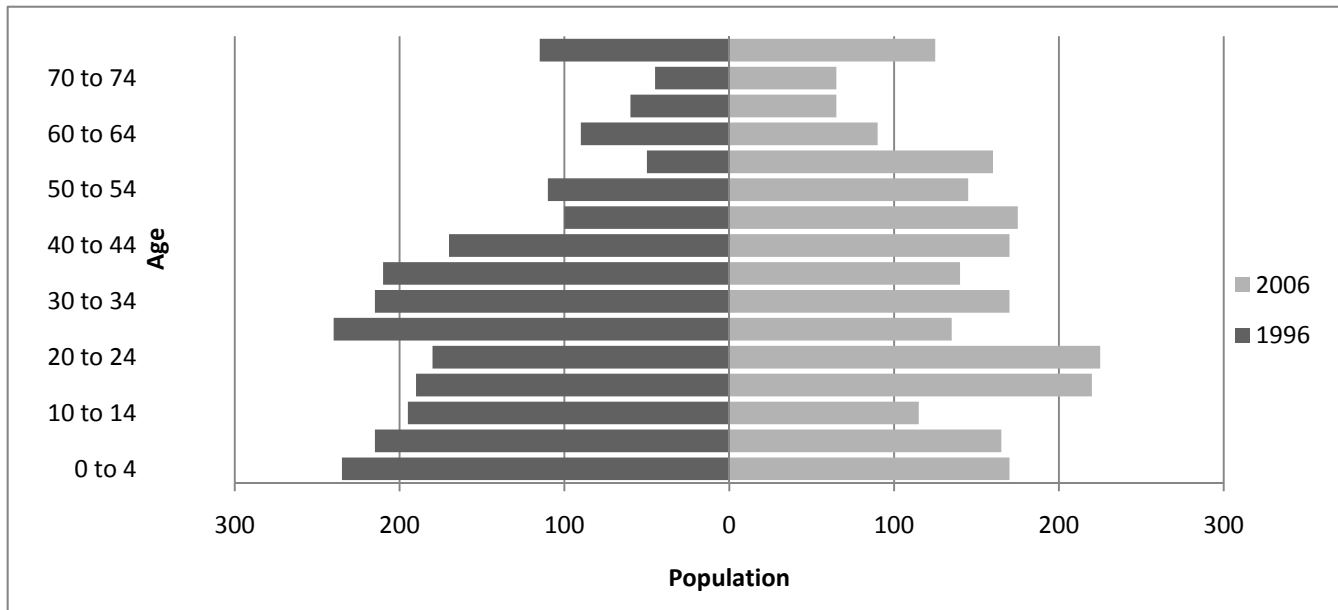
This section of the Local Area Plan provides a statistical overview of various demographic and development data of Westmount, and makes comparisons to city averages and other neighbourhoods where appropriate. Most of the information gathered is from Statistics Canada’s Federal Census of 1996 and 2006. Other data is from various sources as indicated in the footnotes.²⁹

Population Distribution and Trends

Population

According to the 2006 census, the population of Westmount was 2,340 people.³⁰ This is a 4% decrease since the census in 1996.³¹ Sharp decreases in the population can be seen in ages under 15, and between ages 30 and 39. However, population increases are evident in all age brackets 45 and older.

Figure A Westmount Demographic Profile, 1996 and 2006



Source: Statistics Canada Federal Census 1996 and 2006

²⁹ Although steps have been taken to ensure consistency and transfer without error, the City of Saskatoon cannot guarantee the accuracy of the data.

³⁰ City of Saskatoon (2009). *Neighbourhood Profiles 9th Edition*

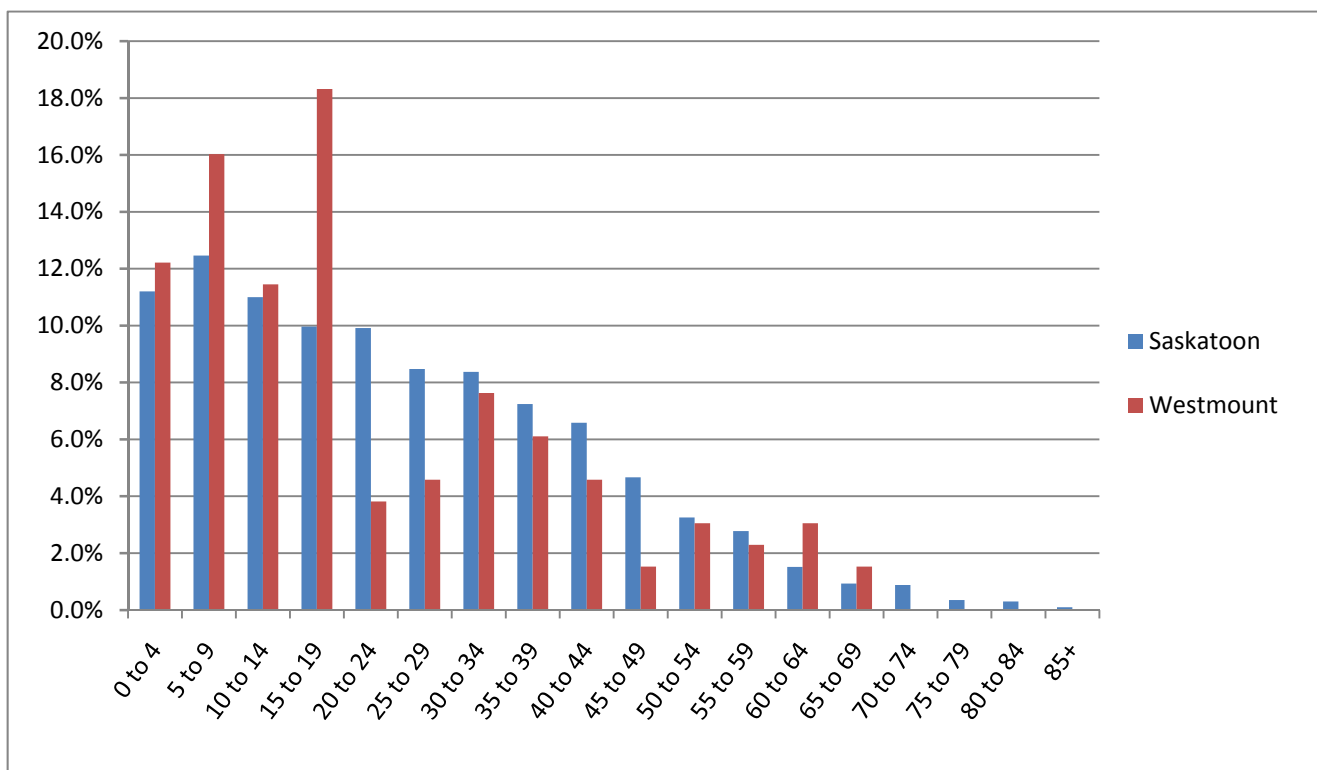
³¹ City of Saskatoon (2003). *Neighbourhood Profiles 7th Edition*

Overall, Westmount’s population distribution is quite similar to that of Saskatoon’s, except for two noticeable differences. When compared to the Saskatoon average, Westmount has a lower proportion of individuals aged 15 to 19 and a higher proportion of individuals aged 25-29.

Aboriginal Population

In 2006, the total population of Aboriginal people in Westmount was 655, which makes up 28% of the neighbourhood population. The overall Aboriginal population in Saskatoon for 2006 was 10%.³² 58% of the Aboriginal population in Westmount is under the age of 19, which is higher when compared to Saskatoon’s 45%.³³ Aboriginal individuals aged 20 to 24 in Westmount make up only 4% of the neighbourhood’s total population, compared to the city average of 10%.³⁴

Figure B Westmount Aboriginal Population vs. Saskatoon Aboriginal Population, 2006



Source: City of Saskatoon. Census Aboriginal Profile 2006

³² City of Saskatoon (2006). *2006 Census Aboriginal Profile*

³³ Ibid.

³⁴ Ibid.

Ethnic Diversity

In 2006, the majority (89%) of Westmount residents identified their mother tongue as English. Other ethnicities identified during the census include: German, North American Indian, Ukrainian, Scottish, French, and Irish. Westmount's Ethnic Diversity Cumulative Index was 1.5, while Saskatoon's was 0.9.³⁵ The Ethnic Diversity Cumulative Index is a calculation used to compare the concentration and diversity of ethnic groups in neighbourhoods throughout the city. Higher index values represent populations considered to be more ethnically diverse. Unfortunately, an accurate comparison to data from previous years is not possible because Statistics Canada has adjusted this self-assessment question over the years.

Household Size

The average household size in Westmount in 2006 was 2.5 occupants per household, which is a slight increase compared to the 1996 rate of 2.3.³⁶ This matches the 2006 Saskatoon average household size of 2.5 occupants per household. The total number of Westmount households in 2006 was 945, down 9.6% from 1,045 in 1996.

Family Structure

Of the Westmount households in 2006, 63% were single-family households.³⁷ This is a slight decrease from 65% in 1996. The trends in Westmount's household composition indicate relatively stable household types.

Table A Westmount & Saskatoon Household Composition, 1996 and 2006³⁸

	1 Parent	Non-Family
Westmount (2006)	20%	35%
Trend (1996 to 2006)	Steady (<1%)	Falling (-1%)
Saskatoon (2006)	12%	37%

Education

Education Level

Table B outlines the education level achieved by residents in Westmount over the age of 15. The data shows a 105% increase in the number of trades certificates or diplomas received since 1996, while there is a decrease in the population with less than a high school education. A substantial decrease is also found in the number of Westmount residents whose highest level of education falls in the category of "Some University".

³⁵ City of Saskatoon (2009). *Neighbourhood Profiles 9th Edition*

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid.

A total of 48% of residents in Westmount over the age of 15 hold a trade certificate or diploma, college certificate or diploma, some university or are a university graduate compared to the city-wide average of 60%.³⁹

Table B Education Levels in Westmount, 2006⁴⁰

Highest Level Attained (ages 15 & over)	# of People	% Population 15 & over	% change since 1996
Less than Grade 9	224	13%	-5%
9-13 w/ or w/o Diploma	524	30%	-26%
Trades Certificate or Diploma	246	14%	105%
College w/ or w/o Certificate or Diploma	365	21%	-3%
Some University	97	6%	-58%
University Graduate	129	7%	3%

Westmount Community School

Enrollment at Westmount Community School (public) has fluctuated slightly since 1995.⁴¹ A high of 202 students occurred in 1996 and again in 2005, while a low occurred in 2003 at 177 students.⁴² There were 271 children aged 5 to 14 residing in Westmount in 2006.⁴³

E.D. Feehan Catholic High School

There are five high schools serving the west side of Saskatoon. Bedford Road Collegiate, Mount Royal Collegiate, and Tommy Douglas Collegiate are public high schools located on the west side of Saskatoon, while E.D. Feehan High School and the new Bethlehem High School are a part of the Catholic school system. E.D. Feehan is the only high school located within Westmount. Enrollment at E.D. Feehan Catholic High School steadily increased from 1995 to 2003, with numbers dropping slightly from 1,280 in 2003 to 1,120 in 2005.⁴⁴ However, when the newly constructed Bethlehem High School opened its doors, E.D. Feehan High School's enrolment plummeted to 483 last year. School officials have reacted to this shift and are now focusing on providing additional career training at the facility to ensure the facility remains utilized to its full potential. As a result, the Greater Saskatoon Catholic School Board will be investing \$5 million into significant renovations, helping the building adjust to its new role.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ Saskatoon Public Board of Education. *September Enrollments, 1995*

⁴² City of Saskatoon (2007). *Neighbourhood Profiles 8th Edition*

⁴³ City of Saskatoon (2006). *Generation 5 Population by Neighbourhood Estimates*

⁴⁴ Saskatoon Catholic Board of Education. *September Enrollments*

Occupation and Employment

Employment

In 2006, the total population in Westmount above the age of 15 was 1,885 and 64% (1,205) were considered to be part of the labour force.⁴⁵ This value is comparable to the overall Saskatoon average of 70%.⁴⁶ As of 2006, the employment rate in Westmount was 50%, 14% lower than the Saskatoon average, while the unemployment rate in Westmount was 17%, 10% higher than the Saskatoon average.

According to the 2006 census, the employment rate in 2006 for individuals in Westmount ages 15-24 was 48%, and the employment rate for individuals aged 25 and over was 62%. This compares to the Saskatoon average of 63% and 67%, respectively.

Occupation

In 2006, the Sales and Service industries topped the list of current occupations for individuals in Westmount at 33% of all employed residents.⁴⁷ The top five major occupations as a proportion of total employment for Westmount in 2006 were:

- Sales and Service (33%)
- Trades/Transport/Equip Operators (22%)
- Business/Finance/Administration (9%)
- Social Science/Education/Government/Religion (8%)
- Health (7%)

Income

Average Household Income

According to the 2006 census, the average household income in Westmount rose 42% between 1996 and 2006, from \$30,201 to \$42,863.⁴⁸ In comparison, Saskatoon's average household income has increased by 44% during the same period, from \$44,636 to \$64,254.

From 1996 to 2006, the number of Saskatoon households whose total income was under \$30,000 decreased 22%, while the number above \$100,000 increased 210%.⁴⁹ These statistics demonstrate the growing income gap found across Saskatoon. Similar stats are found in Westmount with a 39% decrease from 1996 to 2006 in total household incomes below \$30,000 and an 85% increase in household incomes between \$60,000 and \$99,999, as well as a 100% increase in household incomes above \$100,000.⁵⁰

⁴⁵ City of Saskatoon (2009). *Neighbourhood Profiles 9th Edition*

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Ibid.

Goals & Discussion Reports

Throughout the Local Area Planning Process, the Westmount Local Area Plan Committee (LAPC) identified the issues in the neighbourhood, developed goals and outlined strategies in order to achieve their vision and ensure the long-term success of their neighbourhood.

The following reports are based on the issues and opportunities identified by the Westmount LAPC. They are:

- 1.0 Land Use
- 2.0 Housing
- 3.0 Parks & Recreation
- 4.0 Health
- 5.0 Traffic & Circulation
- 6.0 Municipal Services
- 7.0 Growing Up in Westmount: The Youth Perspective
- 8.0 Heritage & Culture
- 9.0 Neighbourhood Safety
- 10.0 Implementation & Priorities

Each report begins with an overview of the issues and the discussions that took place, followed by the goals that were determined by the Westmount LAPC. This information provides the foundation for the information in each report. Recommendations for improvements in the neighbourhood are noted throughout.

The Westmount LAPC also discussed sustainability. As the LAPC's goals for sustainability can be applied to various facets of the neighbourhood, they have been incorporated into their related topic (i.e. 'Green' Building is located in Section 2.0 Housing).

1.0 Land Use

1.1 Overview

Land use in Westmount is characterized by a large area of low-density residential land, a large amount of green space, and a long strip of underutilized commercial space on the southern border (22nd Street West). The neighbourhood also has two smaller pockets of medium density housing and neighbourhood level commercial services. There is currently a lack of diversity of housing types available for neighbourhood residents, as single family homes are the predominate form of housing available.

The intent of the Land Use section of this report is to provide an overview of past and present land use conditions in the neighbourhood. Through the “Getting to Know Westmount” neighbourhood survey, Westmount stakeholders identified a number of existing concerns relating to land use. The following is a summary of these concerns:

- Existing residential form and housing character is important to maintain;
- Residential yards need to be maintained and bylaws relating to junk, old cars, furniture, etc in yards need to be enforced;
- Commercial uses should be encouraged along main arteries such as 22nd Street West and 33rd Street West; and
- Significant distance to local grocery store and the effect on the health of Westmount residents.

The Land Use section addresses the above concerns as well as issues raised at the Land Use and Zoning LAPC meeting. It also presents a Land Use Policy Map to guide the future land use development in the neighbourhood and to facilitate future infill that is compatible with the neighbourhood.

1.2 Land Use Goals

The Westmount LAPC created a number of goals intended to guide residential and commercial land use development in the neighbourhood. The LAPC reviewed neighbourhood land use goals at two separate meetings, one to address the past & present land use and the second reviewed the future growth goals in Westmount and for the broader community. These have been combined with concerns from the neighbourhood survey.

1.2.1 General Land Use Goals

1. Mature vegetation should be retained in all new and re-development sites, where possible.
2. Encourage environmentally sustainable development.

1.2.2 Residential Land Use Goals

1. Maintain the predominantly low density residential character.
2. Encourage medium density infill near service areas, transit routes, and community facilities.

3. Future infill opportunities should support seniors to remain in the neighbourhood by providing various types of housing options than solely single-family, such as multi-unit housing and special care homes, where appropriate.
4. Moderate residential density increase at suitable locations over the long term to maintain and attract neighbourhood services.

1.2.3 Commercial Land Use Goals

1. Promote the redevelopment of underutilized commercial sites along 22nd Street West, including brownfield and/or vacant sites.
2. Encourage the remediation and redevelopment of chronically vacant service stations.
3. Support mixed use residential/commercial infill development along 22nd Street West and encourage the existing single family housing to be transitioned to mixed use.
4. Encourage commercial property owners to beautify their landscape.
5. Promote compatible home based businesses in the neighbourhood.
6. Recognize the essential services 33rd Street West commercial area provides to residents.

1.2.4 Community Facilities Goals

1. Retain educational facilities in the neighbourhood.

1.3 Land Use History



Aerial image of Westmount, 1927

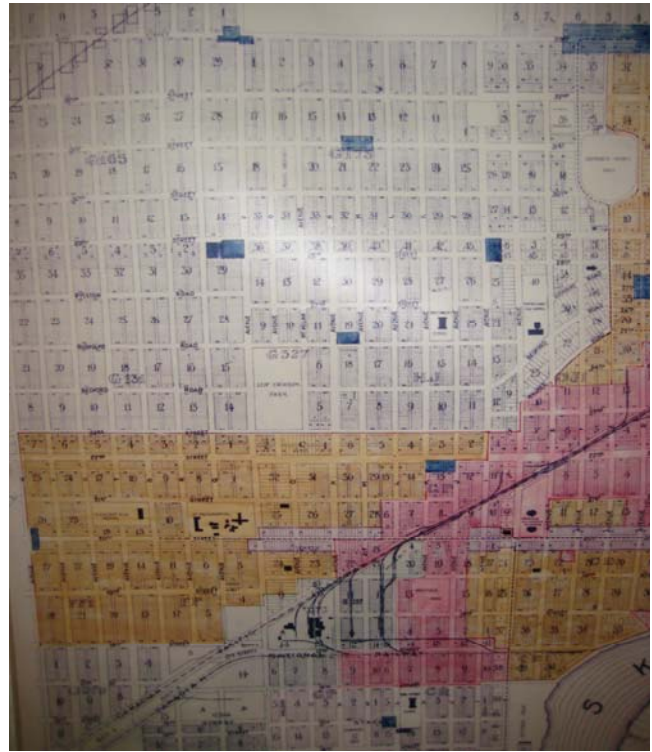
The Westmount area was first settled in 1884 as a homestead and incorporated into the boundaries of Saskatoon in 1906. Prior to its development as a low density residential neighbourhood, the land use in Westmount was agricultural. The area was surveyed for subdivision between 1906 and 1912 and over the next fifty years it developed into a residential neighbourhood consisting primarily of one and two-unit dwellings. The varying age of housing stock that exists today in Westmount is reflective of this slow transition from agricultural to low density residential land use.

Topography has had a significant impact on the land use pattern in Westmount. The neighbourhood is built on the western slope of Caswell Hill as it runs down towards the Hudson Bay Slough area. In the original surveys of the area, residential lots were plotted right up to the current western boundary of the neighbourhood. However, as development progressed it became evident that residential use of these sites would be difficult due to the low-lying slough. This, coupled with a residents' petition for the development of Leif Erickson Park,

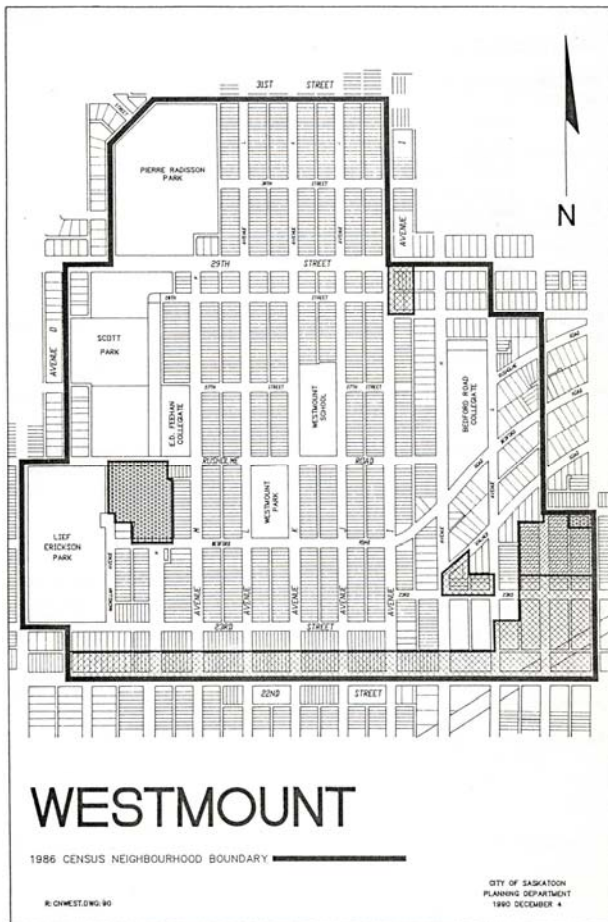
ensured that the western edge of the neighbourhood would remain as park space for area residents.⁵¹

The majority of residential development in Westmount occurred prior to 1960, with some occurring in the 1960s and 1970s.⁵² Since it was developed, Westmount has had a relatively uniform and stable land use pattern characterized by low-density residential throughout with a small number of medium-density residential and neighbourhood commercial sites. There is also a strip of underutilized arterial commercial land at the south boundary along 22nd Street West.

Saskatoon’s first zoning bylaw was created in 1930. The Zoning Bylaw (No. 2051) designated most of Westmount as Residence A District which permitted one and two-unit dwellings.



1930 Zoning Map



Westmount 1986 Boundary

In 1966, City Council adopted the first *Community Planning Scheme* (known today as the Official Community Plan) which served as a guide for the development of the City of Saskatoon. Along with this, City Council adopted the 1967 Zoning Bylaw No. 4637 in which the Residence A District in Westmount was replaced with the R2 District. The R2 District has remained in effect throughout the majority of the neighbourhood ever since.

In 1978, City Administration undertook a *Core Neighbourhood Study*. The purpose of this study was to develop comprehensive neighbourhood land use policies that would provide direction on future land use in the central neighbourhoods. Westmount was not included in this initial study, but was considered in the subsequent review of the study in

⁵¹ O’Brien, Jeff (2003). *City of Saskatoon Archives*, “A Brief History of Westmount”.

⁵² City of Saskatoon (2008). *Neighbourhood Profiles: 9th Edition – October 2008*, Westmount.

1990. This study recommended the following Land Use Policy Districts for Westmount (which at that time included a significant portion of what is now the southwest corner of the Caswell Hill neighbourhood): Low-Density, Low/Medium-Density, Medium-Density, and Commercial.

In 1997, another review of the land use policies for the Westmount neighbourhood occurred as an outcome of the *Plan Saskatoon* project, which included a city-wide public participation process focused on updating the Development Plan (now Official Community Plan) and Zoning Bylaw. The Land Use Policy map for Westmount was last updated in 1997 as a result of this process and has remained relatively unchanged since then with the exception of two site-specific revisions to accommodate medium-density residential land uses.

1.4 Neighbourhood Boundaries

In the past, Saskatoon's neighbourhood boundaries had been determined by following the school catchment areas. In the late 1970s and 1980s, the Saskatoon school boards moved away from school catchment areas. Due to this shift in policy, the City of Saskatoon undertook a number of neighbourhood boundary changes in the early 1990s to re-adjust boundaries that were awkward or did not follow natural or man-made boundaries, such as major streets. However, one of the most significant negative effects of changing neighbourhood boundaries is that it becomes extremely difficult to conduct statistical analyses and compare trends over time within a neighbourhood.

Like many other Saskatoon neighbourhoods, the boundary of Westmount has changed throughout the years numerous times. Currently, the Westmount neighbourhood has an unusual boundary running directly through the middle of Pierre Radisson Park and down 31st Street West to Avenue H North.

Despite the fact 33rd Street West would appear to provide a more natural north boundary for the neighbourhood, the Westmount LAPC was not concerned or interested in pursuing any adjustments to their boundary because of the negative impact this would have on their neighbours to the north, Hudson Bay Park, by decreasing the size of that neighbourhood.

1.5 Existing and Proposed Land Use and Zoning Policies

1.5.1 The Official Community Plan Bylaw No. 8769

The Official Community Plan is a statutory plan established in accordance with the provisions of *The Planning and Development Act, 2007* and adopted by bylaw. It defines, directs and evaluates development, and guides City Council in making development and land use decisions. By ensuring development takes place in an orderly and rational manner, the Official Community Plan balances the environmental, social and economic needs of the community. It is intended to guide the growth and development of Saskatoon to a population of approximately 320,000 residents.

The Official Community Plan and accompanying Land Use Map divide the city into different land use designations, and sets out objectives and policies for each (i.e. residential, downtown, commercial, suburban centre, industrial, transitional land use areas, etc.). The Official Community Plan also contains specific land use and development policies for Saskatoon's Local Area Plan Neighbourhoods. These

policies are intended to enhance certainty about existing and proposed land uses, and increase opportunity for public input into policy change. Local Area Plan Neighbourhoods have their own Land Use Policy maps.

The Official Community Plan may be amended to adapt to changing circumstances, changing community values, new development trends, increase certainty, and encourage growth. An amendment is a change made to either the Official Community Plan text or Land Use Map (or both). See Appendix 1 for a summary of the City of Saskatoon's zoning districts.

1.5.2 Overview of Existing and Proposed Land Use Policies in Westmount

Map 1.1 shows the Land Use Policy for Westmount. The majority of the neighbourhood is designated as a Low Density Residential Policy District. There is an Arterial Commercial Policy District along 22nd Street West in the south of Westmount and two pockets of Neighbourhood Commercial Policy District in the east-central area of the neighbourhood. Four sites at two different locations are designated Low/Medium-Density Residential Land Use Policy District and two sites are designated Medium-Density Residential Policy District.

Land Use Characteristics and Trends:

- Relatively stable land use pattern with low potential for land use conflicts (i.e. relatively low number of rezoning requests);
- Uniform land use mix – one and two-unit dwellings form the majority of the built environment;
- Development pressure over the next ten years is expected to be limited to low-density infill housing throughout the neighbourhood and commercial and/or mixed-use development along the 22nd Street West corridor;
- Infill housing that replaces aging housing stock has been occurring over the past decade and is expected to continue. This development should marginally increase the residential density of Westmount as vacant lots are developed and sites that are 50 feet wide or greater are redeveloped with semi-detached or two-unit dwellings; and
- Limited commercial development – despite designation as Arterial Commercial Policy District, several blocks or portions of blocks along the 22nd Street West corridor remain underdeveloped with vacant lots and/or aging housing stock present.

1.5.3 Development Density

Table 1.1 shows a comparison of dwelling unit density for selected neighbourhoods in Saskatoon. Westmount has a gross dwelling unit density of 3.9 units per acre. This is comparable to neighbourhoods such as Silverwood Heights, Riversdale, and Erindale, which all have dwelling unit densities of around 4.0 units per acre.⁵³ Westmount's unit density is relatively low compared to most Saskatoon neighbourhoods, and is especially low considering that it is a mature, centrally-located neighbourhood dedicated almost entirely towards residential land use. This relatively low density is attributable to two main factors: the prevalence of one and two-unit dwellings on wide lots and the relatively high proportion of non-residential land (i.e. park space) in the neighbourhood. Of Westmount's 242.8 acres, 35.8 acres is comprised of district park space (Scott Park and Pierre Radisson

⁵³ City of Saskatoon (2008). *Neighbourhood Profiles: 9th Edition – October 2008*.

Park), which is intended to serve multiple neighbourhoods. If the substantial district park space was ignored when calculating neighbourhood density, Westmount would actually have a dwelling unit density of more than 4.5 units per acre.

Table 1.1 Dwelling Units Per Acre (2006 Census) – Selected Neighbourhoods

Briarwood	3.0
Silverspring	3.4
Erindale	3.6
Riversdale	3.7
Silverwood Heights	3.7
Mount Royal	3.8
Westmount	3.9
Mayfair	4.8
Massey Place	5.1
Caswell Hill	5.2
Varsity View	6.0
Pleasant Hill	6.1
Hampton Village (estimated at build out)	6.2
Nutana	7.4
City Park	8.0

Source: City of Saskatoon. Neighbourhood Profiles: 9th Edition 2008

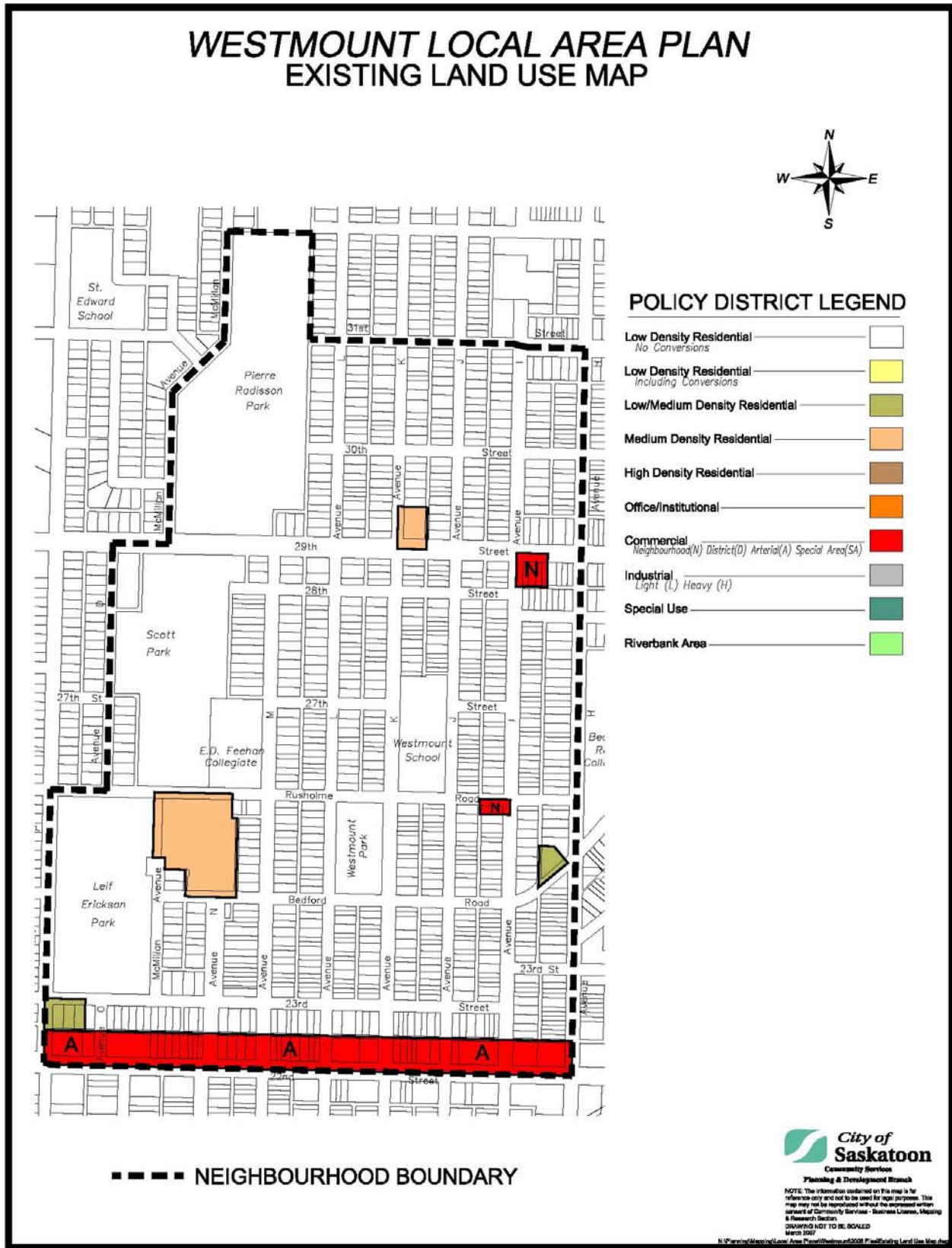
The City of Saskatoon's Official Community Plan calls for the gradual densification of the city and identifies an average density objective of 5 dwelling units per acre.⁵⁴ Greater dwelling unit density helps to ensure that neighbourhoods remain viable by ensuring sufficient school enrolment, providing a market base for area businesses, providing sufficient population to support neighbourhood facilities and activities, such as parks and recreation programs. A gradual increase in density for Westmount is necessary in order to be consistent with the Official Community Plan's objectives, and to ensure that Westmount attracts services in the long term. To be compatible with Westmount's land use goals, it is preferred that this densification be accomplished through sensitive infill development and potentially through low/medium-density residential and mixed use development near service areas, parks, and community facilities.

Map 1.2 shows the proposed amendments to the Westmount Land Use Policy Map. This map and the applicable Land Use Policy Districts is intended to guide future land use in the neighbourhood and to encourage the long term objective of a moderate increase in residential density at suitable locations. This map is also intended to help facilitate land use compatibility of high or low-density residential, commercial, and community uses in the neighbourhood.

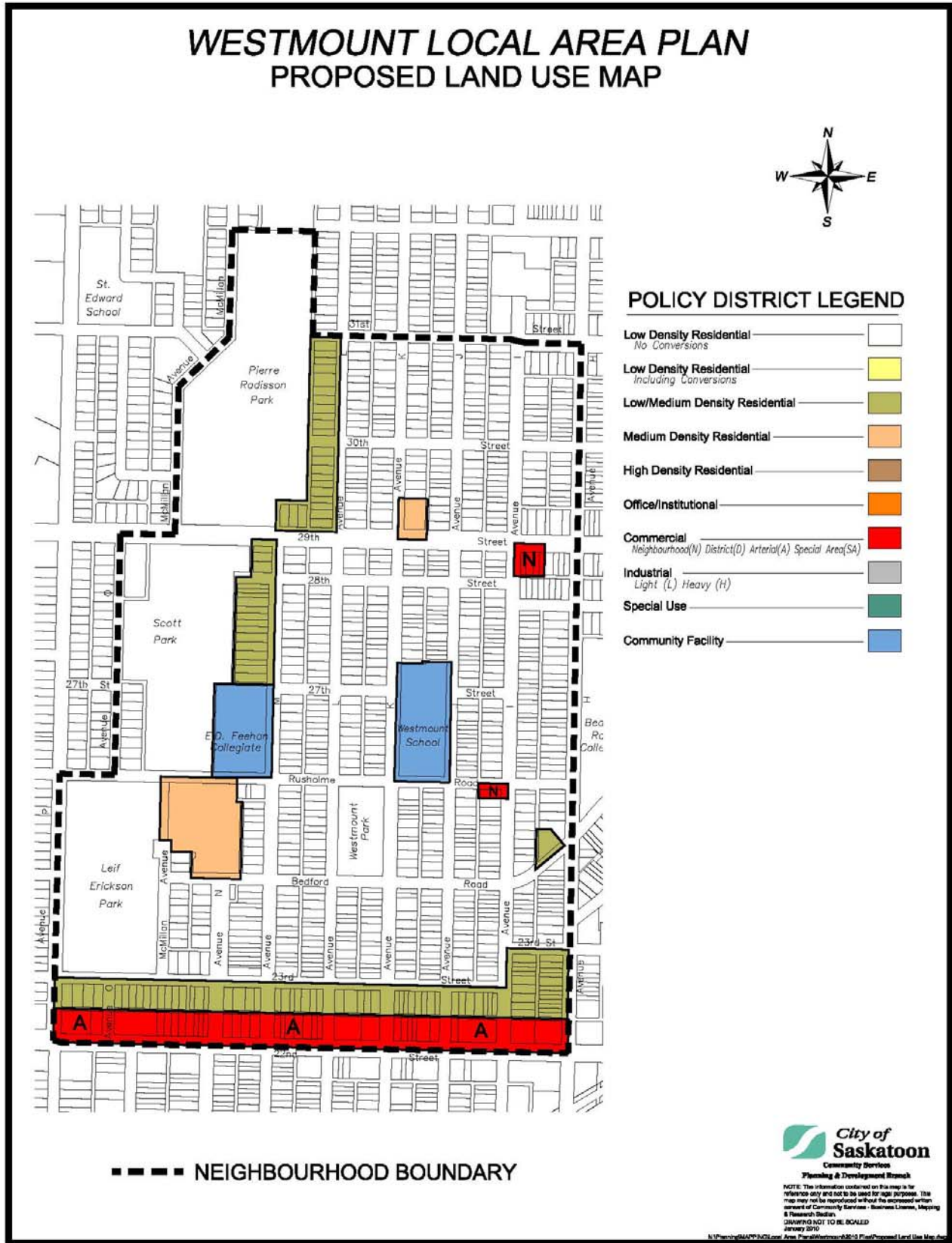
The proposed land use amendments will be implemented over time after the adoption of the Westmount LAP by City Council. Further consultation with stakeholders will occur with respect to the proposed amendments.

⁵⁴ City of Saskatoon (2009), *The Official Community Plan Bylaw No. 8769*, Section 3.2.2 (a) Compact City Form & Section 5.1.2 (b) Neighbourhood Density

Map 1.1 Existing Westmount Land Use Policy Map



Map 1.2 Proposed Westmount Land Use Policy Map



1.5.4 Zoning Bylaw No. 8770

The Zoning Bylaw is adopted by City Council to regulate development and provide requirements for the amenities of the municipality, as well as the health, safety, and general welfare of inhabitants in a manner consistent with the Official Community Plan. The Zoning Bylaw and accompanying Zoning Map divides the city into zoning districts. Each zoning district includes the purpose of the district, a list of land uses within the zoning category (permitted, prohibited, and discretionary), and a list of development standards establishing minimum and maximum requirements for all development in that zoning district. The Zoning Bylaw may be amended from time to time through a change to the text of the Zoning Bylaw, or to the Zoning Map.

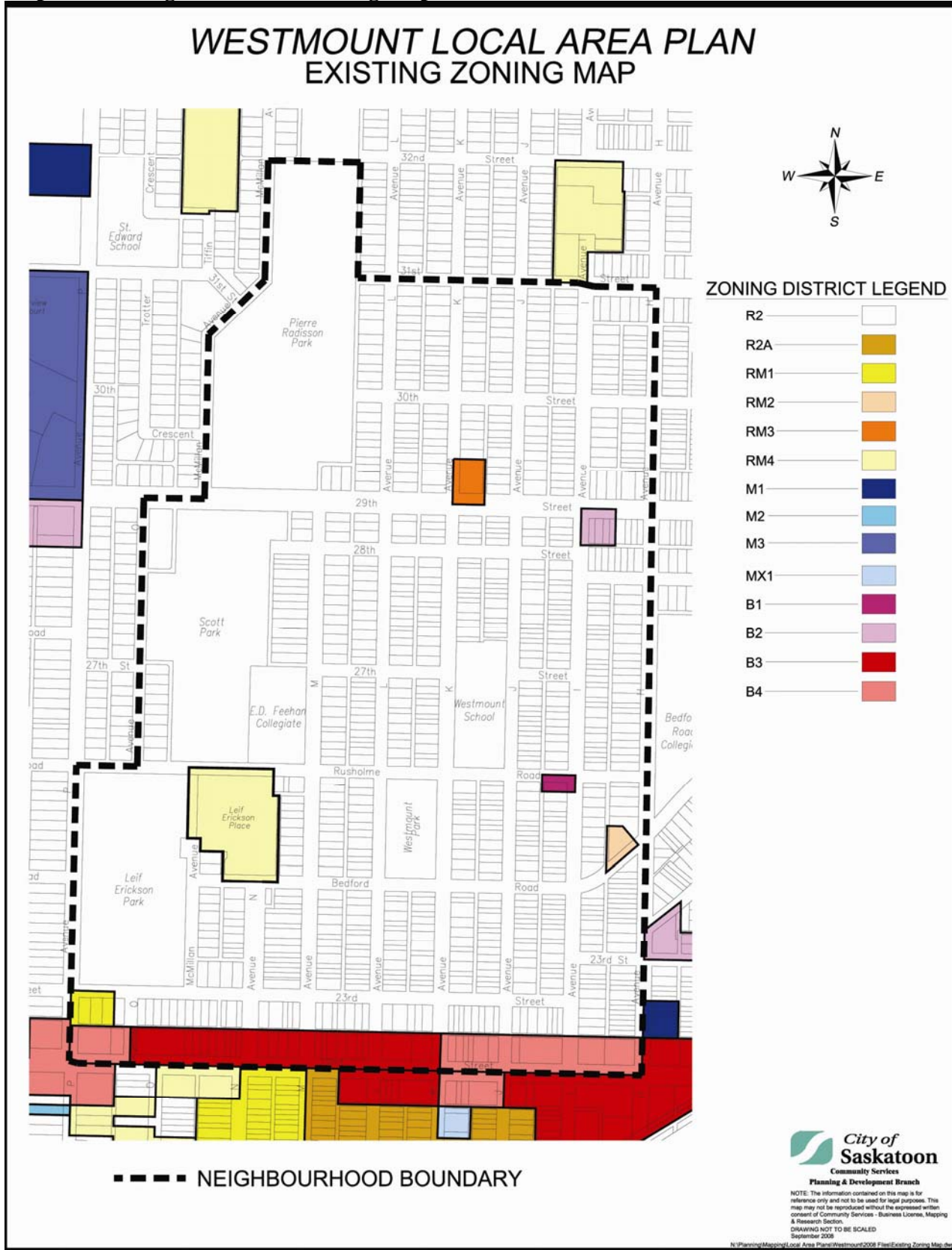
1.5.5 Overview of Existing and Proposed Zoning Policies

Map 1.3 shows the existing zoning pattern in Westmount. While the R2 (One and Two-Unit Residential) Zoning District is the most prominent zoning district, encompassing the majority of the neighbourhood, there is a range of both commercial and residential zoning districts present on a smaller scale. The following is a list of the zoning districts present in Westmount:

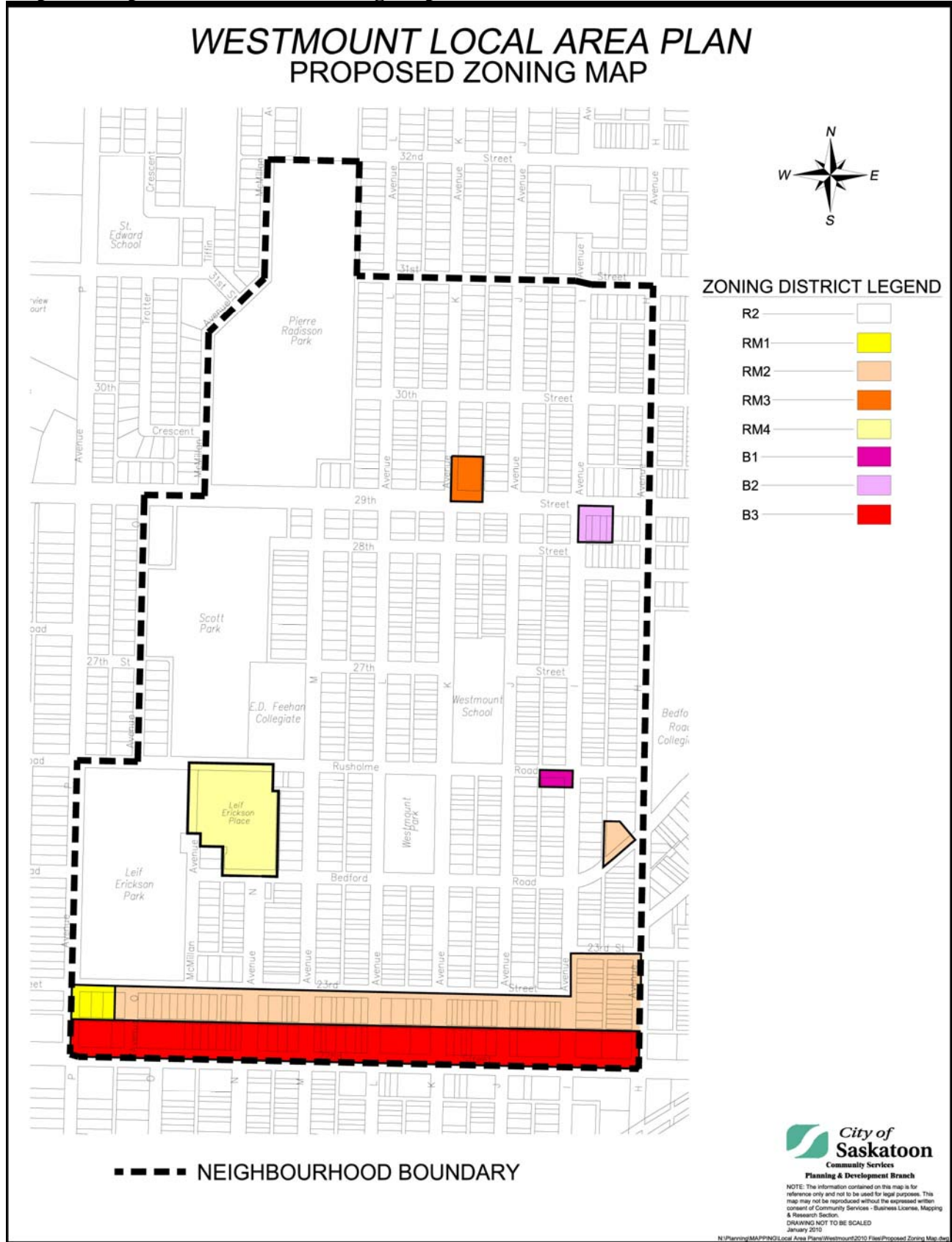
- R2 – One and Two-Unit Residential District
- RM1 – Low-Density Multiple-Unit Dwelling District
- RM2 – Low/Medium-Density Multiple-Unit Dwelling District
- RM3 – Medium-Density Multiple-Unit Dwelling District
- RM4 – Medium/High-Density Multiple-Unit Dwelling District
- B1 – Neighbourhood Commercial District
- B2 – District Commercial District
- B3 – Medium-Density Arterial Commercial District
- B4 – Arterial and Suburban Commercial District

The proposed Zoning Policy for Westmount is shown in Map 1.4. This Zoning Policy Map works in tandem with the Proposed Land Use Policy Map and applies Zoning Districts within each Land Use Policy District in order to achieve the objectives of that Policy District over time. The following includes a description of the proposed zoning changes. For specific information, such as permitted and prohibited uses, and development standards for specific zoning districts, refer to City of Saskatoon Zoning Bylaw No. 8770. See Appendix 1 for a summary of the City of Saskatoon's zoning districts.

Map 1.3 Existing Westmount Zoning Map



Map 1.4 Proposed Westmount Zoning Map



1.5.6 Residential Policy Districts and Zoning

Due mainly to historic reasons, Westmount is composed primarily of Low-Density Residential Policy District and contains mostly one-unit dwellings. Recently, there has been an increase in the number of two-unit and semi-detached dwellings constructed in the neighbourhood. This is indicative of an emerging trend towards infill development seen in many neighbourhoods across the city. This type of moderate densification is supported within the Low Density Residential Policy District.

In addition to one and two-unit infill development, there is potential over the long-term for small-scale multi-unit residential development adjacent to the 22nd Street West commercial corridor, as well as Pierre Radisson Park and Scott Park.

Proposed Residential Land Use and Zoning Amendments

Address(es)	Current Use	Existing Land Use Designation	Existing Zoning	Proposed Land Use Designation	Proposed Zoning	Reason
100 block, Avenue H North, west block face	One-Unit Dwellings	Low-Density Residential	R2	Low/Medium-Density Residential	RM2	Moderate increases in residential density at these locations will help support adjacent commercial areas. Would also provide a transition between commercial area and low-density residential area.
100 & 200 blocks, Avenue I North, east block face	One-Unit Dwellings	Low-Density Residential	R2	Low/Medium-Density Residential	RM2	
900 – 1500 blocks, 23 rd Street West, south block face	One and Two-Unit Dwelling and Vacant Land	Low-Density Residential	R2	Low/Medium-Density Residential	RM2	
1200 block, 29 th Street West, north block face	One-Unit Dwelling and Vacant Land	Low-Density Residential	R2	Low/Medium-Density Residential	no change (will remain R2)	Identifies the area for potential densification in the long term while retaining the stability of the current zoning pattern. The policy amendment allows for the future rezoning of these sites to a higher-density district to be considered.
800 & 900 blocks, Avenue L North, west block face	One-Unit Dwellings	Low-Density Residential	R2	Low/Medium-Density Residential	no change (will remain R2)	
500 & 700 blocks, Avenue M North, west block face	One and Two-Unit Dwellings	Low-Density Residential	R2	Low/Medium-Density Residential	no change (will remain R2)	

Residential Use Adjacent to Pierre Radisson Park and Scott Park

This report recommends amendments to the Land Use Policy Map for a number of properties on Avenues L North and Avenue M North, as well as 29th Street West that border Pierre Radisson and Scott Parks. This identifies a long-term policy objective for this area of increasing the residential density, but no amendments to the zoning bylaw are currently proposed. These properties will remain R2 Zoning District.

Not unlike many mature neighbourhoods in Saskatoon, Westmount residents have raised concerns with the design of infill and the potential for lack of compatibility with the historic character, which can have a negative impact on the aesthetic over time. Neighbourhoods such as Caswell Hill, King George, and City Park have also raised similar concerns during the LAP process in their neighbourhood. City Park LAP Recommendation 1.6 states:

“That the Community Services Department, Planning & Development Branch, consults with core neighbourhood representatives, including those from City Park, in regard to infill development issues as part of the Official Community Plan and Zoning Bylaw – Phase II.”

As this is also a concern for Westmount residents, they should be included on consultations regarding residential infill design standards in the future.

1.5.7 Commercial Policy District and Zoning



*817 & 819 29th Street West
Neighbourhood Commercial*

The Commercial Policy District includes four commercial designations: Neighbourhood (N), District (D), Arterial (A), and Special Area (SA). Two of these designations are applied in Westmount.

Neighbourhood Commercial Districts are intended to be located in each neighbourhood in order to provide for the daily convenience needs of the neighbourhood’s residents. There are two Neighbourhood Commercial Districts in Westmount, located at Avenue I North and 29th Street West, as well as at Avenue I North and Rusholme Road.

Arterial Commercial Districts are applied to lands adjacent to major roadways, such as highways and arterial roadways. The district is intended to facilitate commercial development that serves those people primarily travelling by automobile. In Westmount, there is one linear Arterial Commercial Policy District along 22nd Street West, adjacent to the south boundary of the neighbourhood.

Medium-Density Arterial Commercial Zoning District (B3)

Currently, the B3 Zoning District is applied in Westmount along 22nd Street West, between Avenue O North and Avenue K North, with the remainder of the arterial commercial area zoned B4 (Arterial and Suburban Commercial District). It is proposed that the B3 designation be applied to all of this area (i.e. the north side of 22nd Street West from Avenue H North to Avenue P North) as it provides development that will better fit on the shallow lots.



*Arterial commercial with
multi-unit residential in
Calgary, Alberta*

The lot depth of B3 and B4 sites in Westmount is below the city-wide average for these zones, and the site areas are generally lower. As a result, development within a current B4 zone in Westmount may be hampered due to the large required setbacks. While both B3 and B4 are intended to facilitate automobile-oriented, arterial commercial development, the B3 district is specifically designed for these uses on small to medium-sized lots by reducing setback requirements.

The Westmount LAPC identified a land use goal to encourage mixed use residential/commercial infill along 22nd Street West. The B3 Zoning District currently only permits one dwelling unit in conjunction with and attached to any other permitted use. Multiple dwelling units are not permitted and no dwelling unit is permitted at grade.

In order to better facilitate mixed use development, this report proposes a text amendment to the B3 Zoning District to add “above grade multiple-unit dwellings, boarding apartments, and special care homes, in conjunction with any other permitted use” as a Discretionary Use. The following development standards should apply:

Discretionary Use	Site Width	Site Area	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
Multiple-unit dwellings, boarding apartments, and special care homes, in conjunction with any other permitted use	15m	450m ²	6m (3m if site depth <36.5m)	1.5m	6m	14m

These proposed development standards are similar to those used for other Permitted and Discretionary uses in the B3 zone, except that the maximum building height is set at 14 metres. For all other uses, the maximum height is 10 metres. This additional height allowance will allow for one additional storey of construction for residential units built in conjunction with other uses, encouraging greater residential density for mixed-use projects.

The proposed text amendment to the B3 Zoning District will impact all areas of the city that are zoned B3. This includes much of the area around 22nd Street West in the Caswell Hill and Riversdale neighbourhoods, Idylwyld Drive North between 33rd Street West and 37th Street West, as well as some areas on the east side of Central Avenue. The addition of multi-unit residential uses as a discretionary use in these areas will create additional development opportunities and may facilitate reinvestment, both in Westmount and other areas of the city.

1.5.8 Community Facility Policy District

Community facilities are focal points for residential neighbourhoods. The Community Facility Policy District ensures that in-depth consideration is given to the continued use of a building for institutional, recreational, residential, educational or other community purposes, and that it is retained as a community focal point, if possible.

Westmount contains two schools, a secondary school and an elementary school, that provide important functions in the neighbourhood as community facilities. These facilities – E.D. Feehan High School and

Westmount Community School – are proposed to be designated Community Facility Policy District in order to ensure that there is an opportunity to retain them as community focal points in the event that the school use is discontinued.

RECOMMENDATIONS:

- 1.1 **PROPOSED WESTMOUNT LAND USE POLICY MAP:** *That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Westmount Land Use Policy Map, in the Official Community Plan No. 8769 with the proposed land use designations in Map 1.2, titled “Westmount Local Area Plan Proposed Land Use Map”.*
- 1.2 **UPDATE THE SUMMARY OF THE WESTMOUNT NEIGHBOURHOOD AND ITS LAND USE POLICIES IN THE OFFICIAL COMMUNITY PLAN:** *That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Official Community Plan No. 8769 Section 20.1.1.4 to update the summary of the Westmount neighbourhood and its land use policies.*
- 1.3 **B3 ZONING DISTRICT:** *That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Zoning Bylaw No. 8770 to permit, as a Discretionary Use, multiple-unit dwellings and other residential uses above grade in conjunction with permitted uses in the B3 Zoning District.*
- 1.4 **PROPOSED WESTMOUNT ZONING:** *That the Community Services Department, Planning & Development Branch, initiate the necessary procedure to amend the Zoning Bylaw No. 8770 with the proposed Zoning Districts identified in Map 1.5, titled “Westmount Local Area Plan Proposed Zoning Map”.*

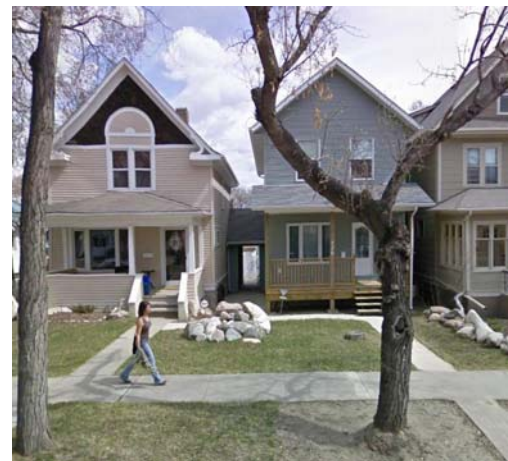
1.6 Infill and Brownfield Development

1.6.1 Residential Infill Potential

The Westmount LAPC has a desire for additional infill development in the neighbourhood. The LAPC strongly supports the redevelopment of vacant lots with infill housing.

One-Unit Dwellings

Currently, Westmount contains eleven vacant residential sites, as well as a number of “garden lots”, where half of a 15-metre wide site is undeveloped and often used for a garden. However, there is limited potential for the construction of new one-unit dwellings on many of these properties due to restrictions in the R2 Zoning District. The zoning bylaw states that, in the R2 District: “site width for the construction of new one-unit dwellings in established neighbourhoods shall be at least 70% of the



Semi-detached dwellings in City Park. Home at right is a recent construction. 70% Rule would not permit a one-unit dwelling in this case.

average site width for one and two-unit dwelling sites fronting on the subject block face and the opposite block face". The purpose of this "70% calculation" is to ensure that whenever there is pressure to divide large lots (15 metres or greater) and develop one-unit dwellings on the newly-created parcels, there is a slow transition from wide to narrow lots. This is meant to ensure that the character of a block is maintained.

As part of the Zoning Bylaw Review, City Administration will be reviewing all subdivision restrictions, including the 70% calculation, to assess effectiveness in facilitating infill development that maintains the character and integrity of development patterns. The City of Saskatoon Planning & Development Branch is considering revising the 70% calculation by lowering the minimum percentage, which would allow additional property owners to construct one-unit dwellings. Since the revision of this provision would affect the R2 Zoning District, city-wide feedback will be sought on the issue in the "Saskatoon Speaks, Shape Our Future" community visioning process launched in September 2010.

In a general review of Westmount, there appears to be approximately 55 potentially developable sites in the neighbourhood using the 70% calculation. However, when this percentage is lowered to 65%, the total number of potential development sites increases to approximately 115. This unofficial review did not consider any other subdivision restrictions that may impact development.

Two-Unit and Semi-Detached Dwellings

Despite its low quantity of vacant land and zoning restrictions that affect the development of new single-unit dwellings, Westmount has substantial potential for infill development within the existing land use and zoning designations. This can be achieved through the construction of two-unit and semi-detached dwellings. Of the 844 sites zoned R2 in Westmount, 317 (approximately 37%) have site widths of 15 metres or greater and are candidates for the construction of two-unit or semi-detached dwellings.

Large sites, 15 metres or wider, with deteriorated housing stock (i.e. candidates for demolition and replacement) or sites containing a dwelling with an adjacent "garden lot" present the greatest potential for infill development since they can be developed either as a two-unit dwelling with one title, as two semi-detached dwellings with separate titles, or in some cases as two single-unit dwellings. Where a dwelling in relatively good condition is situated centrally on a wide lot, there is less potential for infill since demolition of the unit is undesirable and the title cannot be easily split. Figure 1.1 shows three scenarios and considers the potential development for the site in each situation.



New semi-detached infill housing in Westmount

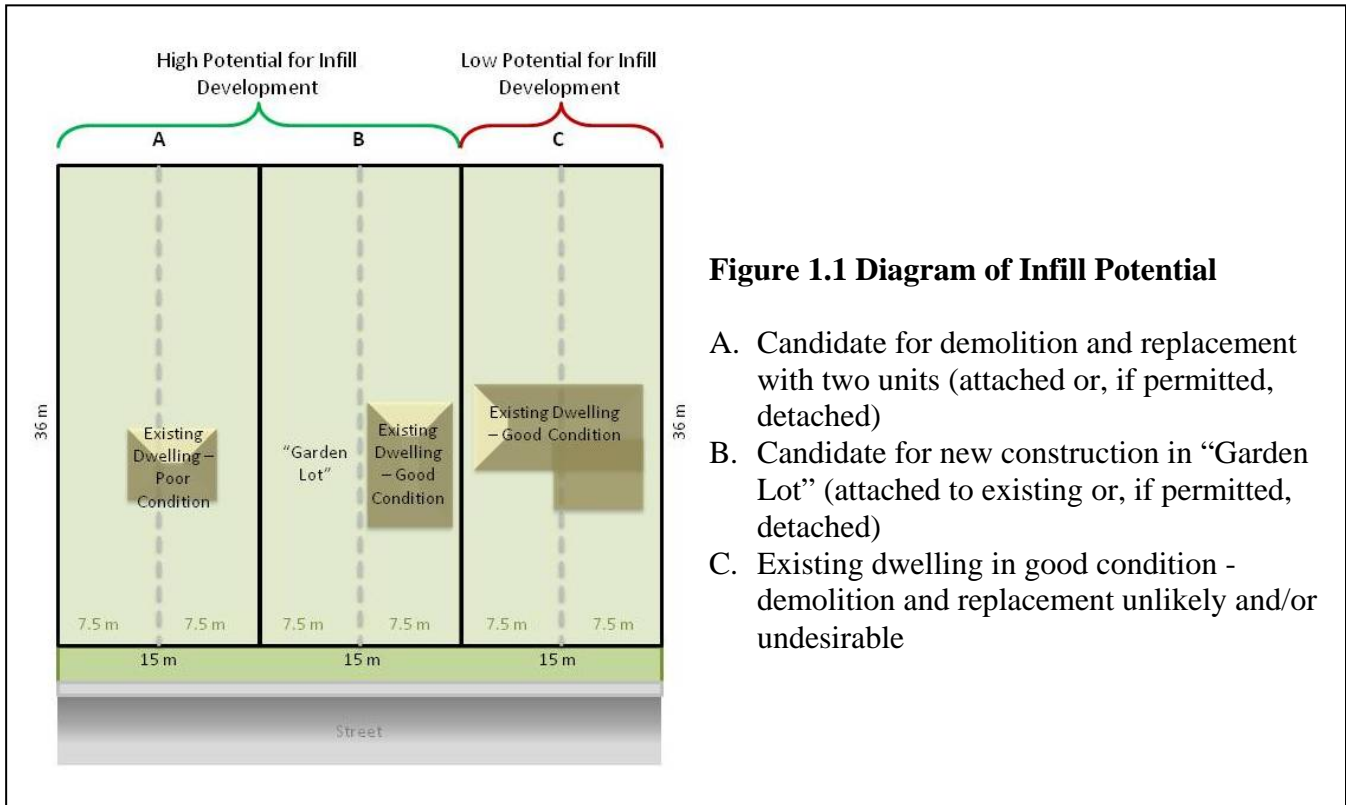


Figure 1.1 Diagram of Infill Potential

- A. Candidate for demolition and replacement with two units (attached or, if permitted, detached)
- B. Candidate for new construction in “Garden Lot” (attached to existing or, if permitted, detached)
- C. Existing dwelling in good condition - demolition and replacement unlikely and/or undesirable

Multi-unit Residential Development

Westmount contains a relatively low proportion of multiple-unit residential dwelling units. The Westmount LAPC has identified the area adjacent to the 22nd Street West commercial corridor as a suitable area for future development of multiple-unit dwellings in addition to the existing supply of one and two-unit dwellings. The existing housing stock in this area is relatively small and, in some cases, in disrepair which signals an opportunity for gradual densification of this part of the neighbourhood through the selected development of small-scale multiple-unit apartments or townhouses.

The Westmount LAPC discussed the issue of densification and, specifically, the group would like to see affordable, market-value, family-oriented housing options on the south part of the neighbourhood. They recognize that a modest increase to the neighbourhood density through appropriately located multiple-unit developments that encourage home ownership and incorporate designs sensitive to the character of the neighbourhood could have several positive benefits for Westmount, including: help encourage park use, increase enrolment at Westmount Community School, and support businesses located on 22nd Street West. The group believes smaller multiple-unit residential developments, such as four-plexes or townhouses, could be more suitable for this area than large-scale multiple-unit developments.

Mixed Use Development

The proposed amendments to the B3 Zoning District and the zoning map for Westmount will permit, at the discretion of City Council, the development of multiple-unit residential development in conjunction with any other permitted use. This will facilitate the potential development of mixed uses along the 22nd Street West commercial corridor, including commercial, residential, and other uses.

1.6.2 Commercial Infill Potential

The 22nd Street West corridor is the western gateway into Saskatoon and acts as a commercial service spine, running all the way to the city centre. Westmount contains 39 sites with commercial (B) zoning, 34 of which are located along the 22nd Street West commercial corridor. While other parts of 22nd Street West have experienced significant commercial development, Westmount has not. Only 9 of the 22nd Street West commercial sites are being used for commercial or similar purposes. This accounts for half (360 metres) of the approximately 700 metres of potential commercial frontage. The remaining 25 sites are either vacant or contain one-unit dwellings in relatively poor condition. While residential development is desirable along 22nd Street West in a mixed use context, one-unit dwellings are not considered to be a suitable use of this land. These vacant or underutilized sites are excellent candidates for redevelopment.

In the winter of 2009-2010, four one-unit dwellings in the 1400 block of 22nd Street West were demolished and preliminary construction work began for a new hotel. While it is too early to gauge the impact this project will have on the 21 remaining underutilized commercial sites in Westmount, it is a positive example of possible future development along this corridor and represents an excellent opportunity for employment within the neighbourhood. Other underutilized sites along this corridor have recently been listed for sale which is a sign of potential development interest. The redevelopment of these commercial sites, both for commercial and mixed uses, is a goal of the Westmount LAPC.



Bridgewater Hotel on 22nd Street during construction

1.6.3 Former Gas Station Sites and other Brownfields

Former gas station sites pose several problems. In many cases, these sites are subject to some degree of environmental contamination from fuel spills and/or leaks in underground storage tanks. Contamination may lead to health and safety concerns for the public and potential liability for the property owner. Additionally, the costs associated with environmental remediation of these sites may be prohibitive to redevelopment, meaning that the sites often remain chronically vacant. In some new service station developments, property owners have switched to the use of above-ground tanks for less costly upgrading and easier transition and remediation in the future. However, examples of the use of above-ground tanks have typically occurred at large card-lock facilities in industrial areas and not in commercial areas.

Westmount contains one vacant former gas station site at the corner of Avenue H North and 22nd Street West (802 22nd Street West). This site is across 22nd Street West from another former gas station at 825 22nd Street West in Pleasant Hill.

The Westmount LAPC has identified the remediation and redevelopment of the vacant gas station and other brownfield sites as one of its land use goals. This is also consistent with the LAPC's goal of encouraging development in vacant and underutilized commercial land along 22nd Street West.



Vacant former gas station site at 802 22nd Street West

The City of Saskatoon is investigating strategies to address the redevelopment of brownfield and other vacant land in the city. Early in 2010, the City produced a brownfield guide entitled *Redeveloping Brownfields in Saskatoon: A Guidebook* that is intended to educate developers about the process and reduce uncertainty about redeveloping brownfield sites. Additionally, the City has been developing an incentive program that will specifically target obstacles to development within the established city on vacant and brownfield sites, by utilizing grants or tax abatements to encourage property owners. Finally, in an effort to improve awareness among the development community about potential redevelopment opportunities, a vacant lot inventory of developable sites has been made publicly available on the City of Saskatoon website and updated on a regular basis.



610 Avenue J North is a vacant lot recently purchased by Habitat For Humanity with construction scheduled to begin in 2011



Small group discussions on the topic of land use in Westmount at a LAPC meeting

RECOMMENDATIONS

1.5 ONE AND TWO-UNIT INFILL HOUSING: *That the Community Services Department, Planning & Development Branch, review the “70% of average site width” requirement for new construction of one and two-unit dwellings in the R2 Zoning District to better facilitate infill development.*

2.0 Housing

2.1 Overview of Housing

The housing form and character in Westmount is a reflection of the neighbourhood generally developing in two phases. Like most of Saskatoon's central neighbourhoods, the bulk of the housing stock was built prior to 1960. However, Westmount had a second building wave from 1960 to 1980, which is reflected in the housing style and design west from Avenue K North to Avenue P North. The pre-1946 housing stock is mainly concentrated between Avenue H North to Avenue K North. The majority of housing in Westmount are single-family dwellings.

At a meeting held on April 28, 2009, the Westmount Local Area Plan Committee (LAPC) discussed future growth and housing for the neighbourhood. The discussion generally focused on the following:

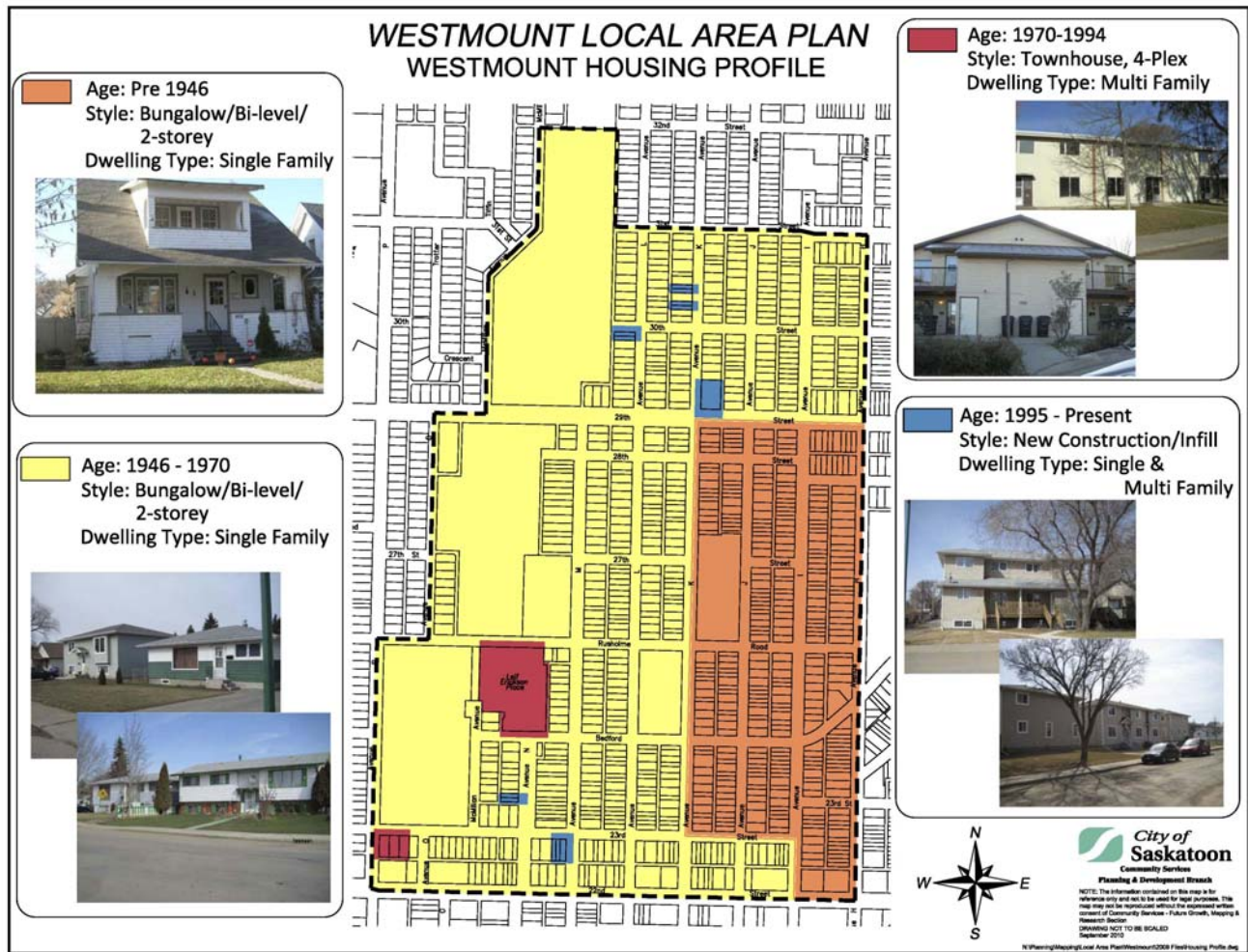
- Residential development
 - Maintenance of buildings
 - Affordability
 - Increasing diversity of housing options, while preventing the displacement of current residents
- Sustainability
 - Economic (affordable housing, investment)
 - Environmental (carbon footprint, energy consumption, health & safety)
 - Social/cultural (knowledge, participation of citizens, safety)
- Keeping the character of the neighbourhood

2.2 Housing Goals

The Westmount Local Area Plan Committee created a number of goals intended to guide future housing development in the neighbourhood. They are:

1. Support and maintain mixed housing that meets a range of socio-economic and multi-generational needs.
2. Increase the diversity and character of housing stock.
3. Provide incentives for homeowners to update and maintain the current housing stock.
4. Develop policies and incentives to encourage environmentally-friendly housing improvements and new infill.

2.3 Housing Profile of Westmount



Westmount Housing Quick Facts:

- 700 single-unit dwellings, 266 two-unit dwellings, and 110 multiple-unit dwellings
- 67% of homes are more than 50 years old
- Between 2001 and 2006, the percentage of homes in need of major repair fell from 21% to 14%
- 68% of the neighbourhood is owner-occupied
- The average income needed to purchase a home in the neighbourhood is \$53,440 (2008), making Westmount a very affordable area
- Average household size is 2.5 persons
- Average selling price of the 52 single-family homes sold in 2009 was \$162,491

2.3.1 Condition of Housing

The Westmount LAPC was concerned with the high number of homes in need of major repairs. In the *State of Saskatoon Housing Report 2004*, two of Saskatoon’s established neighbourhoods, Westmount

and Riversdale, were listed as having the highest proportion of housing in need of major repair. Westmount reported 21% of homes in need of major repair, which suggested that 190 out of 925 homes in the neighbourhood required major repairs. This data was collected via self-report claims made during the 2001 Census. These results kept in line with a typical trend for Saskatoon, whereby homes 80+ years of age tended to be reported as in need of major repair.⁵⁵

However, in an update of the report in 2006, the percentage of homes reported as in need of major repair dropped by 7% to 14%.⁵⁶ This substantial improvement shows a strong desire by property owners to invest in Westmount and represents a significant renewal of the area, although there are clearly considerable upgrades still needed in many neighbourhood homes.

2.3.2 Major Repairs and Home Inspections

The table below compares Westmount with adjacent neighbourhoods in regards to recent failed housing inspection data collected. The data shows that Westmount appears to be trending towards fewer failing housing inspection grades over the past five years. Westmount performed better than the adjacent neighbourhoods in not only percentage change over the past five years, but also had a lower overall percentage of failing grades in 2009.

Table 2.1 Failed Housing Inspections, 2004-2009

Neighbourhood	2004	2005	2006	2007	2008	2009	% Change '04-09
Westmount	72.6%	77.6%	79.9%	74.9%	69.9%	57.7%	-14.9%
Caswell Hill	79.4%	78.5%	85.4%	78.8%	73.5%	65.5%	-13.9%
Pleasant Hill	73.2%	74.4%	77.4%	65.4%	67.7%	70.3%	-2.9%
Mayfair	44.8%	57.8%	47.3%	66.5%	64.9%	72.4%	27.6%

Note: A negative % indicates failure rates have declined as a percentage of total number of inspections.⁵⁷

The Saskatchewan Housing Corporation (SHC) offers a variety of home renovation and repair programs, such as the Residential Rehabilitation Assistance Program (RRAP). This program provides financial assistance to low-income households to complete repairs required to bring their homes up to minimum health and safety standards via a forgivable mortgage, which has a maximum of \$16,000 available for each applicant accepted into the program.⁵⁸

Other homeowner repair programs offered by the SHC include: Home Adaption for Seniors Independence (HASI), Residential Rehabilitation Assistance Program for Persons with Disabilities (RRAP – Disabilities), Saskatchewan Emergency Repair Program (SERP), and Saskatchewan Home Adaptations for Independence Program (SHAIP). Among the rental repair programs offered by SHC are: Rental/Roominghouse Residential Rehabilitation Assistance Program (Rental RRAP),

⁵⁵ City of Saskatoon. *State of Saskatoon Housing 2004 Baseline Report*.

⁵⁶ City of Saskatoon. *State of Saskatoon Housing 2006 Update Report*.

⁵⁷ City of Saskatoon. *Housing Indicator System. Fire & Protective Services Inspections data. (2004-2009)*

⁵⁸ Saskatchewan Housing Corporation. *Housing Repairs and Renovations*. <http://www.socialservices.gov.sk.ca/home-repair>

Saskatchewan Rental Repair Program (Sask Rental), and Secondary Suite Program. Additional information on these and other programs can be found at: www.socialservices.gov.sk.ca.

2.4 City of Saskatoon Housing Handbook

The City of Saskatoon Neighbourhood Planning Section has published a booklet called the *Housing Handbook*, which was produced mainly to assist people with low-to-moderate incomes search for affordable and entry-level housing in Saskatoon. It contains useful contact information, highlights available housing programs, as well as detailing many of the rights and responsibilities of renters and landlords by providing tools and information to guide them through the rental process.⁵⁹

RECOMMENDATION:

2.1 HOME REPAIR/RENOVATION PROGRAMS AND HOUSING HANDBOOK: *That the Community Services Department, Planning & Development Branch distribute information to all homeowners, tenants and landlords of residential properties in Westmount regarding the various home repair and renovation programs currently available from the Saskatchewan Housing Corporation and ensure that the Westmount Community Association receives copies of the “Housing Handbook” booklet, that the booklet be advertised in the Community Association newsletter with copies made available to residents at a convenient neighbourhood location, and an electronic version of the booklet be linked to their website.*

2.5 Housing and Population Age

The Westmount LAPC is concerned with the current range of housing choices available within the neighbourhood. As Westmount is comprised of predominantly single-family homes that are owner-occupied, residents have indicated this can be problematic when trying to accommodate families who cannot afford to own a single-family home. School representatives in Westmount have indicated families have difficulty finding rental accommodations in the neighbourhood.

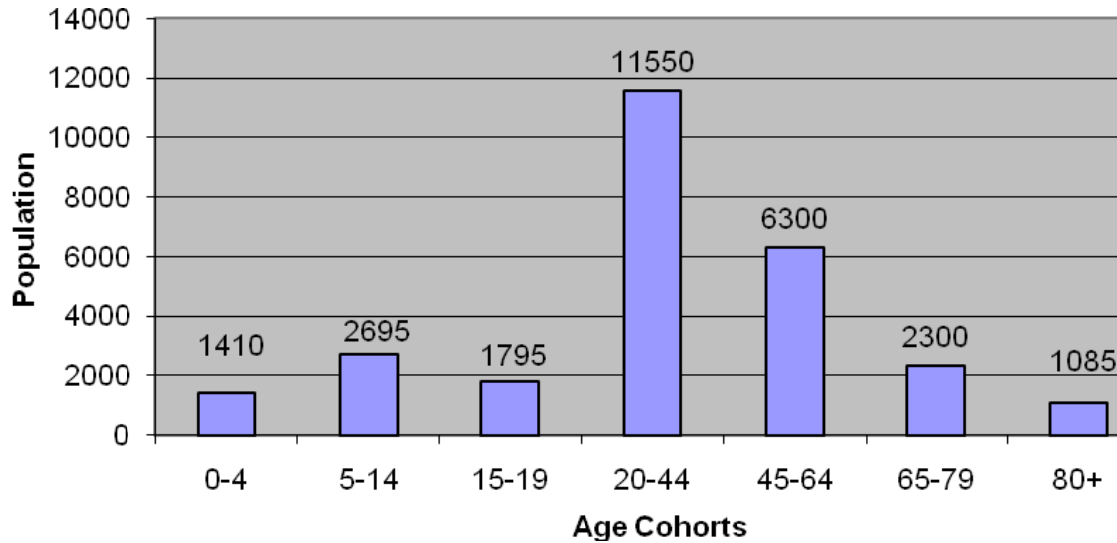
Seniors in the neighbourhood have also expressed a concern that they will not be able to “age in place”, as local options for seniors housing are limited. According to the City of Saskatoon *Housing Type by Age of Occupant Analysis 2009* study, the central neighbourhoods (including Westmount, Caswell Hill, Pleasant Hill, City Park, Riversdale, King George, Varsity View, and Nutana) have an average population age that falls in the 20 to 44 years of age range (refer to Table 2.2).⁶⁰ This study was undertaken to assist Saskatoon in forecasting the expected supply and demand for specific housing types based on current and anticipated population trends.

⁵⁹ City of Saskatoon. *Housing Handbook*.

http://www.saskatoon.ca/DEPARTMENTS/Community%20Services/PlanningDevelopment/Documents/Neighbourhood%20Planning/Housing_Handbook.pdf

⁶⁰ City of Saskatoon. *Housing Type by Age of Occupant Analysis* (2009)

Table 2.2 Central Neighbourhoods Age Distribution, 2006



The age predominant housing type for Saskatoon citizens aged 20 to 44 are single-unit dwellings, apartments/condominiums, and townhouses. However, as residents age, their housing desires and requirements tend to change. Typically, the population will shift more predominantly to single-unit dwellings in the 45 to 64 years of age category, then often to large multi-unit apartments/condominiums during their mid-60s to late-70s. Finally, citizens will often move to special care facilities at the age of 80 and older. It is important that neighbourhoods strive to offer all of these housing types because it will provide an opportunity to maintain community continuity by allowing citizens to remain in the neighbourhood throughout their entire life.

2.5.1 Alternative Housing Options In Westmount

Affordable Housing



806 Bedford Road

Saskatchewan Housing Corporation (SHC) recently constructed two new multiple-unit dwellings in Westmount at 806 Bedford Road. The site was previously vacant and now houses two buildings containing a total of 6 two-bedroom units and 2 three-bedroom units. The development provides safe and stable accommodation for low-income families. This affordable housing project also received funding and support from the City of Saskatoon, as well as the Provincial and Federal Governments.

Another option for rental units in Westmount is SHC’s Leif Erickson Place on Rusholme Road. This complex has 165 units for social and affordable rentals. Leif Erickson Place is also home to a childcare centre. To be eligible for housing in this complex, renters must meet certain income-related requirements.

Seniors Housing

Although housing options in Westmount exclusively for seniors are limited, the neighbourhood is bordered by a number of larger seniors housing units along Avenue P North and some offer assisted living, such as Oliver Lodge (1405 Faulkner Crescent – Mount Royal). The Westmount area would be a suitable location for seniors housing, due to its close proximity to central services and abundant park space.

Jubilee Housing Corporation is a non-profit Saskatoon housing group that provides seniors housing within the Mount Royal neighbourhood adjacent to Westmount. They currently offer 92 seniors residences at the Mount Royal Court site located on Avenue P North. These units are all low-density duplex-style. Jubilee is planning on redeveloping their site in the future to accommodate more residences on the site.

Other nearby options offering varying levels of care include Saskatoon Convalescent Home (101 31st Street West – Caswell Hill), Central Haven Special Care Home Inc. (1020 Avenue I North – Hudson Bay Park), Villa Royale (1817 Edmonton Avenue – Mount Royal) St. Joseph's Home (33 Valens Drive – Mount Royal), as well as several private nursing homes.

The Westmount LAPC recognizes the need to offer a variety of housing types to serve all portions of the neighbourhood's population. The LAPC supports increasing the range of housing choices through rezoning, redevelopment, or infill development in a way which is sympathetic to the existing architectural style.

2.6 Energy Use and Housing

Energy usage in Saskatchewan (10 Terajoules per million dollars of GDP) is quite high compared to the Canadian Nation average (6 Terajoules per million dollars of GDP). Saskatchewan is also the second largest per-capita energy user in Canada.⁶¹ This can be generally attributed to four factors:

1. Colder Climate – Heating costs are higher.
2. Transportation Costs – Travel distances between larger centres is greater.
3. Agriculture, Mining, and Energy Sectors – Resources require significant energy inputs.
4. Coal-fuelled Electricity – Saskatchewan creates majority of electricity from coal, which is less energy efficient than some alternatives, such as hydro-power.

Within a municipality, it is estimated that approximately 19% of energy consumption is derived from residential energy use. The energy used in an average home is typically utilized to provide space heating, domestic water heating, lighting, and appliance services. Reducing home energy consumption not only has environmental benefits, but also economic rewards for a homeowner or renter. By decreasing energy usage, we can ultimately contribute to overall housing affordability as well.

⁶¹ Sask Trends Monitor. November 2008.

For a neighbourhood like Westmount, the bulk of the housing stock was built prior to 1960 and could contribute to higher energy consumption rates for the neighbourhood.

2.6.1 Retrofitting existing housing to improve energy efficiency

During a meeting to discuss neighbourhood sustainability, the Westmount LAPC identified that a number of homeowners in the area had taken advantage of the Federal Government's ecoEnergy Program. Natural Resources Canada's ecoENERGY Retrofit Program provided financial support to implement energy-saving projects for homes, commercial buildings, institutional buildings and industrial facilities. The goal of the program was to reduce energy-related greenhouse gases and air pollution, leading to a cleaner environment for Canada. This federal program ended on March 31, 2011.

A program for residents of Saskatchewan that continues to accept applications and provides similar grants is SaskEnergy's "Saskatchewan EnerGuide For Homes" (SEGH) program.⁶² This program requires the applicant to pay for an initial pre-retrofit evaluation that would provide overall energy efficiency ratings and recommendations for improvements, with details as to the grant the applicant would receive in return for each upgrade. After the participant has completed all chosen upgrades, a post-retrofit evaluation assesses the positive impact of these improvements on energy and water consumption, which then qualifies the applicant to receive the appropriate grant. Due to its success, this provincial program was recently extended until October 31, 2013.



New infill developments can be found throughout the Westmount neighbourhood

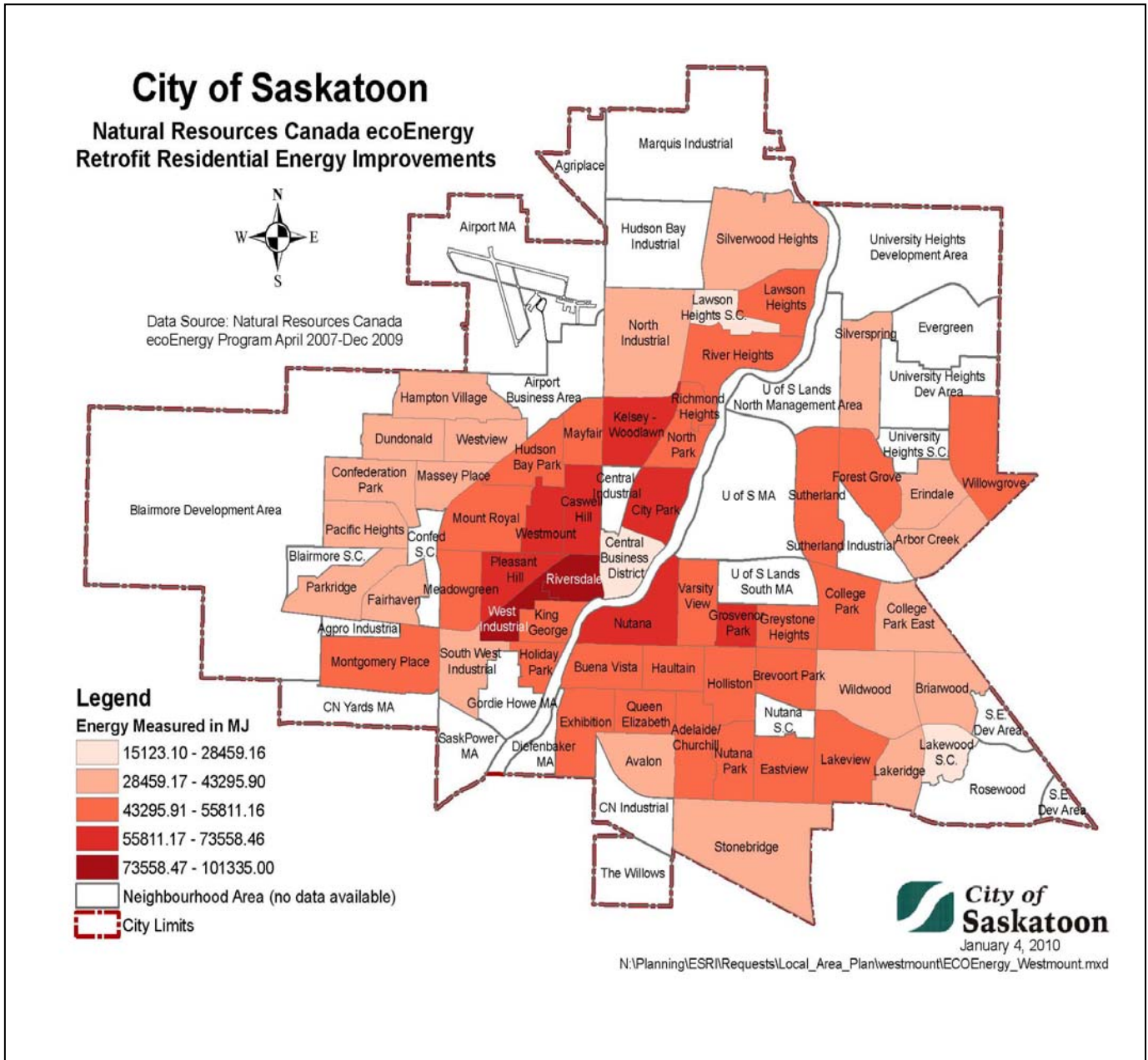


This sold sign is an example of the positive investment trend occurring in Westmount

⁶² SaskEnergy. *Saskatchewan EnerGuide For Homes*. http://www.saskenergy.com/Saving_Energy/energuide.asp

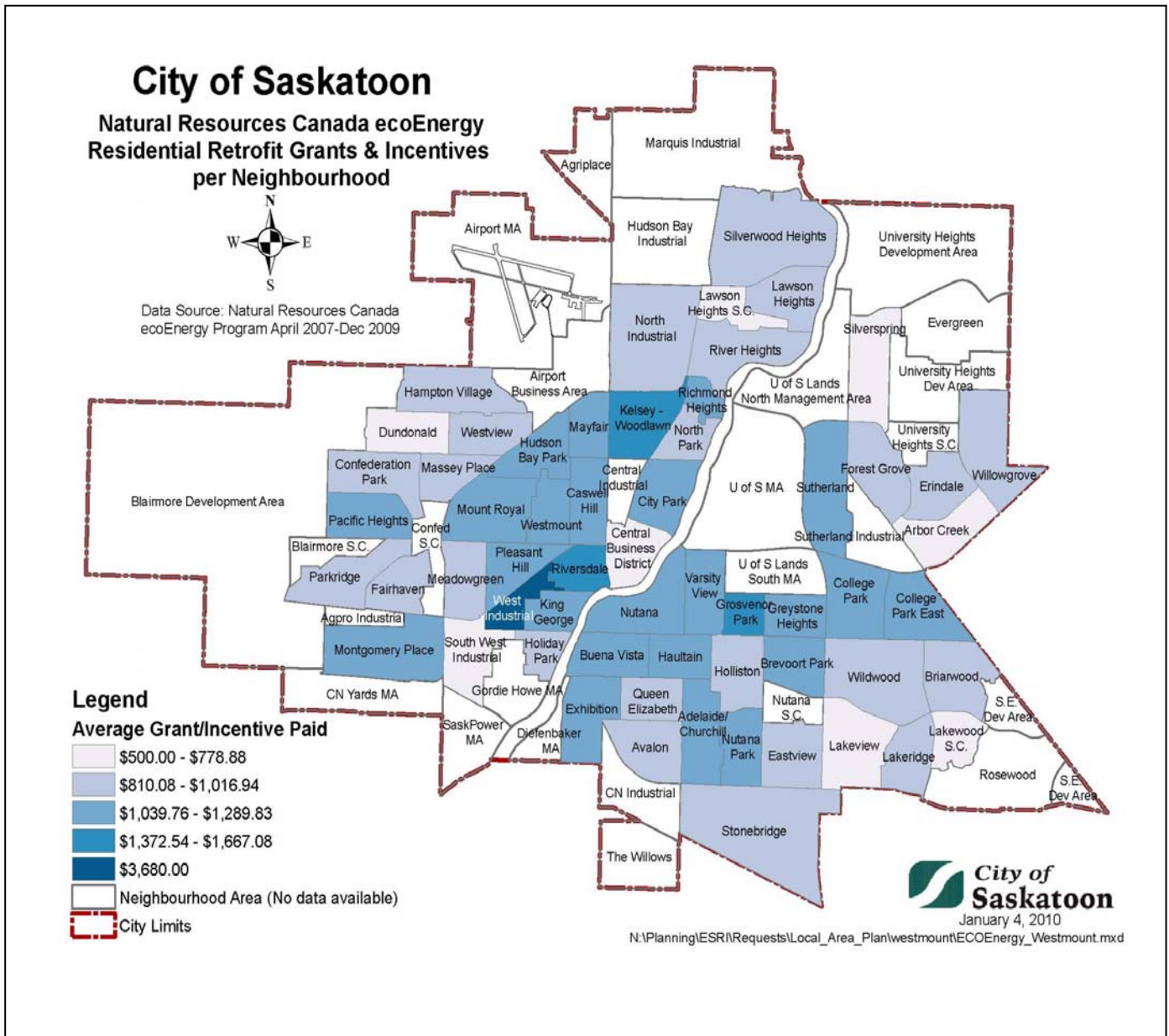
Map 2.1 and Map 2.2 represent total take up of the ecoEnergy Program in Saskatoon by neighbourhood. Map 2.1 represents the amount of energy savings (improvements) in homes throughout Saskatoon. The oldest neighbourhoods, such as Riversdale, Westmount, and Caswell Hill appear to have had the greatest improvements in energy savings.

Map 2.1 Natural Resource ecoEnergy Program – Energy Savings in Saskatoon 2007-2009



Map 2.2 illustrates the average grant amounts received by neighbourhood. Again, the mature neighbourhoods appear to have experienced the greatest amount of benefit from this program.

Map 2.2 Natural Resources ecoEnergy Program – Grants Paid in Saskatoon 2007-2009



3.0 Parks & Recreation

3.1 Overview

The Westmount Local Area Plan Committee (LAPC) met on May 26, 2009, to discuss parks, recreation, and healthy living in Westmount. Generally, the LAPC recognized that while Westmount values its abundant green spaces and opportunities for active, community living, the neighbourhood's parks are not being utilized to their full potential.

A number of City of Saskatoon departments and external organizations made presentations to the LAPC about parks, recreation and healthy living. Presentations included Parks and Recreation (City of Saskatoon – Community Development Branch) and Off Leash Recreation Areas (City of Saskatoon – Revenue Branch). During the presentations, the committee was asked to record comments and suggestions related to the various topics presented and any additional general comments or concerns. These, as well as a number of comments collected during the “Getting to Know Westmount” neighbourhood survey are summarized below:

- Parks in Westmount are perceived to be underutilized and are in need of a number of physical improvements to encourage people to use them, including:
 - Improved landscaping;
 - Additional walkways, benches;
 - Additional lighting; and
 - Amenity improvements/additions including: playground equipment, warm-up shack for winter activities in Pierre Radisson Park, facilities for skateboarding/rollerblading, and water/spray parks, while maintaining wide open spaces for users.
- Mayfair pool is important.
- Provide increased extra-curricular and summer activities for children and youth to keep them busy and active.
- An Off-Leash Recreation Area (dog-park) has potential in Westmount, but safety, screening/fencing, and an appropriate site are all very important considerations.
- Maintenance of the city's trees in the parks and boulevards is important.
- Neighbourhood cleanliness should be encouraged – community clean-ups.
- A bike path that links all the way to the airport area that will support employees in the Circle Drive commercial and Airport Business areas.
- Permit a small café or ice booth to locate in the parks.
- Support events and festivals in the park.

3.2 Parks & Recreation Goals

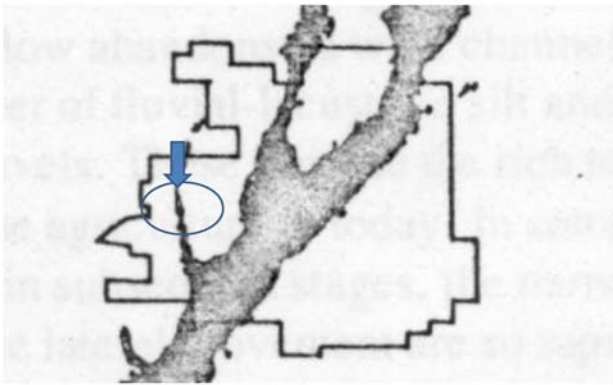
1. Improve the utilization of the neighbourhood's parks (Leif Erickson Park, Scott Park, Pierre Radisson Park, and Westmount Park).
2. Develop new passive and active recreation opportunities in all Westmount parks.
3. Increase all-season recreation opportunities for Westmount children and youth.
4. Provide for the expansion of the community garden in Leif Erickson Park.

5. Implement community/school initiatives, such as the Walking School Bus and Schools Plant Legacy In Trees (SPLIT) program.
6. Increase maintenance of parks and trimming of trees on City boulevards.

3.3 Existing Parks, Recreation, and Open Spaces

Park space in Saskatoon is classified according to intended use and design. Park classifications include: neighbourhood, district, multi-district, city, special use, and linear. Evident by their names, neighbourhood, district and multi-district parks serve the corresponding geographical areas; city and special use parks serve the entire city; and linear parks are intended to provide pedestrian connections between parks. Schools also provide parks and recreation spaces to residents, but these are owned and operated by the school boards.

Map 3.1 Moriyama River Evolution Map



Westmount's most predominant feature and asset is its large park system extending from 23rd Street West in the south all the way to 32nd Street West in the north. Atypical to other central neighbourhoods, the Westmount neighbourhood is abundant in park space due to its development past. This park system is a result of an old South Saskatchewan River scar and was deemed at the time of the neighbourhood's development to be 'unserviceable' land due to its topography and susceptibility to flooding.

Map 3.1 Moriyama River Evolution illustrates the retreat of the South Saskatchewan River and the subsequent swale topography that

formed the current park system in Westmount, which extends all the way to 71st Street in the north. This topographic feature is commonly referred to as the Hudson Bay Slough and, prior to its development, would have acted as a wetland area.

Due to this history, the City of Saskatoon has encountered challenges with the development of parks throughout the area. This has been noted as a primary challenge for Pierre Radisson Park. Challenges for Wetland development can include:

- High salinity of soils that can limit non-native vegetation and its growth;
- High levels of salinity that can have negative effects on infrastructure;
- Low lying standing water during seasonal periods or drainage problems;
- Groundwater seepage; and
- Irrigation can exacerbate salinity of soils.

The City of Saskatoon Planning & Development Branch, Future Growth Section is currently undertaking a Wetland Policy Study. As part of this research, an inventory of Saskatoon wetlands will be compiled, as well as a case study of the Hudson Bay Slough area undertaken to assess ways to more

appropriately develop around or in urban wetland areas. The focus of this study is on newly developing areas not pre-existing areas, as is the case in the Westmount neighbourhood. However, there may be an opportunity to explore the restoration and reclamation of older wetland areas through recommendations regarding future park redevelopment.

Cities such as Portland, Oregon and Calgary, Alberta have both undertaken reclamation of urban wetland areas with great success recently. The reclamation in these cities has created new avenues for financing of park redevelopment. It should also be noted that in 1962-1964, City of Saskatoon designs considered the feasibility of developing a lake in Scott Park, due to the shallow slough features in the area.⁶³

3.3.1 Westmount Park



Westmount Park Playstructure

Westmount Park, located at 310 Avenue L North, is classified by the City of Saskatoon as a neighbourhood park. It consists of one complete city block enclosed by Rusholme Road, Bedford Road, Avenue K North and Avenue L North. It is kitty corner to Westmount Community School, which is where it derives its name.⁶⁴

Amenities in the park consist of two ball diamonds, one soccer pitch, and a paddling pool with adjoining recreation unit building used for summer paddling pool programming in the neighbourhood. The park also has a tots play area, children's wooden play structure, an asphalt basketball court, walking paths, barbeques, and benches. Westmount Park is home to the annual Community Association Carnival.

Community members would like to see the wooden playground structure in Westmount Park replaced. Under *Capital Budget #1938 Playstructure Upgrade and Replacement*, the City of Saskatoon is annually replacing or repairing structures throughout the city. Of the City's 109 structures, approximately 40 are wooden structures between 18 and 25 years old. The Westmount Park playstructure is targeted for eventual replacement through this capital budget. However, since it is still considered one of the newer structures, it is tentatively scheduled for replacement in 2014-2015. This date is subject to annual changes in the capital budget.

3.3.2 Leif Erickson Park

Leif Erickson Park is located at 302 Avenue P North and is 13.2 acres in size. It is named for Leif Erickson, a Norse explorer, who was the son of Eric the Red of Greenland. This park was established in 1930 upon the initiative of Louis Orge, born in Norway and founder of the Leif Erickson Memorial

⁶³ City of Saskatoon Archives (2003). *A Brief History of Westmount*.

⁶⁴ Pete and Mabel Russell, *The Parks and Recreation Facilities of Saskatoon (1982)*, pg. 64.

Association of Saskatchewan. A large stone with a bronzed plaque was erected in 1962 in the park to commemorate Leif Erickson.

“To the pioneer settlers of this land who, like the Norse voyagers of old, sought wider domains for the energies of man”
 –Leif Erickson Park commemorative stone

The historical marker dedicated to Leif Erickson is located at the west entrance of the park from Avenue P North, along with a large flower bed and benches. An old rock retaining wall runs along the western edge of the park. The park has quite a large slope with the highest point located nearest to Avenue P North and the lowest point along McMillan Avenue. This park is currently irrigated only in the western portion of the park.

Amenities in the park consist of large passive green space and a paved walking trail running from McMillan Avenue to Avenue P North. In the northeast corner of the park is Leif Erickson Community Garden. The garden has been in operation since May 2004 and has 8 individual plots for gardening. In 2009, community gardeners saw an increased interest in garden plots.

During a safety audit of this park, the audit group noted the large amount of foot traffic travelling from McMillan Avenue, near Leif Erickson Place, to 22nd Street West. It was presumed most of this traffic was travelling to and from the commercial services on 22nd Street West, particularly the convenience store located at the intersection of Avenue P North. A noticeable desire line from foot and bicycle traffic is evident in the grass from the entrance at McMillan Avenue and Bedford Road to the corner of Avenue P North and 23rd Street West, with another branch of the informal trail leading to and from Avenue O North and 23rd Street West.



Leif Erickson Community Garden

3.3.3 Scott Park

Scott Park, located at 1420 Rusholme Road, is 14.6 acres in size. Scott Park is named for Sir Robert Falcon Scott, a British Naval Officer and Arctic explorer. Scott Park is located directly behind E.D. Feehan Catholic High School, but it is entirely owned and maintained by the City of Saskatoon. Amenities in this park include four tennis courts, two soccer pitches, a large running track, and two baseball diamonds.

The Westmount LAPC felt the proximity of Scott Park to E.D. Feehan High School with no definition between the park and school resulted in the park acting more as a high school grounds, with limited usage by the surrounding communities. This is also echoed in the youth section of this report, as the majority of youth (less than 13 years of age) indicated they never used this park.

The Westmount LAPC also found this park to have limited connectivity and way-finding to the neighbouring parks of Pierre Radisson and Leif Erickson. There are currently no paved walking paths through Scott Park and the sports field activities may restrict movements between north and south, due to the positioning of the baseball and soccer pitches.

The LAPC suggests there is an opportunity to potentially use the running track for winter activities, such as an ice skating oval or ski track.

3.3.4 Pierre Radisson Park

Pierre Radisson Park extends from 29th Street West to 33rd Street West and its 24.7 acres are located between Avenue L North and Avenue O North. It was named for the French explorer and fur trader who lived from 1630 to 1670.

Currently, this park is the most underdeveloped park in the Hudson Bay Area Park system and holds the greatest potential for redevelopment and enhancement. Amenities in the park are a man-made hill and a football field. The Westmount LACP has noted this park, due to its large amount of underdeveloped space, is often used as an informal “dog park”. They also noted the hill in this park is enjoyed greatly by youth in the winter months for tobogganing.

The Westmount LACP views this park as a high priority for future investment as it is currently a large underutilized space. The community has also expressed concerns with the orange snow fencing that is placed in both this park and Scott Park. They feel it is aesthetically unpleasing, often falling over during the winter months due to the weather and misuse from youth in the neighbourhood. The community feels planting vegetation in areas where wind can cause snow to drift from the parks may be an alternative and long term replacement to annual fencing.



The most prominent feature of Westmount is the Hudson Bay Area Park system that stretches along the western border of the neighbourhood, including Leif Erickson Park (left), Scott Park (centre), and Pierre Radisson Park (right)

3.3.5 Mayfair Pool

Although Mayfair Pool is not located in Westmount, it is within walking distance for most residents and was identified numerous times by the community as a recreational asset. Mayfair Pool is the oldest operating pool in Saskatoon, opened in July 1959, and has now reached the expected life for this type of facility.

In 2008, the City of Saskatoon began working with the community to gain feedback on the future of Mayfair Pool and developed a concept plan for the redevelopment of the pool. Based on community input, the community indicated they would like a recreation space with swimming, green space, and an indoor recreation space to use during inclement weather. The current concept plan incorporates these three goals. This plan can be viewed at: www.saskatoon.ca (look under 'L' for Leisure Services, Outdoor Pools).

Under *Capital Project # 1936 – Mayfair Pool*, this project identified \$750,000 for a design to be undertaken in 2010 and \$4,250,000 for construction in 2011. Sustainable features are incorporated into this concept plan, such as the building orientation to face southeast, which provides many advantages related to energy capture from the sun exposure. The facility will utilize other best practices to conserve additional energy.

3.3.6 Westmount Community School Grounds

The Westmount Community School grounds are home to a large playstructure, basketball courts, and an open field for soccer and baseball. There is also a large outdoor rink that has recently been upgraded with assistance from the City of Saskatoon, Outdoor Rink Improvement Grant. The ice surface is surrounded by rink boards and has chain-link fencing at either end. The rink also has a small seating area adjacent to the ice surface. Westmount Community School has been fundraising to upgrade their playground. As of April 2011, the Westmount Community School had raised approximately \$60,000 with a goal to raise a total of \$70,000. Construction is expected to begin in Fall 2011 and among the features the new playground will offer are: sand boxes, school garden, small hills for year-round activity, and an upgraded play structure.

3.4 Future Park Redevelopment and Recreational Improvements

3.4.1 Hudson Bay Area Parks

Westmount LAPC feels the biggest and most underdeveloped neighbourhood asset is its large amount of continuous park space (see Map 3.2). The Hudson Bay Area Park system running from 23rd Street West all the way to Circle Drive is one of the largest linear park systems in Saskatoon, aside from the Meewasin River Area. For comparison, other linear park systems relative in size include:

1. Willowgrove Neighbourhood – approx. 2.76 kilometres long.
2. **Hudson Bay Area Park System – approx. 2.53 kilometres long.**
3. Hampton Village Neighbourhood – approx. 1.71 kilometres long.
4. Confederation Park – approx. 1.32 kilometres long.

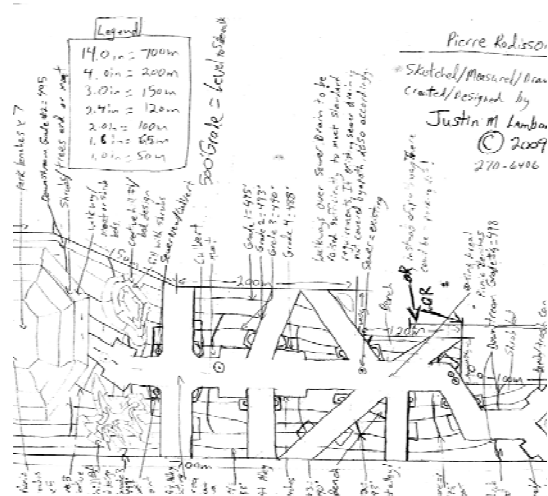
This park system serves the residents of not only Westmount, but Mount Royal, Hudson Bay Park, and Mayfair with a total combined population of 11,150. It serves a large population of youth as there are a number of schools located in and near Westmount. It also provides passive recreation area for a growing senior population with the expansion of the Oliver Lodge (31st Street West) and planned future redevelopment of the Jubilee Residences (Avenue P North).

There is an opportunity to create a linear open space linkage extending from 23rd Street to Circle Drive that would connect to proposed linkages in the Airport Drive Area Master Plan. A paved pathway would provide an extensive recreational corridor that could be used for walking, jogging, cycling, rollerblading, and other activities. When fully landscaped, the Hudson Bay Area Parks has the potential to rival the riverbank in terms of recreational usage.

The Westmount LAPC want a Hudson Bay Area Parks Master Plan for a number of reasons, including:

- The need for a cohesive master plan for the design and development of the entire system;
- To create a continuous alternative transportation linkage from the west side of the city to the Airport Business Area that does not currently exist;
- To enhance the large recreation area and create a destination in the City outside of the riverbank area; and
- To highlight and prioritize the redevelopment of this asset outside of the Park Upgrades budget.

During a LAPC meeting held on July 28, 2009, a young graduate of E.D. Feehan School proposed a park redevelopment plan for Pierre Radisson Park. The theme for the park was “family adventure” and a place like nowhere else in the city. The LAPC felt his commitment to designing, measuring, and bring his concept forth, was indicative of the community’s overall feelings regarding the underutilized parks and the desire to be involved in the planning process.



**Pierre Radisson Park design by
Community Member – Justin Lamborn**

The Westmount LAPC suggests any future development of this park space include:

- Continuity between the parks and way-finding to navigate through the park system;
- A pathway system to serve as a form of recreation, but also mode of transportation;
- Passive and programmable space that encourages year-round activity;
- Naturalization of one or multiple parks with water features, with the potential restoration of previous wetland;
- Potentially include an off-leash recreation area within the park system;
- Community engagement in the master planning process, particularly with neighbourhood youth;
- Engagement of neighbourhood youth in upgrades to the parks through the Urban Forestry, Schools Plant Legacy In Trees (SPLIT) program;

- Incorporation of an educational feature in the space with information regarding the natural history of the Hudson Bay Area Parks system; and
- Pierre Radisson Park as a first priority for any redevelopment as it is the most underdeveloped.

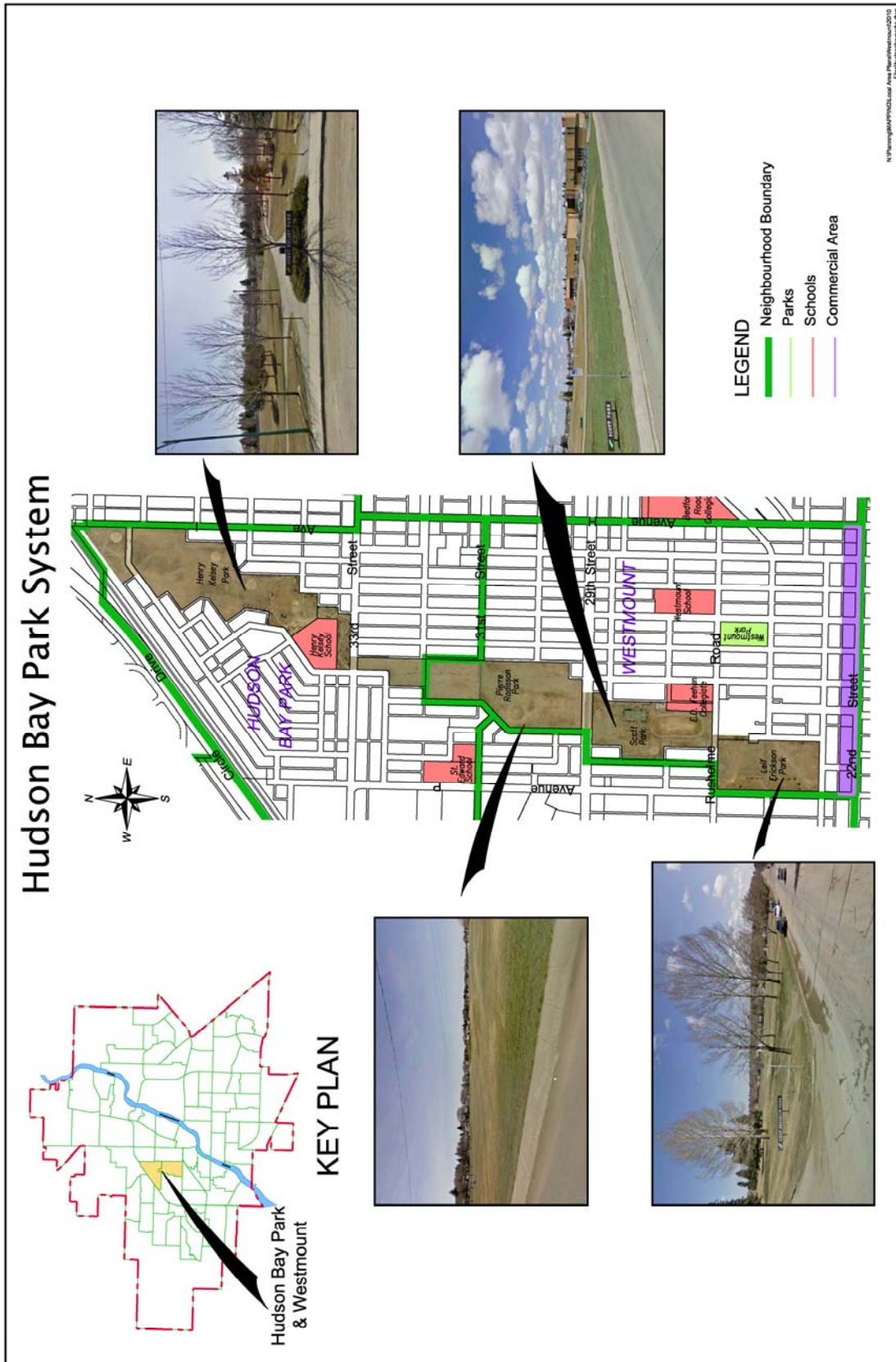
In 2011, the Community Services Department Leisure Services Branch will be conducting a city-wide Future Recreation Facility Needs Assessment Study. The purpose of this study is to assess future sport and recreation facility needs across the entire city. This assessment will include a review of the existing sports and recreation facilities, including athletic fields, such as those used for: soccer, football, ultimate disc, rugby, softball/baseball, tennis, cricket, track and field, lawn bowling, and general outdoor stadiums or multi-use facilities. This study will align the need for new facilities and athletic fields over the 20 years, taking into consideration Saskatoon's projected growth, changing demographics, and corporate strategic plan. It will assist City Administration in developing a long-term planning and funding strategy for sport and recreation facilities. The Future Recreation study may also recommend the Hudson Bay Area Parks as a possible location for redevelopment within the long-term plan.



Leif Erickson Park (lower left), Scott Park (centre), and Pierre Radisson Park (upper centre)

The Hudson Bay Area Park system is a tremendously underutilized asset for the area and the city as a whole. Redevelopment of these parks would have a significant impact on the area and encourage long-term reinvestment in adjacent neighbourhoods.

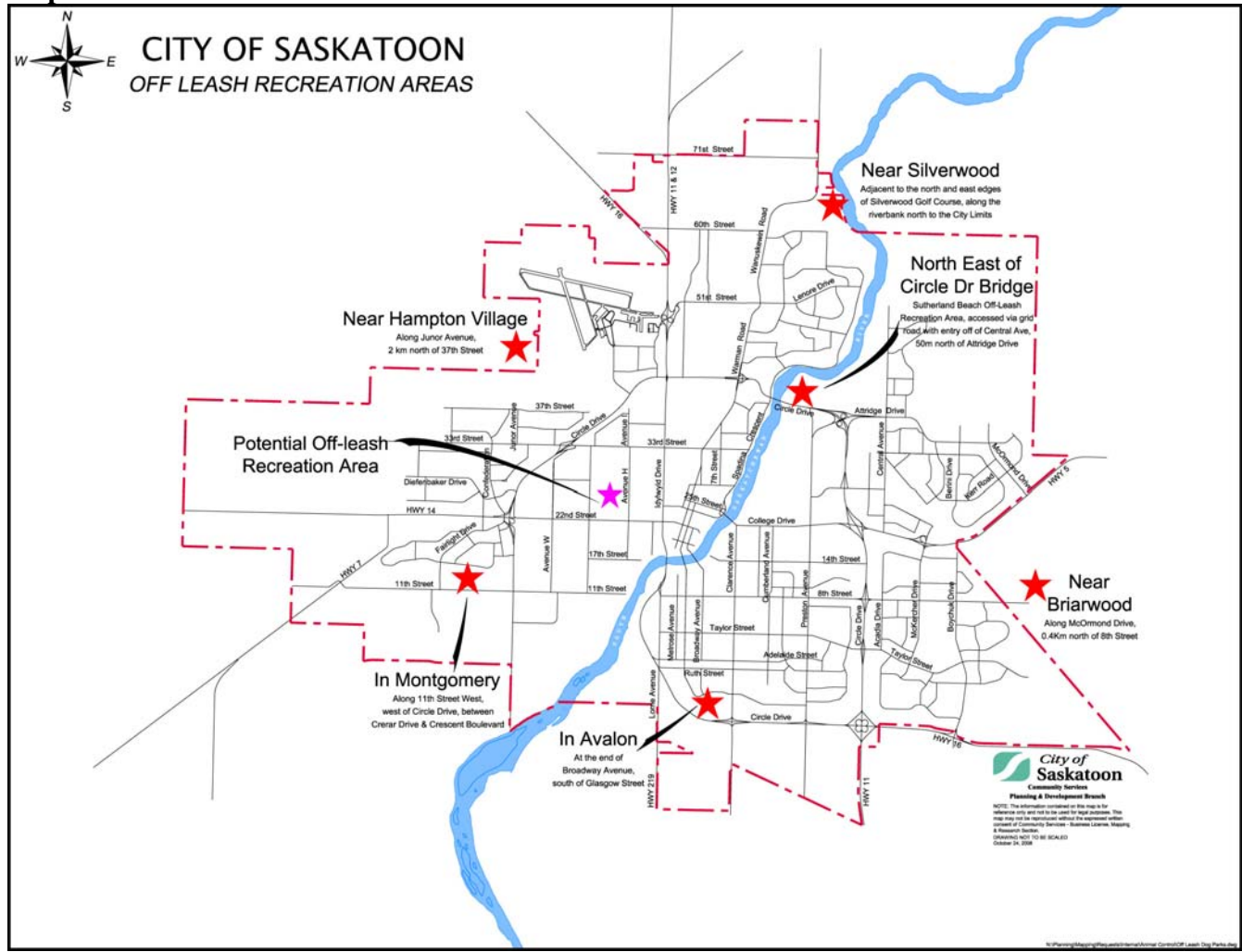
Map 3.2 Hudson Bay Park System



3.5 Off Leash Recreation Areas

As part of the proposed improvements to Hudson Bay Area Parks, the Westmount LAPC would like a small off-leash recreation area to be integrated into the design for neighbourhood residents. They felt some of the parks, particularly Pierre Radisson Park, were already informally being used as off-leash recreation areas. There are currently six off-leash recreation areas in Saskatoon (see Map 3.3). As well, there is an off-leash recreation area located south of Saskatoon at Chief Whitecap Park. There are no off-leash locations near central established neighbourhoods.

Map 3.3 Off-Leash Recreation Areas in Saskatoon



At one time, a new off-leash location was proposed for Mount Royal, between the Circle Drive pedestrian underpass near 31st Street West and Tomlinson Crescent, but the project did not move forward due to community opposition at the time.

The need for an off-leash recreation area to serve central neighbourhoods has been identified in the Riversdale Local Area Plan and was discussed during the City Park Local Area Plan consultation

process. It has also been identified by the Caswell Hill community during a design workshop for the South Caswell Hill Concept Plan, which proposes including a large amount of green space once the Transit Facility relocates. There is demand for off-leash recreation space in the central area of Saskatoon and the re-development of the Hudson Bay Area Parks will provides an opportunity to incorporate this use into an under-utilized portion of a park.

RECOMMENDATION:

3.1 REDEVELOPMENT OF HUDSON BAY AREA PARKS: *That the Community Services Department, Leisure Services Branch: i) seek City Council approval to develop a Hudson Bay Area Parks Master Plan to redevelop Leif Erickson Park, Scott Park, Pierre Radisson Park, and Henry Kelsey Park creating a linear open space linkage extending northward from 23rd Street West to Circle Drive; ii) that Pierre Radisson Park be identified as highest priority for redevelopment; iii) work with the Planning & Development Branch, Future Growth Section to assess the potential for the re-naturalization of portions of park(s) to wetlands during the master planning process; iv) work with the Community Services Department, Community Development Branch to engage the surrounding communities in the master planning process for the Hudson Bay Area Parks; v) work with the Infrastructure Services Department, Parks Branch to engage the schools in the surrounding area in the Urban Forestry Schools Plant Legacy In Trees (SPLIT) program to plant new vegetation proposed in the redevelopment of the Hudson Bay Area Parks; and vi) work with the Corporate Services Department, Revenue Branch, Animal Services Section to consider the feasibility and appropriate location for an Off-Leash Recreation Area in the park redevelopment project and assess the level of public support for the chosen location.*

3.6 Urban Forest

Westmount has an abundance of mature trees that create a beautiful summer canopy throughout the neighbourhood. These trees play a significant role in quality of life and provide a positive effect by beautifying the neighbourhood for residents and visitors to enjoy. Westmount is home to thousands of trees that are located in parks and line the boulevards and sidewalk. In 2009, the neighbourhood underwent the City of Saskatoon's 7-year pruning cycle.

The Westmount LAPC discussed its urban forest and programs run by the Infrastructure Services Department Parks Branch Urban Forestry Section. Their concerns included:

- City tree replacement policy and underground utilities replacement conflicts will result in many mature trees being lost in the neighbourhood;
- Protection of trees and their root structures be incorporated into the development process to ensure trees are retained;
- The Schools Plant Legacy In Trees (SPLIT) program is great, but capacity for maintenance after planting can be a problem; and
- City of Saskatoon Parks Branch, Urban Forestry Section should do more public awareness on the programs they run, such as the Plant by Request Program.

3.6.1 Tree Replacement



***Trees removed from 29th Street
Boulevard***

The Parks Branch is responsible for replacing trees in parks and other areas not adjacent to private property. However, a tree of the same species might not be replaced due to diseases in the soil or other concerns, including conflicts with overhead and underground utilities and ensuring approved setbacks from sidewalks, driveways, utilities, and other plant material.

The Westmount LAPC is concerned with the current setback requirements for tree replacement in locations where they may conflict with underground utilities. In the summer of 2009, a number of trees on the 400 and 700 blocks of 29th Street West were removed for a water main replacement.

Due to setback construction standards and the potential for future conflict with the water main infrastructure, trees were not replaced on the 29th Street West boulevards.

Construction Standards for Tree Replacement currently requires the following utility setbacks:

Trees require a minimum setback distance, measured from centre of tree trunk, from utilities and other objects:

- *0.6m: 120 - 240 voltage lines (e.g., streetlight power lines), traffic control lines*
- *1.0m: sidewalks, pathways*
- *1.5m: local road curb face, driveways and private walks*
- *2.0m: buried high voltage power lines, overhead power lines (small species of trees only allowed), SaskTel/AT&T/telephone lines, SaskEnergy/gas distribution lines, Shaw/telecable lines, utility pedestals, curb face of arterial or collector roadways, roadway signs except from the front of stop and yield signs*
- *3.0m: fibre optic lines, water and sewer lines, electrical transformers, street lights, fire hydrants, structures (e.g., houses, garages), side and back of bus stop signs, front of bus stop signs where tree is more than 3.0m from curb face*
- *7.0m: street corners, front of stop and yield signs*
- *10.0m: Trans gas/gas transmission lines*
- *12.0m: front of bus stop signs where tree is less than 3.0m from curb face, railway tracks.*

The Westmount LAPC feel the setback requirements for tree replacement should be reviewed as they do not take into account established tree patterns in mature neighbourhoods planted prior to the current standards. They feel the need for future infrastructure upgrades in Saskatoon's older neighbourhoods will result in the loss of many mature trees contributing to the overall decline in the character and appeal of the neighbourhood.

In December 2008, the Infrastructure Services Department Parks Branch created the Infrastructure Services Tree Removal Protocol, in partnership with the Public Works Branch Water & Sewer Section and the Construction Services Branch. The catalyst for the creation of this protocol was to protect mature trees that were planted over or closely adjacent to underground utilities and has saved many trees

across the city that would have otherwise been removed. The Parks Branch has also updated and enhanced the City of Saskatoon Council Policy No. C09-011 “Trees on City Property”, which was created to assist in protecting the urban forest against negligence by the public.

For trees located adjacent to private property, such as in a residential area, the City will consult with the property owner prior to planting a new tree. Other municipalities across North America have implemented zoning regulations that require property owners to retain mature vegetation when a site is redeveloped. This ensures the retention of mature vegetation. In Nutana, the monetary value of certain significant trees is shown by placing a plaque on the tree with the value stated on it. Some municipalities in North America have even designated special trees as “heritage trees”.

RECOMMENDATION:

- 3.2 REVIEW TREE REPLACEMENT SETBACKS:** *That the Infrastructure Services Department, Parks Branch, review the setback requirements for tree replacement when trees are removed due to utility or infrastructure upgrades for mature neighbourhoods that may not have tree planting patterns that meet the current setback requirements.*

3.6.2 Schools Plant Legacy in Trees (SPLIT) Program



***Westmount Community School –
SPLIT Plantings***

The Schools Plant Legacy in Trees (SPLIT) program is an initiative that provides an opportunity for Saskatoon’s school children to participate in a tree planting and landscaping program to enhance the greening of school grounds. An educational program has also been developed and integrated with the school curriculum, so that students can learn about trees as an essential part of a healthy environment.

In 2005, a large amount of vegetation was planted at the rear of Westmount Community School, as part of the SPLIT Program. A number of partners assisted through donation of plants or by lending their time and expertise to the project. The Westmount LAPC feels this is a great program

to engage youth, while giving them a sense of ownership in the neighbourhood, and would like to see it utilized in other parks within Westmount. However, the area behind Westmount Community School in which plantings were placed has become very overgrown and poses a safety concern for the neighbourhood.

Westmount Community School representatives agree the area is in need of maintenance. The Infrastructure Services Department Park Branch provided maintenance for the first three years after planting the trees and then they became the responsibility of the school. The LAPC suggests the SPLIT program include education on maintenance and after care for areas that are not City property and that this could be facilitated as another tool to engage youth in learning about trees and the environment.

RECOMMENDATION:

- 3.3 ***MAINTENANCE OF WESTMOUNT COMMUNITY SCHOOL SPLIT PLANTINGS:*** *That the Infrastructure Services Department, Parks Branch, Urban Forestry Section, meet with the Westmount Community School to assist the school in developing a maintenance plan for the Schools Plant Legacy In Trees (SPLIT) project to promote care and safety on the Westmount school grounds.*

4.0 Health

4.1 Overview

Neighbourhoods can influence the health of residents in many ways. Physical and social neighbourhood environments are linked to residential health and well-being. Health can be adversely affected by poor air and water quality; by substandard housing conditions; by lack of access to nutritious foods and safe places to exercise, combined with concentrated exposure and ready access to fast food outlets and liquor stores; and by adverse traffic conditions.

The Westmount Local Area Plan Committee (LAPC) met on May 26, 2009, to discuss parks, recreation, and healthy living in Westmount. Presentations included CHEP Good Food Inc. (Child Hunger and Education Program), *in motion* (Saskatoon Health Region) and *Smart Cities Healthy Kids* (University of Saskatchewan). Generally, the LAPC recognized that there is correlation between their neighbourhood well-being and the health of residents. The committee expressed the following concerns regarding healthy living:

- Programs such as the community garden and CHEP Good Food Inc. improve access to fresh fruit and vegetables, promote community health, and improve knowledge about nutrition, and should be encouraged.
- *in motion*'s "Walking School Bus" initiative should be implemented in Westmount.
- The lack of a neighbourhood grocery store is a concern for residents.
- The neighbourhood has open spaces available, but some are undeveloped or undesirable for physical activity (i.e. park space).

4.2 Healthy Community Goals

1. Encourage healthy daily activities in the neighbourhood through the built environment.
2. Improve neighbourhood access to nutritional food.
3. Support local food initiatives.
4. Implement *in motion* activities in the neighbourhood.
5. Improve neighbourhood parks and programming to encourage healthy lifestyles.
6. Engage neighbourhood youth in healthy activities and initiatives like the community garden.

4.3 Westmount Health Indicators

Westmount residents' health is very similar to the rest of Saskatoon, with exceptions in teen pregnancy rates, diabetes hospitalization rates, and Chlamydia rates, where rates were significantly higher.⁶⁵ These exceptions have been studied by the Saskatoon Health Region through the *Health Disparity by Neighbourhood Income Report*.

⁶⁵ Saskatoon Health Region (2002-2007). *Community View* <http://ccis.projectline.ca:81/ccis>.

4.3.1 Health Disparity by Neighbourhood Income

In 2006, a study considered the association between neighbourhood income and health care utilization in the city of Saskatoon.⁶⁶ The study compared six low-income neighbourhoods (as identified in the Statistics Canada 2001 Census) to the health status of residents living in the rest of the city in general, and to five high-income neighbourhoods. Westmount was one of the low-income neighbourhoods.

The study found that statistically significant differences in health care utilization by neighbourhood income status were observed for suicide attempts, mental disorders, injuries and poisonings, diabetes, chronic obstructive pulmonary disease, coronary heart disease, Chlamydia, gonorrhea, hepatitis C, teen birth, low birth weight, infant mortality, and all cause mortality. The rate ratios increased in size when comparing low-income neighbourhoods to high-income neighbourhoods. The findings suggest that low-income neighbourhoods are associated with increased health care utilization problems in Saskatoon.

4.4 Neighbourhood Active Living Potential (NALP)

Saskatchewan Population Health Evaluation Research Unit has partnered with the City of Saskatoon, the Saskatoon Health Region, and others to strengthen our understanding of the effect neighbourhood design has on obesity and how it can discourage an active lifestyle. The project is studying Saskatoon's residential neighbourhoods to identify how municipal policies linked to neighbourhood designs can affect children's physical activity levels.

The *Smart Cities Healthy Kids* Program is studying Saskatoon's 60 residential neighbourhoods. Through the use of a quantitative measurement called Neighbourhood Active Living Potential (NALP), the potential for children to be active will be measured for the first year. They will also compare this data with secondary inventory called the Irvine Minnesota Inventory. Researchers measured Westmount's active living potential in the summer of 2009. The measurement looked at 4 dimensions:

1. Activity Friendliness (AF) – the physical characteristics in the environment which encourage or presents barriers to an active lifestyle.
2. Density of Designations (DD) which includes:
 - a. The number of designations and their variety
 - b. Social dynamics – the number of people to see in the neighbourhood.
3. Safety from Traffic and Crime (SAFE).
4. Universal Accessibility (UA) – accessibility for those who are mobility and/or visually impaired.

Figure 4.1 and 4.2 illustrate the preliminary results of the first phase of the *Smart Cities Healthy Kids* Program. On the whole, the City of Saskatoon scored a total of 13.42 (56%), scoring in the middle range for Activity Friendliness, Density of Destinations, and Safety, but below average on Universal Accessibility. Westmount scored a total score of 11.27 (47%). Saskatoon neighbourhoods which scored the highest in Activity Friendliness were Mount Royal and Eastview. The Density of Designations category was led by the Central Business District and Riversdale. The top scores for Safety were found

⁶⁶ Lemstra, M. Neudorf, C. & Opondo, J. (2006). *Health Disparity by Income*, Canadian Journal of Public Health November – December 2006, pg. 435 – 439.

in Nutana Suburban Centre and Queen Elisabeth, with University Heights Suburban Centre and Willowgrove leading the Universal Accessibility category.

During the third phase of this project (2010), school age children’s activity will be measured electronically and perception surveys with parents and kids will take place to determine their feelings regarding neighbourhood activity. The results of this project will help both Saskatoon and other cities identify policies for the built environment that integrate physical activity into daily life. More can be found on the study’s website at www.smartcitieshealthykids.ca.

Figure 4.1 Westmount Neighbourhood Active Living Potential Score (2009)

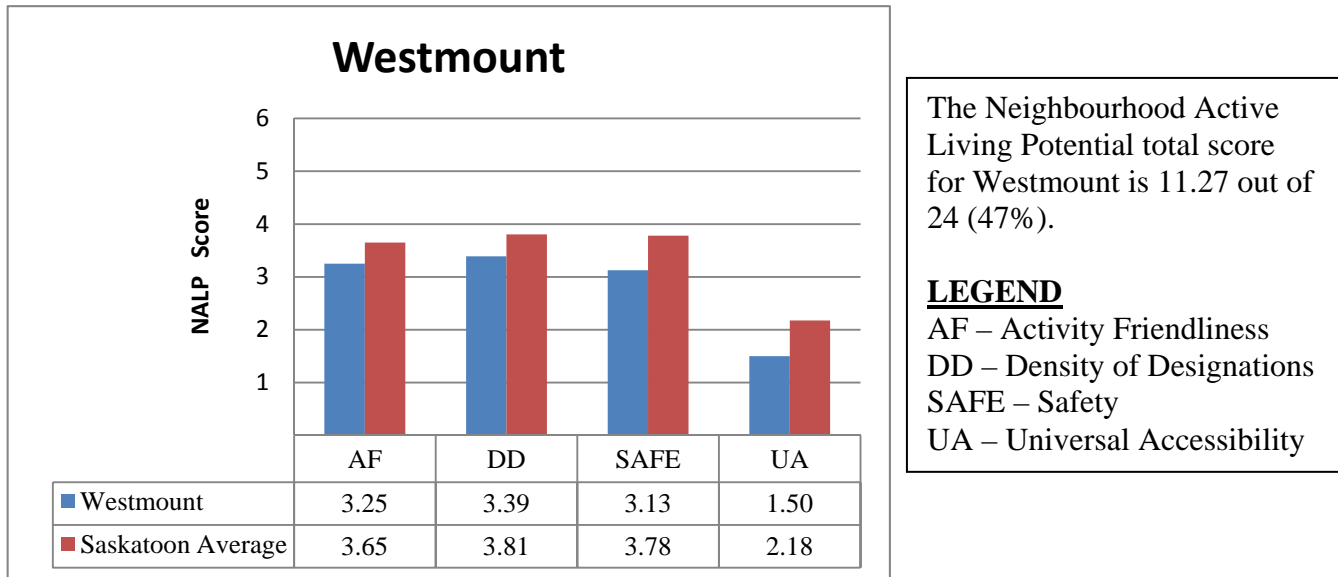
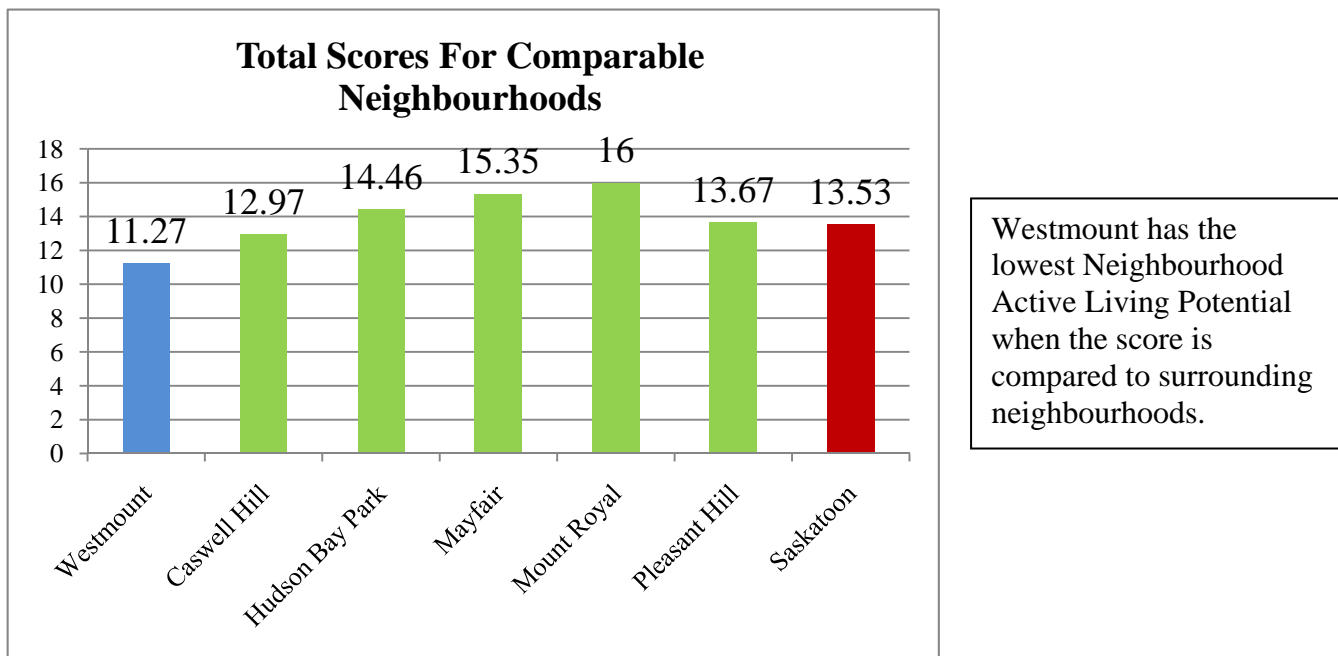


Figure 4.2 Comparative Neighbourhood Active Living Potential Score (2009)



RECOMMENDATION:

- 4.1 NEIGHBOURHOOD ACTIVE LIVING POTENTIAL (NALP):** *That the Community Services Department, Planning & Development Branch and University of Saskatchewan, Saskatchewan Population Health Evaluation Research Unit present the results of the Smart Cities Healthy Kids project to the Westmount community, and that the Community Services Department, Planning & Development Branch prepare a report to City Council summarizing the project results and identify any potential future policy directions that may improve Westmount's NALP score.*

4.5 Community Gardening

The Westmount LAPC would like to expand on the success of the Leif Erickson Community Garden, which increased from 6 to 15 plots between the 2009 and 2010 growing seasons, and continues to increase access to affordable, nutritious food for community members all year round. As there are no local grocery stores in Westmount, the LAPC felt this was an alternative avenue to partly address the deficiency in retail food stores in the area.



Victory Garden - World War II

American cities are seeing a resurgence in community gardening. However, this is not a new concept. Communal gardens date back to World War I, deemed the “Victory Garden Era”, when gardening was less out of hobby and, instead, it was an effort to increase the shortage of food commodities. Today, central established neighbourhoods are facing shortages in access to nutritious food from another form of decline, the neighbourhood grocery retail stores.

In response to this decline, community gardens & greenhouses, rooftop gardens, intensive backyard farming, seasonal farmer’s markets, edible landscaping, and beehives are all different ‘utensils’ of urban agriculture and seen as a

measure to increase overall urban food security. It is also a shift away from reliance on traditional retail food chain stores.

Communities have turned to community gardening as an alternative method to increase access to fresh food. Since 1997, the CHEP Good Food Inc. (Child Hunger and Education Program) has been Saskatoon’s community gardening champion. CHEP Good Food Inc.’s Community Gardening program:

- Links people to land for community gardening;
- Assists with seeds, bedding plants and tools for growing and maintaining a garden;
- Workshops about how to plant, tend, harvest and preserve food;
- Links with other community and school gardeners; and
- Assists with transportation and childcare for workshops and field trips.⁶⁷

⁶⁷ City of Saskatoon (2008). *Riversdale Local Area Plan*, pg. 91.

As of February 2009, CHEP Good Food Inc. reported 13 active community gardens with almost 400 plots in Saskatoon and nine more gardens in development.⁶⁸ The City of Saskatoon currently assists in facilitating the growing interest in community gardening through its 2009 Comprehensive Community Garden Guidelines. Currently, applications for a community garden on public land can be submitted to the Community Services Department, Community Development Branch for review. The Community Development Branch then assists with arranging for necessary public consultations with the community, as well as a steering committee to finalize the plan details. The City of Saskatoon Infrastructure Services Department, Parks Branch then assists with development of the site once approved.

Due to the success of many community gardens, coupled with the increasing demand for community gardens, the LAPC felt a community greenhouse for the central established neighbourhoods would be an excellent way to extend the growing season for many communities. Cities such as Inuvik, Northwest Territories; Whistler, British Columbia; and Toronto, Ontario (Artscape project) have opened community greenhouses as a way to not only continue access to food in winter months, but also as a way to promote social and environmental well-being for residents.

The Inuvik Community Greenhouse, located 200 kilometres from the Arctic Circle, has been in operation since 1998 and today holds 74 full-size garden plots. Each member pays a \$25 membership fee per year and completes a minimum of 15 volunteer hours. The typical greenhouse season lasts from late May to the end of September.



Inuvik Community Greenhouse

As the City of Saskatoon has experience in the building and maintenance of greenhouses due to its greenhouse operations at the Vic Remple Yards (Avenue P North) and the placement of community gardens, the Westmount LAPC felt this was a good combination to further investigate the feasibility of creating a greenhouse for the central established neighbourhoods. The Westmount LAPC did not feel the greenhouse would need to be owned or operated by the City of Saskatoon, but in working with CHEP Good Food Inc., could investigate the details of such a community enhancement project. There may also be an opportunity to partner with the E.D. Feehan Catholic High School, as they have identified through a new redevelopment plan for the school, they will be installing a greenhouse to supplement their bio-resource programs.

RECOMMENDATIONS:

- 4.2 COMMUNITY GREENHOUSE FOR CENTRAL ESTABLISHED NEIGHBOURHOODS:**
That the Community Services Department, Community Development Branch and Infrastructure Services Department, Parks Branch, meet with CHEP Good Food Inc. (Child Hunger and Education Program) to investigate the feasibility of building a new community-operated greenhouse to serve the central established neighbourhoods.

⁶⁸ CHEP Good Food Inc. (2009). *Growing Community Gardens in Saskatoon*.

- 4.3 LEIF ERICKSON COMMUNITY GARDEN:** *That the Community Services Department, Community Development Branch and Infrastructure Services Department, Parks Branch, meet with CHEP Good Food Inc. (Child Hunger and Education Program) to discuss the feasibility of increasing the size of the Leif Erickson Community Garden.*

4.6 Planning For Food

Like many central neighbourhoods, the absence of a grocery store is a concern for the health and well-being of Westmount residents. Approximately 25 years ago, Westmount had a neighbourhood grocery store, Westmount IGA Foods, located at 817 29th Street West, where Absolute Appliance Repair currently operates. Today, the closest grocery stores for Westmount residents are Westview Co-op (Avenue P North and 33rd Street West) and Safeway (Avenue D North and 33rd Street West) in the north, with the nearest grocers in the south being Extra-Foods (Avenue W North and 22nd Street West) and Giant Tiger (Avenue H South and 22nd Street West). Another option is Mount Royal Foods, which is a small grocery store located to the west of the neighbourhood (Avenue P North and 29th Street West). Saskatoon's Farmer's Market, located at River Landing, also serves customers in the central area of the city by providing fresh food.



817 29th Street West was formerly home to a local grocery store.

Since the mid-1980s, many grocery stores in Saskatoon's central established neighbourhoods and downtown have closed.⁶⁹ Targeted incentive programs, like the City of Saskatoon's Enterprise Zone, have attempted to reverse the decline of dedicated food stores and improve access to fresh food in central neighbourhoods. However, only Giant Tiger on 22nd Street West, offering a limited range of food, located in the area recently taking advantage of available incentives.

In September 2002, Saskatoon City Council passed in principle the Saskatoon Food Charter. The Saskatoon Food Charter broadly outlined ways in which the City of Saskatoon could promote and develop food security in Saskatoon:

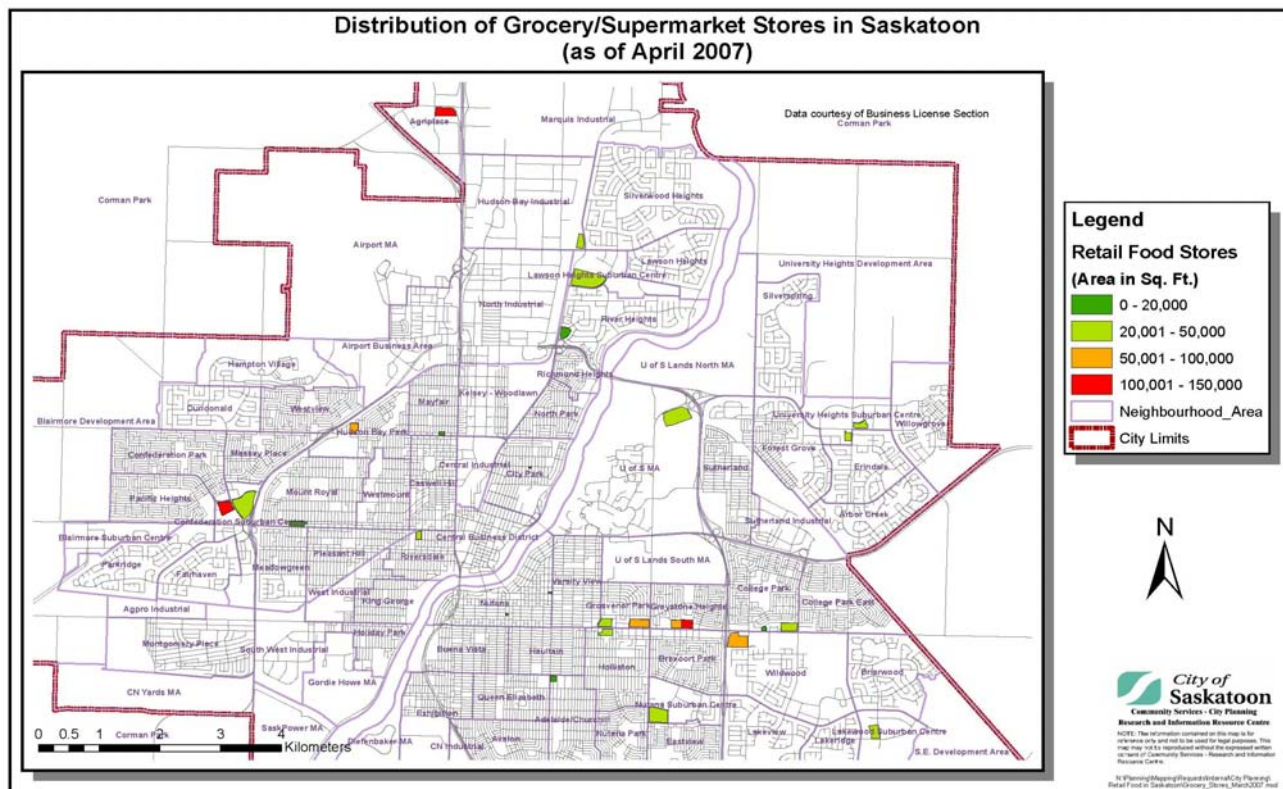
- Champion the right of all residents to adequate amounts of nutritious, safe, accessible, culturally acceptable food;
- Advocate for income, employment, housing, and transportation policies that support secure and dignified access to food;
- Ensure the safety of food and drinking water;
- Ensure convenient access to an affordable range of nutritious foods in city facilities;
- Adopt and promote food-purchasing practices that serve as a model of health, social and environmental responsibility, and that support the local rural economy;
- Promote partnerships and programs that support rural-urban food links and the availability of locally grown, healthy foods through the Farmer's Market, Good Food Box, and other rural-urban initiatives;
- Protect local agricultural lands;

⁶⁹ City of Saskatoon (2008). *Riversdale Local Area Plan*, pg. 70.

- Encourage community gardens, urban agriculture, and the recycling of organic materials that nurture soil fertility;
- Support training and income generating programs that promote food security within a community economic development model;
- Support nutrition education through promotion of skills-based programs for the community and in schools;
- Promote a yearly civic report card on how Saskatoon is achieving food security; and
- Foster a civic culture that inspires support for healthy food for all.

Many municipalities across North America are now planning for local food production, viewing it as a part of essential services in the city. Over the years, cities have established methods to manage and plan for other essential services, such as housing and water quality, but generally have yet to incorporate food into the equation. Map 4.1 Distribution of Grocery/Supermarket Stores in Saskatoon, illustrates one aspect for the food system in Saskatoon. Food planning reviews all variables which make up a city’s food system, from retail stores, restaurants, community gardens/farmer’s markets, to proximity of agricultural land.

Map 4.1 Distribution of Food Stores in Saskatoon (2007)



The following are a few factors that explain how planning for the food system significantly and directly impacts Saskatoon today and in the future:

1. Food system activities take up a significant amount of urban and regional land;
2. The food system represents an important part of community and regional economies;

3. The food Saskatoon residents eat takes a considerable amount of fossil fuel energy to produce, process, transport, and dispose of (i.e infrastructure and maintenance)
4. Both farmland and local capacity to farm are declining;
5. Pollution of ground and surface water, caused by the overuse of chemical fertilizers and pesticides in agriculture adversely affects drinking water supplies; and
6. Access to healthy foods in low-income areas is an increasing problem for which urban agriculture can offer an important solution.⁷⁰

Much more data is needed to gain a better understanding of Saskatoon's current food system and food security to ultimately assess where future improvements can be made. Local health agencies, such as Saskatoon Health Region, Public Health Observatory and the University of Saskatchewan's Saskatchewan Population Health Evaluation Research Unit, are researching portions of Saskatoon's food system, but are not measuring all the varying factors that make up the entire system. The goals of the Saskatoon Food Charter outline key variables that should be integrated into a larger assessment.

RECOMMENDATION:

4.4 FOOD SYSTEM ASSESSMENT: *That the Community Services Department, Planning & Development Branch, Neighbourhood Planning Section, work with CHEP Good Food Inc. (Child Hunger and Education Program), the Saskatoon Health Region, Public Health Observatory and the University of Saskatchewan's Saskatchewan Population Health Evaluation Research Unit to prepare a community food system assessment for Saskatoon.*

4.7 in motion Program

In 1999, the Saskatoon Health Region, University of Saskatchewan (College of Kinesiology), City of Saskatoon (Community Services Department), and ParticipACTION Canada partnered together to develop the innovative health promotion strategy *in motion*. The founding partners knew that in order to be successful, *in motion* had to be a comprehensive health promotion strategy with four key components: building partnerships, targeted community strategies, measuring success, and building community awareness.

The Saskatoon Health Region typically works on city-wide initiatives or with larger employers in Saskatoon to promote *in motion* programs, but they are ready to work with communities on similar programs that could be implemented at the neighbourhood level. The Westmount LAPC felt the Community Association and Westmount Community School parent council were best suited to partner on *in motion* initiatives, as they facilitate recreation programs within the community.

RECOMMENDATION:

4.5 HEALTH & WELLNESS COMMITTEE: *That the Community Services Department, Community Development Branch meet with the Westmount Community Association, Westmount Community School, and Saskatoon Health Region, in motion Program Consultant, to consider the formation of a Health & Wellness Committee to develop strategies for active living in the Westmount neighbourhood.*

⁷⁰ Plan Canada, Vol. 49, No.2 (Summer 2009). *Food System Planning: Moving Up the Planners Ladder*, pg. 12

5.0 Traffic & Circulation

5.1 Overview

Speeding traffic and unsafe pedestrian crossings on 22nd Street West, 29th Street West, Rusholme Road, and Avenue H North are the main traffic concerns in the Westmount neighbourhood. The Westmount Local Area Plan Committee (LAPC) is also concerned about the future impact of the 25th Street Extension on traffic flows through the neighbourhood, particularly on 29th Street West and 23rd Street West.

This section deals with traffic and circulation in the Westmount community. Comments are also made regarding traffic and circulation issues in adjacent neighbourhoods, when appropriate.

5.2 Traffic and Circulation Goals

The Westmount LAPC created a number of goals intended to improve traffic and circulation in the Westmount neighbourhood. They are as follows:

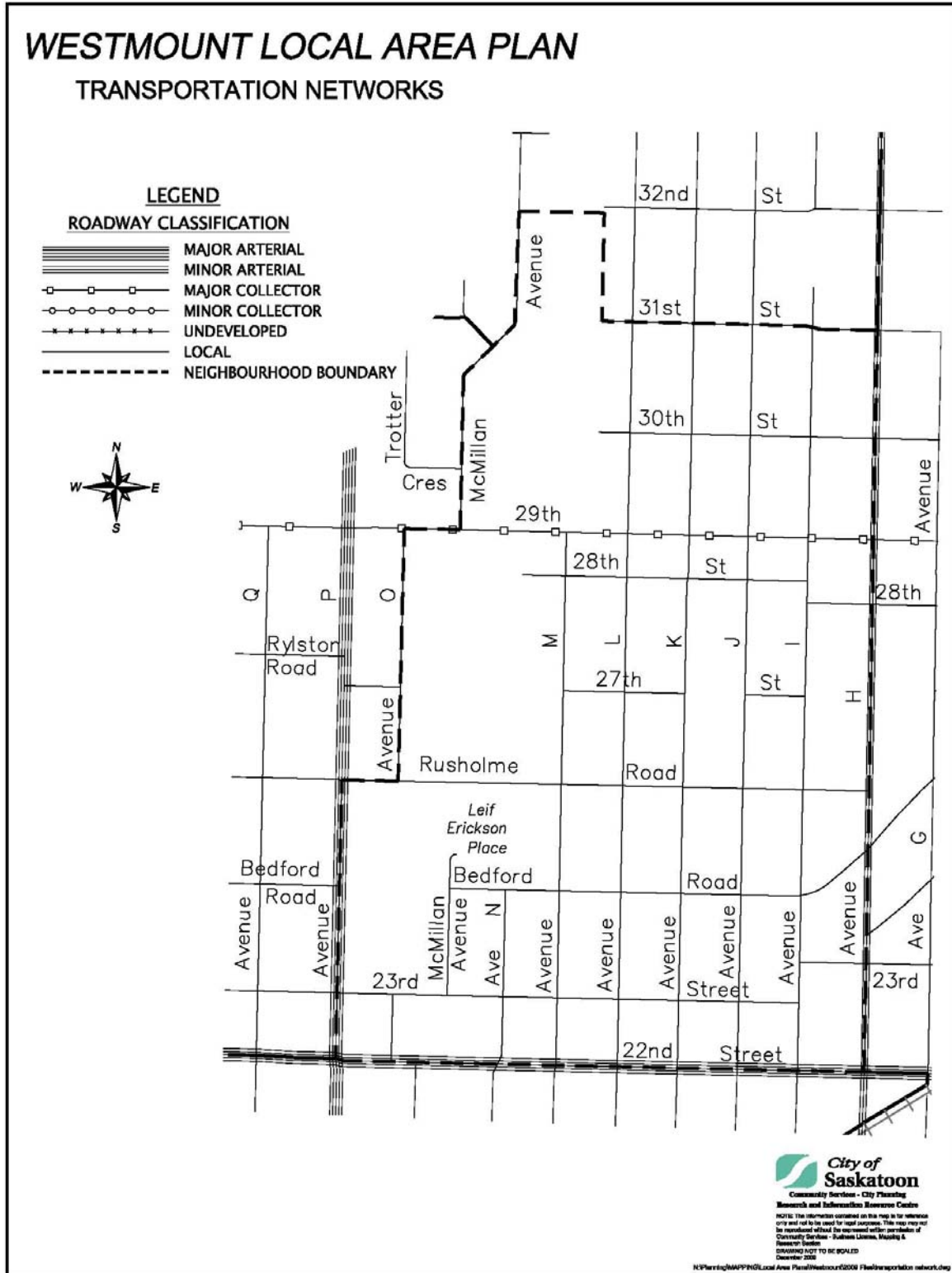
1. Provide traffic calming and appropriate pedestrian crossings on 22nd Street West, 29th Street West, and Rusholme Road.
2. Improve pedestrian crossings and visibility on 22nd Street West and Avenue H North.
3. Improve bike networks throughout the neighbourhood.
4. Reduce traffic speed along Rusholme Road from Avenue H North to Avenue P North, to respect pedestrian areas by schools and parks.
5. Minimize traffic re-routing effects from proposed traffic changes and developments due to the 25th Street Extension.

5.3 Transportation Network & Traffic Management Policies

5.3.1 Transportation Network

Westmount is characterized by a large number of local streets in a grid pattern. Map 5.1 shows the transportation network for the Westmount neighbourhood. Road classifications are created according to the intent of the roadway, as well as the flow and volume of traffic that the road network facilitates. The main roadways that provide access to the neighbourhood are called arterials and include Avenue H North, Avenue P North, and 22nd Street West. All three roadways serve to funnel traffic between the Central Business District and the western neighbourhoods of Saskatoon.

Map 5.1 Westmount Transportation Networks



5.3.2 Traffic Classifications and Characteristics

Table 5.1 shows the average daily traffic volumes on some of the roadways in Westmount. The roadways generally had an increase in volumes, particularly on 22nd Street West since 2001/2002. By comparison, Table 5.2 shows typical road characteristics for the City of Saskatoon.

Table 5.1 Average Daily Traffic Volume in Westmount⁷¹

Roadway		Vehicles Per Day (Year)	Increase or Decrease of Traffic Volumes
Avenue P from	22 nd to 23 rd Street	8755 (2006)	-16.7 % decrease from 2002
22 nd Street from	Avenue G to H	39100 (2006)	33% increase from 2002
22 nd Street from	Avenue H to I	38822 (2006)	15% increase from 2001
29 th Street from	Avenue L to M	5228 (2006)	0.02% increase from 2001
33 rd Street from	Avenue G to H	13960 (2006)	-20% decrease from 2002
Intersection Avenue P and 22 nd Street		49659 (2008)	23% increase from 2003

Table 5.2 Typical City of Saskatoon Roadway Classifications and Characteristics

	Public Lanes		Locals		Collectors		Arterials		Expressway	Freeway
	Res.	Non-Res.	Res.	Non-Res.	Res.	Non-Res.	Minor	Major		
Traffic Function	Access function only (traffic movement not a consideration)		Access primary function (traffic movement secondary consideration)		Traffic movement and land access of equal importance		Traffic movement major consideration	Traffic movement primary consideration	Traffic movement primary consideration	Traffic movement primary consideration
Traffic Volume	<500	<1000	<1000	<3000	<8000	1,000-12,000	5,000-25,000	10,000-50,000	>10,000	>20,000
Typical Speed Limits (km/h)	20		50		50		50	50-70	80-90	80-90
Transit Service	Not permitted		Generally avoided		Permitted		Permitted	Permitted	Permitted	Permitted
Cyclist	No restrictions or special facilities		No restrictions or special facilities		No restrictions or special facilities		Lane widening or special facilities may be provided		Prohibited (provided off road)	
Pedestrians	Permitted, no special facilities		Sidewalk on one or both sides	Sidewalk provided where required	Typically sidewalk provided both sides	Sidewalk provided where required	Sidewalks may be provided, separation for traffic lanes preferred		Prohibited	Prohibited
Parking	Some restrictions		No restrictions or restriction on one side only		Few restrictions other than peak hour		Permitted, restricted or prohibited	Prohibited or peak hour restrictions	Prohibited	Prohibited

5.4 22nd Street West

22nd Street West is a major arterial roadway along the southern boundary of Westmount. It is also the location of a number of commercial businesses serving the neighbourhoods that border this street. As such, the Westmount LAPC would like to see improved pedestrian access on this street. Many residents

⁷¹ City of Saskatoon (2008). *Traffic Characteristics Report, 2008.*

from Westmount, Riversdale, Pleasant Hill, and Mount Royal utilize this street for daily services, such as grocery, restaurants, personal services, and as a pedestrian linkage to the downtown.



*Pedestrian Crossing with Curb Cuts
at the intersection of 22nd Street
West and Avenue K North*



*Pedestrian Crossing at 22nd Street
West – Westbound view*

Currently, between Avenue H North to Avenue P North, a number of curb cuts have been inserted in the 22nd Street West boulevards to allow for accessible pedestrian access. Controlled pedestrian crossings are located at traffic signals at Avenue H North and Avenue P North. The Westmount LAPC feels although the curb cuts permit pedestrians to cross 22nd Street West at non-controlled locations, pedestrian safety is a major concern, as there is poor visibility of pedestrians to motorists and little signage to indicate crossings at these intersections.

They also indicated they felt that the high volume of pedestrian traffic on this street combined with the high speed and volume of traffic movement on 22nd Street West could lead to a potentially fatal situation in the future. Also, that the existing crosswalks are no adequate for the traffic on 22nd Street West and would like pedestrian-activated crossing lights to be considered as a traffic calming measure.

RECOMMENDATION:

5.1 22nd STREET WEST PEDESTRIAN CROSSINGS: *That the Infrastructure Services Department, Transportation Branch, conduct a pedestrian count on 22nd Street West between Avenue H North and Whitney Avenue, and determine appropriate measures to enhance pedestrian crossings at non-controlled intersections with the goal to improve pedestrian safety.*

5.5 Rusholme Road



*School Zone Signage Avenue J and
Rusholme Rd*

Rusholme Road is currently classified as a local roadway within Westmount. However, it acts as a major access road to five schools and three parks within the area in an eleven block span. Improvements such as corner bulbing, zebra crosswalk painting on the roadway, and signage have been installed to increase pedestrian safety at the intersections at Avenue J North and Avenue K North, near Westmount School. There is also a pedestrian actuated light located at Avenue H North and Rusholme Road, near Bedford Road Collegiate.

The Westmount LAPC felt although measures have been taken to improve pedestrian safety in the area, traffic speeding still continues. The LAPC would like to see this roadway deemed a “School and/or Park Corridor Zone”, due to the number of schools and parks located along this roadway and suggest that

the current school zone should be extended from Avenue H North to Avenue P North and possibly all the way to Mount Royal Collegiate on Avenue U North.

RECOMMENDATION:

- 5.2 SCHOOL AND/OR PARK CORRIDOR ZONE:** *That the Infrastructure Services Department, Transportation Branch, examine the feasibility of creating a School and/or Park Corridor Zone to enhance pedestrian safety along Rusholme Road from Avenue H North to Avenue U North and report the findings to the Westmount Community Association.*

5.6 29th Street West

29th Street West is a major collector, which has a continuous linkage from Idylwyld Drive all the way to Vancouver Avenue adjacent to Circle Drive West. There are stop signs located at the intersections of Avenue H North and Avenue P North. Residents have expressed concerns with the speed on 29th Street West as it is a long continuous roadway with no traffic controls. Residents have referred to the street as a “raceway” and that it is used for drag racing by younger drivers and other motorists cutting through from other areas of Saskatoon.

The Westmount LAPC feels 29th Street West would benefit from traffic calming measures to slow traffic speed and to discourage inappropriate use of the street as a drag strip. The LAPC recommends a potential location for control would be between Avenue K North and Avenue L North.

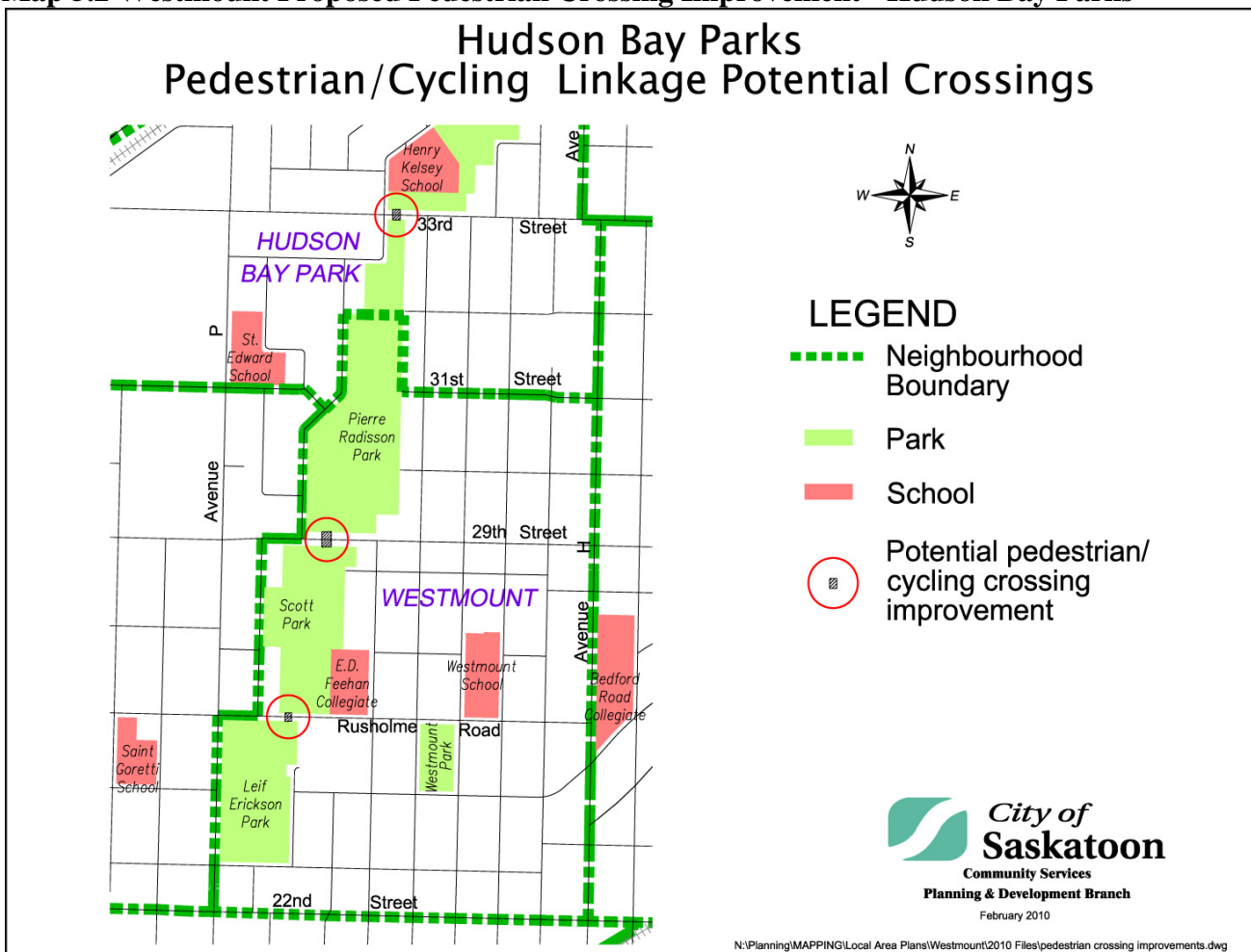
RECOMMENDATIONS:

- 5.3 **29TH STREET WEST TRAFFIC CALMING MEASURES:** That the Infrastructure Services Department, Transportation Branch, determine if traffic calming measures are warranted on 29th Street West and report the findings to the Westmount Community Association.
- 5.4 **29TH STREET WEST SPEED WATCH TRAILER:** That Saskatoon Police Services place a speed watch trailer on 29th Street West at the beginning of the 2011 high school year to help reduce speeding on the street and that this be repeated for the following four school years.

5.7 Pedestrian Crossings Between Parks

In Section 3.0 Parks and Recreation, recommendations are suggested to create an active transportation route through the Hudson Bay Park System. This would include the creation of a continuous paved pathway system from 23rd Street West to Circle Drive in the north. This pathway would cross multiple streets in Westmount and require pedestrian crossing improvements to ensure the safety of users.

Map 5.2 Westmount Proposed Pedestrian Crossing Improvement - Hudson Bay Parks



Westmount LAPC suggests any upgrades to the Hudson Bay Area Parks pathway system incorporate plans for appropriate pedestrian crossings at Rusholme Road, 29th Street West, and 33rd Street West. They also recommend appropriate measures are installed to connect this pathway into the Airport Business Area and provide safe crossings at Circle Drive.

RECOMMENDATIONS:

- 5.5 PEDESTRIAN/CYCLING CROSSINGS ON RUSHOLME ROAD, 29TH STREET WEST, AND 33RD STREET WEST BETWEEN HUDSON BAY AREA PARKS AND ACROSS CIRCLE DRIVE:** *That the Infrastructure Services Department, Transportation Branch, and Parks Branch, integrate park upgrade designs with installations of new pedestrian crossing measures to facilitate safe pedestrian and cycling crossings between the Hudson Bay Area Parks and also across Circle Drive to facilitate movement into the Airport Business Area.*

5.8 25th Street Extension

Since 1989, one of the civic goals of the City of Saskatoon has been to extend 25th Street from downtown to Idylwyld Drive. Currently, 25th Street does not extend from downtown to Idylwyld Drive because of the CPR yards, which obstruct the connection. The City of Saskatoon's commitment to achieve this goal has been publicly stated in the Downtown Plan and Warehouse District Local Area Plan.

Through the Caswell Hill Local Area Plan process, residents expressed concern with future plans by the City to extend 25th Street from downtown to Idylwyld Drive, and similarly King Street to 29th Street West. In general, Caswell Hill residents supported the extension, but did not wish to see any more traffic from outside the neighbourhood directed through Caswell Hill.⁷² As such, current traffic designs for the 25th Street Extension do not permit any westbound through-traffic on 25th Street directly into the Caswell Hill neighbourhood. They also include the removal of the current left-hand turning lane from Idylwyld Drive onto 25th Street.

The Westmount LAPC expresses a similar concern about traffic from outside the neighbourhood cutting through Caswell Hill and into Westmount, particularly on 29th Street West, because of the speed and behavior of drivers using this street as a shortcut. The Infrastructure Services Department, Traffic Management Group, will monitor future impacts of the 25th Street Extension once it is constructed and will be working to mitigate negative impacts on other streets, such as Jamieson Street, 23rd Street West, 27th Street West, and 29th Street West.

5.9 Alternative Transportation Options

As a mature neighbourhood, Westmount's centralized location within the city makes it suitable for alternative modes of transportation, such as walking and cycling. Westmount also holds huge potential for the development of a large alternative transportation linkage through the Hudson Bay Area Parks.

⁷² City of Saskatoon. (2001) *Caswell Hill Local Area Plan*. Pg. 64

As well, it has a large daily population of school youth in the area under the legal driving age, making it an ideal area for investments in cycling and walking amenities.

5.9.1 Transportation Demand Management Strategic Plan

The City of Saskatoon has prepared a comprehensive transportation demand management (TDM) strategic plan. In addition to investing in transportation infrastructure, Saskatoon is interested in implementing suitable transportation demand management initiatives that encourage sustainable travel choices, increase the attractiveness of modes other than the single-occupant private auto and maximize the use and efficiency of existing transportation infrastructure. More diverse travel choices increase the sustainability and livability of the city, as well as the health of its residents, while reducing human-related climate change impacts.⁷³

To allow TDM to flourish in Saskatoon, a number of opportunities are identified:

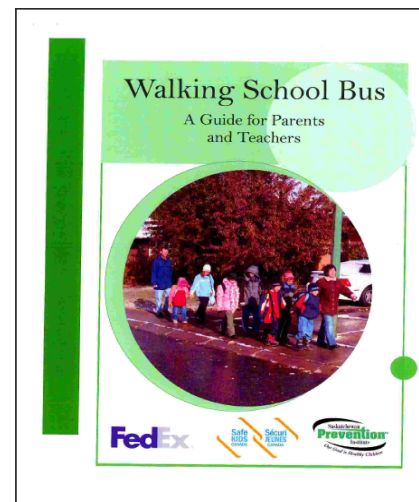
- Improved transit service;
- Improved pedestrian facilities;
- Improved bicycle facilities;
- Improved public parking management;
- Improved TDM initiatives at City Hall;
- Improved TDM initiatives at major trip generators;
- School-oriented programs; and
- Development-oriented initiatives.⁷⁴

The Westmount LAPC feels they are a viable neighbourhood for TDM initiatives to be implemented successfully. Potential initiatives are as follows:

1. Improvements to transit, through the expansion of the U-Pass transit program, to elementary and high school youth;
2. Pedestrian improvements could be undertaken at several locations to increase neighbourhood level pedestrian safety;
3. Partnering with schools in the area to implement school-oriented programs, such as the “Walking School Bus” or other programs;
4. Opportunities for development-oriented initiatives, such as mixed use development (residential and commercial) and



Bike Route Signage – Pierre Radisson Park



⁷³ City of Saskatoon (2008), *Transportation Demand Management Strategic Plan* pg. ES-1

⁷⁴ Ibid. pg. 50-52.

- encouraging reinvestment in underutilized or vacant land along 22nd Street West; and
5. That the Hudson Bay Area Park pathway system be recognized as a major opportunity to create an alternative transportation linkage from west side neighbourhoods into the Airport Business Area.

RECOMMENDATION:

5.6 TRANSPORTATION DEMAND MANAGEMENT PLAN INITIATIVES IN WESTMOUNT:
That the Infrastructure Services Department, Transportation Branch, and Community Services Department, Planning & Development Branch meet with the Westmount community to identify and implement transportation demand management initiatives in Westmount.

5.9.2 Cycling in Saskatoon

Cycling is increasingly popular, both as a recreational activity and as an environmentally-friendly mode of transportation. The City of Saskatoon recognizes that cycling is important to many residents and is working towards making Saskatoon a bicycle-friendly city.

In 1999, the City of Saskatoon commissioned a Bicycle Facility Network Study in recognition of the growing number of cyclists and increased desire for active transportation options in the city. The purpose of the study was to provide a detailed perspective on local cycling and transportation issues, identify network alignments and facilitate bicycle trips within the community. In 2002, a comprehensive bicycle plan was created with the following guiding principles:

- Every street is a cycling street;
- Every bicycle trip improves the quality of life for all; and
- Bicycles can be used safely and without fear of injury.

In the 2006 Census, Saskatoon was compared with other Canadian cities with regards to the use of alternative modes of transportation per capita. Based on those results, Saskatoon has the second highest rate per capita for cycling among major cities in Canada, as shown in Table 5.3.⁷⁵

Table 5.3: Alternative Travel Modes in Saskatoon Compared with other Canadian Cities

	WALKING		CYCLING		PUBLIC TRANSIT	
1	Victoria	10.42%	Victoria	5.65%	Toronto	22.21%
2	Halifax	10.11%	SASKATOON	2.43%	Montreal	21.42%
3	Kingston	9.62%	Kingston	2.39%	Ottawa	19.45%
4	Peterborough	7.82%	Peterborough	2.32%	Vancouver	16.49%
5	Moncton	7.59%	Guelph	2.26%	Calgary	15.63%
	SASKATOON	6.16%			SASKATOON	3.69%

⁷⁵ Ibid, pg. 14.

In 2010, the Saskatoon Bicycle Plan received \$2 million, through the Federal Government's new program Building Canada Fund (*Capital Budget #1137 – IS Bicycle Facilities*) to expand and enhance current bicycle facilities throughout the city. Investments will include enhancements, such as the creation of new downtown bike lockers and on-street painting for bike lanes.

In Westmount, 23rd Street West and 31st Street West are identified as shared use on-road cycling lanes. Signage indicating bike routes are marked at the corner of Avenue M North and 23rd Street West, as well as 31st Street West at Pierre Radisson Park pathway, and Avenue H North.

The Westmount LAPC is excited about the City of Saskatoon's commitment to improving cycling in the city. However, they feel many residents are not aware of the efforts to create a cycling-friendly environment or where designated bike routes are and would like increased public awareness regarding bike routes throughout the city.

Currently, the City of Saskatoon has online public information on Tips for Cycling in Saskatoon. The LAPC would like to see improvements, such as larger signage indicating bike routes and public-friendly cycling maps created for residents and visitors to use.

The City of Vancouver has made great strides in promoting cycling in their city through public awareness and infrastructure investments and could be used as a model for future improvements in Saskatoon. More can be found on this at: <http://vancouver.ca/engsvcs/transport/cycling/>

RECOMMENDATION:

5.7 PUBLIC CAMPAIGN MATERIALS TO PROMOTE CYCLING: *That the Infrastructure Services Department, Transportation Branch, create additional materials, such as maps and larger signage, with the goal to promote public awareness of cycling options in Saskatoon.*

5.9.3 Public Transit

Saskatoon Transit provides service to Westmount along 22nd Street West (Dart Route #50/60), Avenue P North (Route #1), Rusholme Road (Route #5), Avenue H North (Route #11), and nearby along 33rd Street West (Route #4 and Route #22).

The Eco Pass program was launched to encourage ridership through a cost-share agreement between Saskatoon Transit and any employer with a minimum of three employees agreeing to purchase monthly bus passes for a minimum of twelve consecutive months. The rider receives at least a 40% discount off the cost of a regular monthly bus pass, which is comprised of a minimum 20% contribution by the employer and Saskatoon Transit provides a 20% discount.

6.0 Municipal Services

6.1 Overview

Municipal Services deals with above ground and below ground infrastructure. This section addresses issues with waste disposal, sidewalks, streets, and underground infrastructure.

The Westmount LAPC discussed municipal services at two separate meetings. During the meetings, concerns arose regarding:

- Lead pipes in the neighbourhood and their replacement;
- Street re-paving and repair in the area;
- The length of time between a road excavation for sewer repair and finally getting a permanent street patching of asphalt;
- Lack of accessibility on sidewalks, driveways, and curbs for wheelchairs and other assisted mobility persons;
- Grading and paving of rear lane behind the restaurant and new hotel located in the 1400 block of 22nd Street West;
- Lack of recycling, composting, and other environmental opportunities in the neighbourhood; and
- Desire to convert to individual garbage collection bins.

Overall, Westmount LAPC is generally satisfied with the municipal services provided to residents, but feels there are some areas for future improvement. Particularly for recycling services available and lead pipe replacement programs.

6.2 Municipal Services Goals

The Westmount LAPC created a number of goals intended to guide the future municipal services and infrastructure development in the neighbourhood.

1. Increase public information regarding lead pipes in Saskatoon, and the assistance available to homeowners to change existing lead pipes.
2. Improve the length of time between sewer repair and the permanent street patching of asphalt, as well as the quality of the road repair;
3. Increase the availability of recycling and composting options at the neighbourhood level.
4. Increase accessible infrastructure, such as sidewalks, driveways, and curbs.
5. Install sidewalks in locations where they are currently missing.

6.3 Lead Pipes and Drinking Water

The potential for lead in residential water is a concern for Westmount residents as they are a mature neighbourhood. Typically, lead service connections are found in older homes built before 1949. Westmount falls into this category. Lead may be present in household tap water due to its presence in

the service connection or in household plumbing systems containing lead, including solder and brass fittings. In late 2008, the Saskatoon StarPhoenix ran an article “*Councillor suggests levy to fix lead-pipe problem*”, which discussed findings of higher lead content in the water supply of two Saskatoon homeowners.⁷⁶ This article indicated the City of Saskatoon had no specific policy or program to replace lead pipes overtime.

In Saskatoon, lead pipes are not in the network of water mains, but lead service connection pipes. Service connection pipes are an inch in diameter and about 50 feet long and run from the water mains to homes. Roughly half of each service connection is on City property and half on private land. The city stopped using lead service connections in 1949, when it switched to copper. About 8,000 to 9,000 homes are estimated to still have lead connections in Saskatoon.⁷⁷

The residential property owner is responsible for the water service connection on their property, as well as the plumbing in their home. If there is a concern, a licensed plumber can be contacted to determine if a home has a lead service connection, and whether the home contains lead solder, lead pipes or lead pipe fittings. The City of Saskatoon is responsible for the service connection pipes between the property line and the water main in the street.

The City of Saskatoon’s Infrastructure Services Department, Public Works Branch currently operates a cost sharing replacement program, whereby homeowners can have their service connection pipes replaced. The homeowner is responsible for 40% of the costs associated with the upgrade to a maximum of \$2,000, with the remaining 60% covered by the City. This cost to the homeowner can be added to monthly property taxes to assist homeowners with financing this expense. This replacement program is not specifically targeted at lead pipe replacement solely.

The Westmount LAPC feels that due to the health concerns associated with lead pipes, the City of Saskatoon should increase public awareness regarding lead pipes and promote the replacement program to homeowners. For more information on lead pipes and drinking water visit the City’s website at www.saskatoon.ca (look under ‘L’ for Lead Pipes and Drinking Water). For inquiries into replacement of service connections, call the Public Works Branch at 975-2476.

RECOMMENDATION:

6.1 LEAD PIPE REPLACEMENT PROGRAM: *That the Infrastructure Services Department, Public Works Branch, distribute information to Westmount homeowners regarding the City of Saskatoon’s lead pipe replacement program.*

6.4 Solid Waste Disposal, Recycling, and Composting

The following section outlines the goals of the Westmount LAPC for future solid waste disposal, recycling and composting, as well as the City of Saskatoon’s current procedures or initiatives regarding the three topics.

⁷⁶ Saskatoon StarPhoenix, November 27, 2008. “*Councillor suggests levy to fix lead-pipe problem*”

⁷⁷ Ibid.

6.4.1 Solid Waste Disposal

The Westmount LAPC has concerns about the lack of available recycling facilities and opportunities in the neighbourhood. The Westmount LAPC feels that they are currently both individually and collectively minimizing waste by:

- Subscribing to private blue box recycling;
- Composting in yards and at the Leif Erickson Community Garden site;
- Undertaking home improvements (efficient appliances, compact fluorescent bulbs and low flow toilets and showerheads); and
- Taking hazardous waste to designated sites on collection days.

However, the Westmount LAPC believes more should be done. A number of ideas were put forward, such as:

- Hosting neighbourhood recycling days;
- School education programs and initiatives;
- Providing neighbourhood compost and recycling depots for easier accessibility;
- Recycling household items by leaving them on the curbsides for others to utilize before taking them to the landfill; and
- Increasing waste options for compostable materials and organic matter.

6.4.2 Garbage Collection

Prior to Spring 2011, garbage collection in the Westmount neighbourhood had been predominantly through rear lane communal garbage bins, with only a few blocks along 22nd Street West and 23rd Street West as individual bin garbage pick-up due to a significant amount of illegal dumping.

In August 2007, the Environmental Services Branch was mandated by City Council to change all existing communal garbage containers to individual containers through an accelerated program. A significant amount of negative feedback was received from residents of older neighbourhoods. Concerns generally arose from areas with no front driveways, homes on narrow lots, and areas with boulevards. Due to concerns in older areas, additional consultation with local residents occurred and City Councilors assessed the general desires of each neighbourhood within their ward.



Illegal dumping in Westmount lane

In April 2011, a neighbourhood-wide open house was held to notify residents of the new garbage collection program being implemented in Westmount. The entire neighbourhood will be converted to individual containers with the area north of 29th Street completely front-street, while the area south is a mix of front and rear pick-up.

In areas where this change has already been made, the result has been cleaner back lanes, less vandalism of garbage containers, and less illegal dumping. It has also made an impact on decreasing operation costs.

6.4.3 Saskatoon Waste and Recycling Plan



City Council adopted the Saskatoon Waste and Recycling Plan on November 5, 2007.⁷⁸ The plan is a comprehensive examination of current waste management programs and landfill use in Saskatoon.

It includes extensive research, consultation, and input from the community through advisory groups and open houses. The plan will help guide Saskatoon's waste management and recycling activities over the next 20 years.

A number of proposed initiatives in the Saskatoon Waste and Recycling Plan deal with waste, recycling, and composting in the city. Details of the plan and its implementation can be found on the City of Saskatoon website at: www.saskatoon.ca (look under 'S' for Saskatoon Waste and Recycling Plan).

6.4.4 Recycling

The Westmount LAPC would like a designated area for recycling in the neighbourhood or curbside service to their homes. There are currently six recycling depots in Saskatoon. The two closest to the Westmount neighbourhood are located at the corner of 22nd Street West and Witney Avenue (Meadowgreen Recycle Depot) and near Edmonton Avenue and Avenue P North, which is too far away for most residents of Westmount that do not drive. At these locations, newsprint, corrugated cardboard, mixed paper, tin cans, milk jugs and cartons, and beverage containers can be recycled. There are additional recycling paper bins at multiple locations throughout the city. Glass can currently be recycled at the landfill.

6.4.5 Composting



Homemade backyard compost bin

The Westmount LAPC would like to have a neighbourhood composting program. They would also like a location to put large organic items, such as tree clippings and other woody vegetation. It was suggested that large dumpsters could be located throughout the neighbourhood or at designated sites (such as the community garden) in the neighbourhood for organics, which the City of Saskatoon could pick up. In 2009, members of the Leif Erickson Community Garden built a composter for their garden, but were asked to remove it by the City, as it was deemed unsafe due to its construction materials.

⁷⁸ Earth Tech Canada Inc., *Draft Saskatoon Waste and Recycling Plan (For Public Review)*, March 2007.

There are currently two free compost depots in Saskatoon. They are located on McOrmond Drive and Highway 7 (at the intersection of 11th Street West). The compost depots collect leaves and grass. Material from the City of Saskatoon's parks and other locations, as well as yard waste dropped off by residents and businesses at the Spadina Landfill are brought to these sites for composting. Compost from the depots is used by various civic departments to help offset the need to purchase topsoil.

The City of Saskatoon has been involved in the subsidization of backyard composters and rain barrels, through the provision of a \$10 rebate to any resident of Saskatoon who purchases a composter or barrel. Residents apply for the rebate with proof of purchase and rebates are limited to one per year per household. As well, rain barrels are available at a cost of \$50 from the City of Saskatoon compost depot located near the intersection of Highways #7 and #14. The City has also launched a Leaves and Grass Collection Program. For an annual fee of \$40, subscribers to the program are provided with a green leaf and grass front street roll-out cart. The contents of these carts are collected by the City of Saskatoon once every other week during the growing season.

There is a concern by the Westmount LAPC residents in Westmount that those who do not have a vehicle cannot access these compost depots. They also feel that driving to depots defeats the goals of waste reduction, with increased vehicle emissions to move organics and recyclables to large depot sites. Throughout summer and fall 2010, the Environmental Services Branch consulted the public on potential changes to current recycling programs. The consultation process has included a newsletter mail-out, online and telephone surveys, as well as open house sessions to gather public opinions. Changes to City of Saskatoon recycling programs will begin in 2011.

6.5 Sidewalks

The Westmount LAPC expressed concerns with the accessibility of sidewalks in the neighbourhood as well as the lack of sidewalks in certain areas throughout the neighbourhood.

6.5.1 Sidewalk Maintenance

The City of Saskatoon Public Works Branch of the Infrastructure Services Department maintains city sidewalks to ensure they are in a safe condition for pedestrian traffic, as well as to reduce or eliminate injuries. Their activities include:

- Repair of safety hazards and major deteriorations;
- Replacement of settled house connections;
- Overlay of damaged sidewalks with hot mix asphalt as a temporary repair;
- Repair of minor sidewalk deficiencies such as crack filling, patching curbs, overlaying, and grinding down dangerous edges; and
- Eliminate sidewalk safety issues, such as trip hazards and wide cracks.

6.5.2 Accessibility of Sidewalks

Residents of Westmount are concerned with the lack of accessibility on city sidewalks for persons with physical disabilities. Members of the LAPC stated they often see people in mobile chairs using the streets as opposed to the sidewalks to get to their designations, when the sidewalk is not easily

accessible. In Section 4.0 Health, research completed by the *Smart Cities Healthy Kids* program (University of Saskatchewan) illustrates that, overall, Saskatoon has a very low universal accessibility rate of 2.18 (36%), with Westmount scoring below average at 1.50 (25%).

The City of Saskatoon is addressing accessibility concerns in existing neighbourhoods through two capital budgets. The City of Saskatoon’s *Capital Budget #0631 – Traffic Safety Improvements*, can be used for improvements to pedestrian facilities, such as installation of sidewalk ramps to improve mobility for the physically disabled. The other, *Capital Budget #1963 – Corporate Accessibility Policy*, is the result of the *Accessibility Implementation Plan*, developed in 2008, that recommended funding priority be given to facility design standards, infrastructure, snow removal, and transit.

Currently, installation of ramp curbs on existing sidewalks is undertaken on a request basis. Contact 975-2454 for further information or to request that a location be placed on the ramp list.

RECOMMENDATION:

6.2 UNIVERSAL ACCESSIBILITY IMPROVEMENTS: *That the Infrastructure Services Department, Transportation Branch accelerate the sidewalk accessibility ramp installation program that will assist in addressing universal accessibility deficiencies in Westmount.*

6.5.3 New Sidewalk Installation



*No sidewalk –
Avenue P North to 23rd Street West*



*“Desire Line” Path –
Avenue I North to 29th Street West*

For historical reasons, sidewalks may not have been installed in locations throughout the Westmount neighbourhood. In the past, property owners could opt out of sidewalk installations during the development of the neighbourhood if all property owners on the block agreed to not proceed with an installation. This was also the case for roads in Saskatoon. In Westmount, the following sidewalks are missing:

- 23rd Street West – from Avenue L North to Avenue N North (south side)
- 29th Street West – from Avenue L North to Avenue M North (south side)
- 28th Street West – from Avenue H North to Avenue I North (south side)
- 28th Street West – from Avenue I North to Scott Park (both sides)
- 30th Street West – from Avenue J North to Pierre Radisson Park (south side)
- 31st Street West – from Avenue J North to Avenue K North (both sides)
- Avenue I North – from 28th to lane south of 29th Street West (east side)
- Avenue M North – from 22nd Street West to 23rd Street West (both sides)
- Avenue N North – from 22nd Street West to 24th Street West (east side)
- Avenue O North – from 22nd Street West to 23rd Street West (both sides)
- Avenue P North – from 22nd Street West to 23rd Street West (east side)
- Bedford Road – from Avenue K North to Avenue L North (both sides)
- Bedford Road – from Avenue L North to McMillan Avenue (south side)

There are also no sidewalks along the outer edge of Leif Erickson Park, Scott Park and Pierre Radisson Park. Sidewalks would create greater connectivity for pedestrians in the area if they were installed at:

- East side of Avenue P North (west edge of Leif Erickson Park)
- South side of Rusholme Road (north edge of Leif Erickson Park)
- South side of 29th Street West (north edge of Scott Park)

The City of Saskatoon has funds allocated annually through *Capital Budget #2044 – Surface Deficiencies* for the paving of roads and installation of sidewalks. This budget addresses deficiencies for all of Saskatoon and implementation occurs as funding permits and priorities are assessed.

RECOMMENDATION:

- 6.3 SURFACE DEFICIENCIES – SIDEWALK INSTALLATION:** *That the Infrastructure Services Department, Transportation Branch, include the surface deficiencies identified in the Westmount Local Area Plan report in Capital Budget #2044 – Surface Deficiencies.*

6.6 Streets and Repair

6.6.1 Street Repair



All of the streets are paved in Westmount. Paved streets and lanes in Saskatoon are regularly maintained to ensure safe driving conditions for vehicle and pedestrian traffic. Each year, the City of Saskatoon schedules a variety of preservation programs to maintain the existing street infrastructure. Any roads that have not been scheduled for a major repair in the current year typically receive routine maintenance consisting primarily of pothole patching and maintenance identified through customer enquiries or field staff. Activities of the Street Maintenance Program include:

- Inspection of streets on a regular basis;
- Annual crack filling program;
- Pothole repairs on all paved streets or lanes;
- Repair of various paved street failures such as dips, frost boils, etc.;
- Milling of rutted sections identified through inspections; and
- Providing temporary cold mix repairs to potholes and small excavations during the winter months.

The Westmount LAPC noted Rusholme Road as a concern, with a number of dips and bumps on the road from Avenue H North to Avenue P North.

6.6.2 Road Paving Due to Sewer Excavation

The Westmount LAPC discussed a concern with the length of time between paving after a sewer excavation has been completed, as well as the quality in which it is completed. Currently, the City of Saskatoon Public Works Branch tries to have all the major roads paved after a sewer excavation prior to winter, as it is less work than if it is left to grade and maintain gravel patches in the winter months. If they are unable to pave them prior to freeze up, they are fixed in the spring or as soon as possible. With some sewer excavations, settling of the earth can occur and dips may arise after a road is repaired.

If residents have concerns with the quality of road paving, they are encouraged to call the City of Saskatoon Public Works Branch at 975-2476.

6.7 Lanes

6.7.1 Lane Grading

Through the “Getting to Know Westmount” Survey and Westmount LAPC meetings, residents have expressed concerns with gravel lanes and grading in the neighbourhood. They have noted particular problems in rear lanes during seasonal storms, where earth collects at the bottom of sloped lanes. The City of Saskatoon’s Earth Street Program grades each lane at least once annually and rebuilds approximately five lanes each year. Requests to have lanes graded can be made by calling the Public Works Branch at 975-2491.

6.7.2 Paving of Lanes

Residents of Westmount have noted a specific concern with the lane behind the 1400 block of 22nd Street West. They feel this lane has high traffic volumes due to commercial activities along 22nd Street West. There will be an increased amount of lane traffic due to the construction of the new Bridgewater Hotel, adjacent to the existing Three Blue Diamonds Restaurant. They would like to see the lane paved to address the anticipated higher traffic volumes and problems related to seasonal gravel run off onto Avenue N North.

Existing gravel lanes in Saskatoon are typically only paved when the lane becomes the primary access for a business. If a lane is to be paved, the City of Saskatoon will cover costs for construction surveying, inspection and design, but it is up to the business owner(s) to pay for paving.

RECOMMENDATION:

6.4 *LANE PAVING ON 1400 BLOCK – 22ND STREET WEST: That the Infrastructure Services Department, Transportation Branch, meet with the owners of the Three Blue Diamonds Restaurant and Bridgewater Hotel to discuss the concerns residents have with the traffic volumes in this lane and investigate the feasibility for paving their lane.*

7.0 Heritage & Culture

7.1 Overview

Heritage and culture are interrelated aspects of a society that define our past, present and future. Recognizing and preserving heritage and culture helps a community appreciate the contributions of past citizens, while guiding people forward in life. These collective experiences and traditions can establish the values of a community and identify what is important to them.

At the neighbourhood level, heritage elements are often found in buildings or monuments, while culture may include local art or festivals.

The Westmount LAPC had two meetings where heritage, culture and the general history of the neighbourhood were the main topics of discussion. Committee members shared many stories and worked together to identify opportunities to preserve Westmount's past, as well as prepare the neighbourhood moving into the future.

7.2 Heritage and Culture LAPC Meeting

On November 25, 2009, the Westmount LAPC met to discuss heritage and culture in the Westmount neighbourhood. City of Saskatoon Arts and Grants Consultant, Frances Westlund, was on-hand to explain the various grants available to community organizations and encourage the committee to identify opportunities within the neighbourhood.

The group focused on a few themes, such as listing the local cultural assets, discussing existing programming, and identifying opportunities for new programming or events that would attract people both locally and possibly from across the entire city.

Among the neighbourhood cultural assets noted were various creative residents with artistic backgrounds, such as a guitar maker, professional photographer, and local filmmakers. The group commented that the large aboriginal population throughout the neighbourhood and schools influence the culture of Westmount and may provide opportunities to focus upon developing additional artistic programming. The City of Saskatoon Community Consultant mentioned to the group that the King George neighbourhood had recently received funding for an artist-in-residence, who was provided space within the King George School, and have since seen a spike in art-related interest and activity. In recent years, the City of Saskatoon Community Development Branch has also helped implement artist-in-residence programs in Montgomery Place and Silverspring. The Westmount LAPC began discussing the potential of an artist-in-residence in the neighbourhood and believes supporting this type of art programming could provide cultural benefits across the entire community.

RECOMMENDATION:

7.1 WESTMOUNT ARTIST-IN-RESIDENCE: *That the Community Services Department, Community Development Branch meet with the Westmount Community Association, as well as*

representatives of Westmount Community School and E.D. Feehan High School to discuss the possibility of pursuing funding options to support a Westmount Artist-In-Residence.

The group also pointed out that the substantial urban forest of park space acts as a cultural asset for the neighbourhood because it can provide the setting for a wide variety of events or programming. It was suggested that one-time or annual events held in or adjacent to neighbourhood parks, such as screening a movie or organizing a kite festival, would bring additional users to the park spaces and foster community cohesion by encouraging better utilization of available recreation areas.



1947 sandbox competition in Westmount Park



A float from the 1954 Westmount Parade

RECOMMENDATION:

7.2 WESTMOUNT PARK FESTIVALS/EVENTS: *That the Community Services Department, Community Development Branch and Westmount Community Association meet with representatives of Westmount Community School and E.D. Feehan High School to identify potential festivals or events that could be held in any of the parks within Westmount.*

The LAPC meeting on the topic of heritage and culture was held at Westmount Community School and the attendees received a guided tour of the facility. A presentation by Louise Wagner also detailed her project to archive information regarding the Westmount Community School ahead of the 100th anniversary celebrations of the neighbourhood landmark that will occur in 2013. She has been tracking down former students, as well as collecting photographs and stories to help preserve the history of the building.



Westmount Community School opened in 1913

7.3 Prominent Former Citizens of Westmount

At the Westmount LAPC meeting held February 24, 2009, an oral history exercise helped to draw out several lesser known stories of the neighbourhood. Anecdotes were traded by those in attendance to identify some of the unique history of Westmount and memories of residents. Stories ranged from reminiscing about tales of childhood mischief to reminding others of the former locations of various businesses to recalling a few of the more prominent former residents of Westmount.

One former Westmount resident, Jean Ewen, was a renowned nurse who spent several years working alongside missionaries in China during the 1930s. After returning to Canada, prominent Canadian surgeon Norman Bethune would then request that she accompany him back to China as his assistant. During this time, she met many Chinese political leaders, as documented in her 1983 book titled “Canadian Nurse in China”.⁷⁹ While spending a portion of her childhood living in Saskatoon, she and her family lived at 424 Avenue I North and they would later move to a larger home at 807 Avenue K North. She was also a student of Westmount School and, later, Bedford Road Collegiate.⁸⁰

Westmount also has had some other very famous people not only live in the neighbourhood, but also attend Westmount Community School. Hockey legend, Gordie Howe was born in 1928 and listed in the Henderson Directories as having lived with his family at 413 Avenue L North from 1932 to 1939. Former Premier of Saskatchewan and long-time political figure, Roy Romanow, who was born in 1939, is on record as having lived at 206 Avenue L North during the 1940s and later at 1001 23rd Street West

⁷⁹ Ewen, Jean. *Canadian Nurse In China*, Goodread Biographies, 1983.

⁸⁰ Wright Millar, Ruth. *Saskatchewan Heroes and Rogues*, Gauvin Press, 2004, p. 83.

in the 1950s.⁸¹ Both Gordie Howe and Roy Romanow were Westmount Community School students during the time they were school-aged youth living in the neighbourhood.⁸²

Members of the Westmount LAPC also recalled another significant figure in Canada's history, who was not an official resident of Westmount, but spent time in the neighbourhood. Ray Hnatyshyn, who served as Canada's twenty-fourth Governor General during the early 1990s and had a lengthy political career prior to that, had a grandmother who once lived in Westmount. Anna Hnatyshyn, widow of Michael, lived at 410 Avenue I North during the 1950s and 1960s and members of the LAPC remember that he was often in the neighbourhood visiting her.⁸³

Retired Chief Judge Ernest (Ernie) Boychuk had an exceptional career, which started in the Westmount neighbourhood. In his youth, he joined the Sea Cadets and, in 1951, was chosen to attend an Empire Training Camp in England. While at the camp, he received the Best Class Leader of the Empire Award. This award allowed him the honour of enjoying tea with Her Royal Highness the Queen of England at Buckingham Palace.

He later attended the University of Saskatchewan, where he received a law degree. At the age of 29, Boychuk was named the commanding officer of the HMCS Unicorn in Saskatoon, which made him the youngest person to ever achieve that naval rank in Canada at the time.

Other highlights of Boychuk's impressive resume include: becoming the first Chief Judge of the Provincial Court of Saskatchewan; selection as the first Ombudsman of the Province of Saskatchewan; named the first Chair of the Saskatchewan Public Utilities Review Commission; Chief Public Prosecutor for the City of Saskatoon; and Magistrate for the Province of Saskatchewan. He continued to provide support to the Westmount Community School and had an active role in the Ukrainian community in Saskatoon by being a life-time member of St. George's Ukrainian Catholic Cathedral. He also served as president of the Saskatoon Ukrainian Canadian Professional and Business Club and was honoured with the Ukrainian Canadian Congress Nation Builders Award in November 2010.

Not only did Boychuk attend Westmount Community School and Bedford Road Collegiate during his youth, he returned to the neighbourhood to live at the same home in which he was raised, located at 321 Avenue L North. In speaking with him, his pride as a Westmount resident was clear and he spoke positively of his neighbourhood, the citizens, the schools, and his experience growing up in the area. On March 11, 2011, he passed away at the age of 76.

Members of the Westmount LAPC would like to ensure that Boychuk is remembered in the neighbourhood of Westmount for his substantial contributions. Some of the ideas suggested to honour him included naming (i.e. local park space or a park feature) or placing a plaque in an appropriate location (i.e. on a park bench, incorporated into the playground upgrade at Westmount Community School, or at his childhood home). Boychuk deserves recognition in Westmount not simply for his personal accomplishments, but also for his community-minded attitude and desire to help others.

⁸¹ O'Brien, Jeff. City Archivist.

⁸² Wagner, Louise. Westmount Community School historian.

⁸³ O'Brien, Jeff. City Archivist.

RECOMMENDATION:

- 7.3 REMEMBERING ERNEST (ERNIE) BOYCHUK:** *That the Community Services Department, Planning & Development Branch and Leisure Services Branch, as well as the Infrastructure Services Department, Parks Branch, meet with the Westmount Community Association and representatives of Westmount Community School to discuss opportunities in the Westmount neighbourhood to recognize the significant community contributions and accomplishments of the late Ernest (Ernie) Boychuk.*

7.4 City of Saskatoon Built Heritage Database

In 2004, the City of Saskatoon Civic Heritage Program conducted a Heritage Properties Identification project to compile a comprehensive listing of heritage buildings, structures and properties in Saskatoon, including City-owned property. The heritage property survey process was intended to list properties or urban features identified as having heritage character or heritage value in the community in accordance with a set of criteria. The survey scope included private and public buildings and properties within a general cut-off date of 1945.

For properties to be included on the City of Saskatoon Built Heritage Database, they must still be standing and qualify for two or more of the following seven characteristics:

1. The structure was constructed prior to 1945.
2. The structure has a connection with a historical person or event of significance to Saskatoon history (or Saskatchewan or Canadian history), or any well-documented person or event.
3. The structure is an example of a particular known architectural style or theme.
4. The structure is the work of a known architect.
5. The structure is considered a “landmark” or otherwise has value to members of the Saskatoon community on at least a neighbourhood level.
6. The structure is an example of Saskatoon architectural or historical themes of which there are few examples left.
7. The structure has other demonstrable merit from an architectural, heritage, or community value perspective; or belongs to a theme, area or district of the City that is known to have historical associations or community value.

Appendix 2 contains the form for submitting a property for consideration to be added to the City of Saskatoon Built Heritage Database. Appendix 3 shows information regarding the 20 properties located in Westmount currently listed in the database.

7.5 Doors Open Saskatoon

The concept of the Doors Open event began in Glasgow, Scotland in 1990.⁸⁴ It has since become a popular event in cities around the world as a way for citizens to celebrate and learn the background of the built heritage around them. Doors Open Saskatoon offers a chance to tour some of the most

⁸⁴ Doors Open Saskatoon. <http://doorsopensaskatoon.com/>

interesting buildings in Saskatoon that may not normally be open to the public. Most participating buildings also provide guided tours or displays. Because of the substantial commitment from volunteers, there is no charge for admission to any of the participating buildings, which makes the event a great outing for families.

The initial Doors Open Saskatoon was held in 2005, with planning that began early in 2004. With strong encouragement from local Saskatoon heritage enthusiasts, a partnership among the Municipal Heritage Advisory Committee, Meewasin Valley Authority, Saskatoon Heritage Society, and City of Saskatoon provided the initial leadership for the project. The preliminary objective was to recognize three important community milestones – the province’s centennial (2005) the city of Saskatoon’s centennial (2006) and the University of Saskatchewan’s centennial (2007).

To become an official participating building in the Doors Open Saskatoon event, representatives must submit an application to the committee for review. All types of buildings are considered, such as those:

- With a significant/interesting history;
- Offering a unique design or style;
- Designed by a noteworthy architect;
- That are the former (or current) home of notable tenants; or
- Providing educational value through the explanation of processes occurring at the facility.

After taking time off to re-energize the volunteers and bring freshness to the event, the committee is currently organizing Doors Open Saskatoon 2011.

RECOMMENDATION:

7.4 DOORS OPEN SASKATOON: *That the Community Services Department, Community Development Branch meet with the Westmount Community Association and representatives of Westmount Community School encouraging the school to participate in the next Doors Open Saskatoon event to celebrate the legacy of the facility.*

8.0 Growing Up In Westmount: The Youth Perspective

8.1 Overview

"If we can build a successful city for children, we will have a successful city for all people" – Enrique Penalosa

Children and youth are seldom involved in decisions regarding their built environment. Young people represent an important component of the population who should be meaningfully involved in planning decisions and policy development affecting their well-being and happiness in the community. By involving young people in improvements to their community, many positive impacts can be realized, including: creating stronger policy recommendations, empowering youth to make a difference in their community, teaching youth to respect and cherish their current environment, and developing their capacity to become engaged adults in future civic matters.⁸⁵

As part of the Westmount Local Area Plan, the LAPC identified the need to engage the youth in decisions that will impact them in the future. Westmount currently has five educational facilities located in or adjacent to the neighbourhood within an eight-block radius. The City of Saskatoon Neighbourhood Planning Section, with assistance from Westmount Community School and the Westmount Community Association, specifically worked with kids from the Westmount Community School and the surrounding neighbourhood on two different occasions.

8.2 The Youth Perspective Key Highlights


1. Westmount is generally a safe place.
2. Leif Erickson Park, Scott Park, and Pierre Radisson Park were viewed as a “no man’s land” with no reason to go there, except to walk through.
3. The schools in the neighbourhood (including Bedford Road Collegiate, adjacent to Westmount) were viewed as positive and fun places to be.
4. More activities are needed for pre-teens and teenagers (ages 10 to 18) outside of school programming in the neighbourhood.

8.3 Neighbourhood Youth Goals

On two separate occasions, youth in Westmount were consulted on what they would do if they were “Mayor of Westmount”. The age of youth varied from 4 to 15 years old, with more than 50 youth in total participating.

⁸⁵ Driskell, David. (2002) *Creating Better Cities with Children and Youth, A Manual for Participation*.

The following summary has categorized the youth comments into groupings when asked to respond to the statement “*If I was the Mayor of Westmount I’d...*”

<p>General Comments</p> <ul style="list-style-type: none"> • I wouldn’t change a thing (2 responses) • I like everything • I would make peace not war • I would keep it clean, stop littering • Keep historical buildings and reuse them 	<p>People & Community</p> <ul style="list-style-type: none"> • Be so proud of myself • Get volunteers to clean up • More girls! • I would make all the bad kids go away • Have more residents
<p>Housing</p> <ul style="list-style-type: none"> • I’d make prettier houses • Make nice houses 	<p>Commercial</p> <ul style="list-style-type: none"> • Build a mall • Build movie theatres in our community • Have a store
<p>Parks & Recreation</p> <ul style="list-style-type: none"> • Build a Skate Park! (8 responses) • Better swimming pool (3 responses) • Make a bigger park for Westmount (3 responses) • I would make a skate park in Westmount Park (2 Responses) • Build a big outdoor pool (2 responses) • A better playground in Westmount Park • Make more swings! • More slides • Make a better park for older kids! • Mark more B-Ball Courts (Basketball) • Clean the park (No Garbage in the Parks) • Better grass • Better basket ball court • Make a gym • Make more things for teenagers to do 	<p>Infrastructure</p> <ul style="list-style-type: none"> • Fix the roads (2 responses) • Bike Space • Roads & sidewalks smoother for skateboarding and biking • Put a bike path across or parallel to 33rd Street West with access to the river pathway for bikes 
<p>Safety</p> <ul style="list-style-type: none"> • Make this place more safe • No bullies • Put more police activities • Child Safety 	<p>Schools</p> <ul style="list-style-type: none"> • I’d make the school better, replace all the broken stuff and buy new equipment for the school gym • I would have a Fun Day at Westmount School • I would let all the kids play at the school

8.4 Planning with Kids

8.4.1 Westmount Annual Carnival

Two members of the City of Saskatoon Neighbourhood Planning Section spent the day at the Westmount Neighbourhood Carnival organized annually in Westmount Park by the Community Association. Youth participants were to answer the question, “If I was the Mayor of Westmount, I’d...”. They were also asked to place a star where their house was in the neighbourhood. Lastly, they were asked to identify on maps the “Yummy” and “Yucky” places (locations they like and do not like in the neighbourhood) and describe the site identified.

Participants who resided outside of the neighbourhood came from Mayfair (2), Mount Royal (2), Pleasant Hill, Fairhaven, and King George. In total, 35 youth and families participated.



Kids marking “Yummy” places

“Yummy” places identified included:

1. Westmount Park because my friends are there! (2)
2. Bedford Road Collegiate – It’s a safe place to belong, respect, care, and inspire
3. Scott Park (2) – I like to ride my bike on the track, I have soccer there
4. Westmount Community School – lots of wonderful people there, I just like it (5)
5. Leif Erickson Park (2)
6. Westmount Park – Paddling Pool
7. My house! (3)
8. My friend’s house! (2)
9. E.D. Feehan – My school

“Yucky” Places identified included (specific addresses have been omitted):

1. Yucky house (Creepy Person)
2. Avenue H North – You always get ‘Jacked’ (attacked) there
3. There are creepy people there
4. Mean dogs
5. Leif Erickson Park – Lots of people get jumped there
6. Old women calls people down (racist)
7. Leif Erickson Place – Because they steal my stuff ☹
8. 21st Street West – Pleasant Hill – Gangs

8.4.2 Westmount Community School Grade 8 Class

On June 16, 2009, the City of Saskatoon Neighbourhood Planning Section worked with Grade 8s from Westmount Community School to engage them in a number of exercises to gain their feedback on the neighbourhood and its future development. The Grade 8s completed the following four planning exercises:

1. *“If I was the Mayor of Westmount, I’d...”*
2. Identification of *“Yummy”* and *“Yucky”* places in the neighbourhood
3. *Where do you go in the neighbourhood?* – A Pathways and Nodes Mapping Exercise
4. *“My Neighbourhood”* survey.

Map 8.1 is the results of the identification of the *“Yummy”* and *“Yucky”* places in Westmount. Map 8.2 shows the pathways and nodes that youth in the neighbourhood identified as commonly used routes in their daily activities.



***Westmount Community School –
Planning Exercise***

The Grade 8s also filled out the *“My Neighbourhood”* survey. The following is a summary of this survey:

Mobility

- The majority of students walked to get around the neighbourhood
- The majority of students travel by car to other parts of Saskatoon

Safety

- The majority of students felt safe in their home during both the day & night
- The majority of students felt safe walking around their neighbourhood in the daytime
- 50% of the students felt safe walking around their neighbourhood at night
- The majority of students felt safe playing in Westmount Park
- The majority of students were unsure or didn’t know how they felt about Pierre Radisson Park & Scott Park
- The majority of students felt safe in Leif Erickson Park in the daytime
- 25% of the students felt safe at Leif Erickson Park at night

Parks & Recreation

- The majority of students use Westmount Park only once per week, on average
- The majority of students never use Pierre Radisson Park or Scott Park
- 33% of the students typically use Leif Erickson Park one to three times per week

- The majority of students used the parks to hang out with friends or walk through to another destination

Schools

- The majority of the students had attend the Westmount Community School for one to two years, and two had attended the school since Pre-School
- Half of the students indicated they would be attending Bedford Road Collegiate when they graduated in June 2009 from Westmount Community School

A predominant theme was evident among many of the youth in the neighbourhood, which was that they felt the parks were used mostly to walk through, but not for recreation activities. As they are a significant stakeholder that will utilize the parks in the future, efforts should be made to engage them in any future redesign plans for the parks.

RECOMMENDATION:

8.1 YOUTH ENGAGEMENT IN HUDSON BAY AREA PARKS MASTER PLAN: *That the Infrastructure Services Department, Parks Branch, and the Community Services Department, Leisure Services Branch and Community Development Branch engage youth from the neighbourhoods served by the Hudson Bay Area Parks in the master planning process.*

8.5 Existing Recreation & Opportunities for Youth

8.5.1 Westmount Community School

Westmount Community School currently runs a number of recreation programs for youth in the neighbourhood. They also host many recreation programs that are run through the Westmount Community Association. The following is a list of some of the current programs run by Westmount Community School:

- Activity for Life – Literacy Based Programs (Partnership with Frontier College);
- Girls’ Self-Esteem Building Group;
- ME TA WE TAN Youth Centre – Open Gym for youth at no cost;
- Organized Sports – i.e. volleyball, hockey, etc.;
- Disorganized Sports – Lunch hour recreation for youth Grades 5 to 8;
- SCYAP (Saskatoon Community Youth Art Programming) – Drop In Art Program;
- Little Kicks Soccer (Care and Share Program);
- Heart of the City Piano Program; and
- Riversdale Kiwanis Builders Club – Leadership Development Program.

8.5.2 Westmount Community Association

The Westmount Community Association runs a number of youth programs throughout the year. Some of these include:

- Toddlers On The Move
- Move To The Music (ages 3 to 5 years)
- Tae Kwon Do
- Kinder Soccer
- Modeling (ages 10 to 14 years)
- Yoga and Knitting (ages 16+ years)

8.5.3 City of Saskatoon Programs



Westmount Paddling Pool and Recreation Unit Building

The City of Saskatoon contributes to recreation programs in the community through the Community Association and grant programs available. They also run Summer Playground Programs which begin in June and end in August, designed for youth aged between 2 and 12 years old. These free programs include games, music, drama, special events, arts and crafts, and story-telling. Water play at the playgrounds, with adjoining paddling pools or spray features, are also included as part of the programming.

The Westmount LAPC feels the recreation unit building in Westmount Park is an underutilized asset and, throughout the year, could act as another location in the neighbourhood for youth to engage in programming opportunities. They also felt this would discourage unwanted activity in the park by increasing legitimate users in the area and establish a greater sense of ownership for neighbourhood youth.

RECOMMENDATION:

8.2 PROGRAM OPTIONS FOR WESTMOUNT PARK RECREATION UNIT BUILDING: *That the Community Services Department, Leisure Services Branch and Community Development Branch, and Westmount Community Association meet to explore opportunities for youth recreation programs that will fully utilize the Westmount Park Recreation Unit Building.*

8.6 A Hub of Learning

Westmount residents feel fortunate to have three educational institutions in the neighbourhood vicinity, including one elementary and two high schools. These schools have strong ties with the community and offer unique programs for neighbourhood youth to learn. The Saskatoon Public and Catholic School Boards are also committed to retaining these schools in the future by investing in building upgrades and

reformatted programming opportunities. Over the next 3 to 4 years, both the Westmount and E.D. Feehan schools will see a number of upgrades to their buildings and will be able to offer new programs for youth.

The 2009-2010 combined enrollment rates between the three schools are approximately 1200 to 1300 students.

Westmount Community School



*Play area at
Westmount Community School*

Westmount Community School is a pre-kindergarten to Grade 8 school that strives to nurture the development and growth of the whole child. In 2013, Westmount Community School will celebrate 100 years in the community. As the oldest operating school in the area, the school has undergone a number of changes over the years, but has always been viewed as the hub for community activities and learning in the neighbourhood.

Being a community school, Westmount offers programs for not only youth attending the school, but also parents and adults in the area. Programs such as Adult Literacy, Welcome Wagon, and “Reaching Out” Parent Group all contribute to the community’s overall well-being.

E.D. Feehan Catholic High School

E.D. Feehan Catholic High School has evolved its educational role since the new Bethlehem Catholic High School opened in the west end of Saskatoon. Enrolment at E.D. Feehan fell to 337 in 2009, down from an estimated 1200 prior to the opening of Bethlehem High School. In November 2009, the Greater Saskatoon Catholic School Board unveiled a preliminary design for significant renovations meant to allow for more career training at the school, and bring the 1968 building up-to-date with an investment of \$5 million.

As well as developing on-site career training for some E.D. Feehan students, the improvements should also create more opportunities for the community to use the school's facilities.⁸⁶ Improvements include:

- Redesigned facilities for "functionally integrated" students (those with intellectual and/or physical disabilities);
- A new 50-space daycare centre;
- A new cultural room and four classrooms dedicated to a new "health campus" – a joint project with the Saskatoon Health Region and Gabriel Dumont Technical Institute to train post-secondary students for careers in health care;
- A new greenhouse to be built for the school’s bio-resource management program and other uses;
- A new drama classroom, which could be used as a community meeting or shared with community-based theatre organizations; and

⁸⁶ Saskatoon StarPhoenix. November 2, 2009. *E.D. Feehan renovation designs made public.*

- Various renovations to the existing building and rooms.

E.D. Feehan's Career Academy also offers programs for youth to gain valuable experience in the home building industry, while gaining high school credits and hours towards a SIAST journeyman apprenticeship certification. Students are also offered trade internships in the summer through the Saskatoon and Region Home Builders Association. In 2009, students at E.D. Feehan High School built a ready-to-move (RTM) home on the school site for the White Cap Dakota First Nation. The school has secured a five-year contract with the White Cap Dakota First Nation, which will allow additional students to become involved in the program by building RTM homes for the reserve.



*E.D. Feehan Students with home built for White Cap Dakota First Nation
– Photo Courtesy of Glen Berger*

Bedford Road Collegiate

Bedford Road Collegiate is located adjacent to Westmount on Avenue H North and is home to over 600 students and staff. They offer programs suited to every type of learner, such as programs for gifted and talented learners, a full range of academic courses (some of which are unique to Bedford), as well as many additional programs in areas such as the arts, woods, athletics, textiles, food, theatre arts, choral, dance, writing, esthetics, and film-making. Bedford is preparing to join over 2,500 schools in 135 countries from around the world by offering the International Baccalaureate (I.B.) Program.

Bedford's Leadership Initiative program assists each student in finding his and her own voice. Students from Grade 9 and 10 attend leadership camps, while those in Grade 11 and 12 take courses designed to inspire young citizens to action with social vision. Every year, since 1968, their students and staff have hosted the annual Bedford Road Invitational Basketball Tournament (B.R.I.T.), one of Canada's best known high school boys' basketball tournaments.

8.7 Increase Youth Engagement

At the Westmount LAPC meeting held on January 26, 2010, the committee reviewed a number of their overall goals for the Local Area Plan process. Youth specific goals were to:

1. Connect kids with the community more and receive their input on issues; and
2. Keep youth engaged in the community because they will hold a central role in the future of the neighbourhood.

Though there were opportunities for youth engagement in the Westmount LAP, the committee felt youth could be more involved in the planning process in the neighbourhood and, in general, decisions made

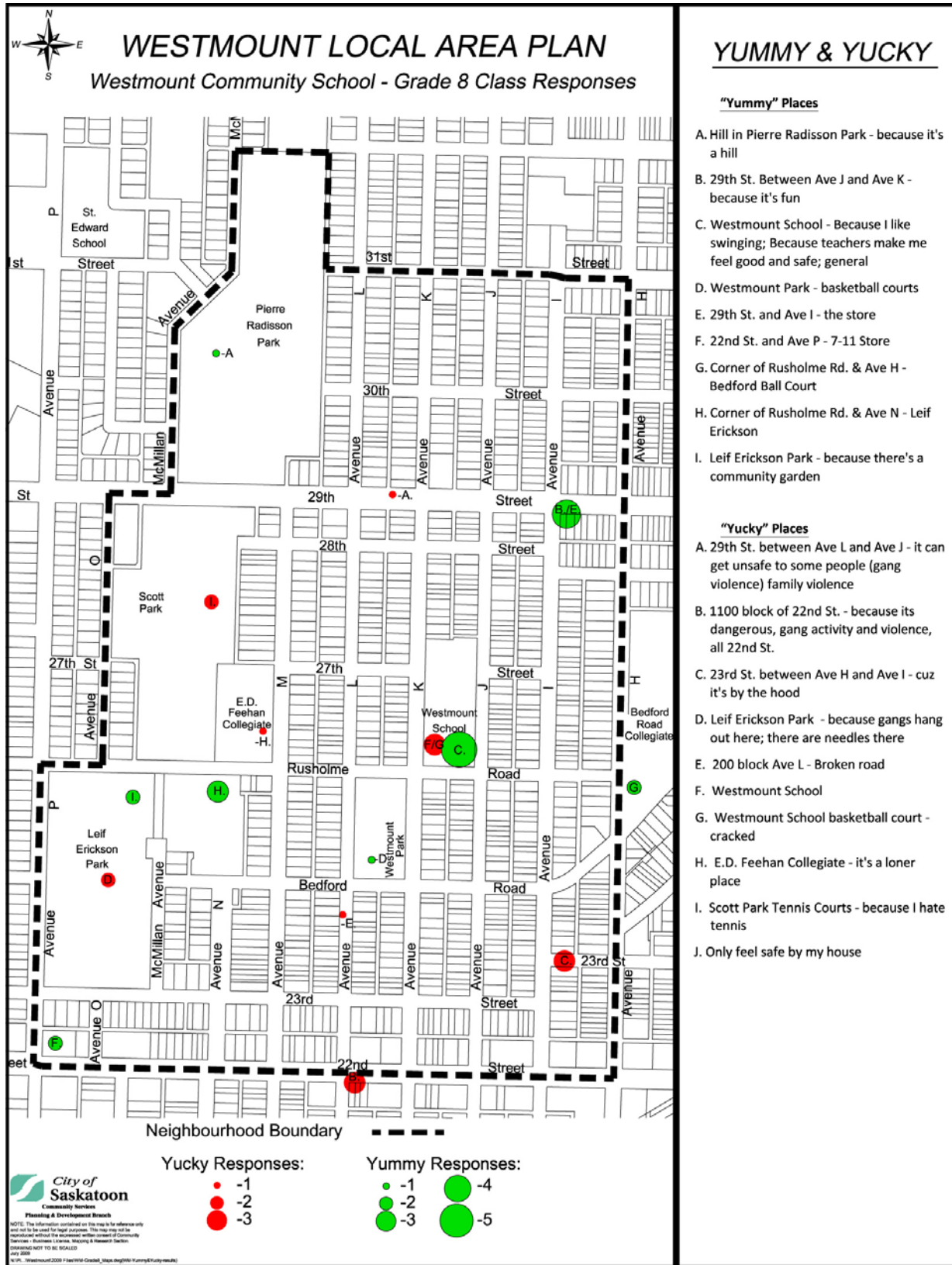
throughout the city. The LAPC would like to see youth engaged more frequently in decisions that impact their future within the city. As a number of high schools offer ethics or social studies as part of their regular curriculum, there may be an opportunity for youth to participate in civic committees as part of their regular school activities.

A number of cities in Canada, such as Windsor, Ontario (www.windsoryouth.com) and Calgary, Alberta (YEC), have operating Youth Advisory Committees that act as an advisory body to the mayor and city council on those issues which have an impact on the youth in the City. Within Saskatoon, *Child and Youth Friendly Saskatoon*, a non-profit organization, has been working since 1997 to give emphasis and priority to the value of children and youth in our community by promoting child-friendliness in the community.

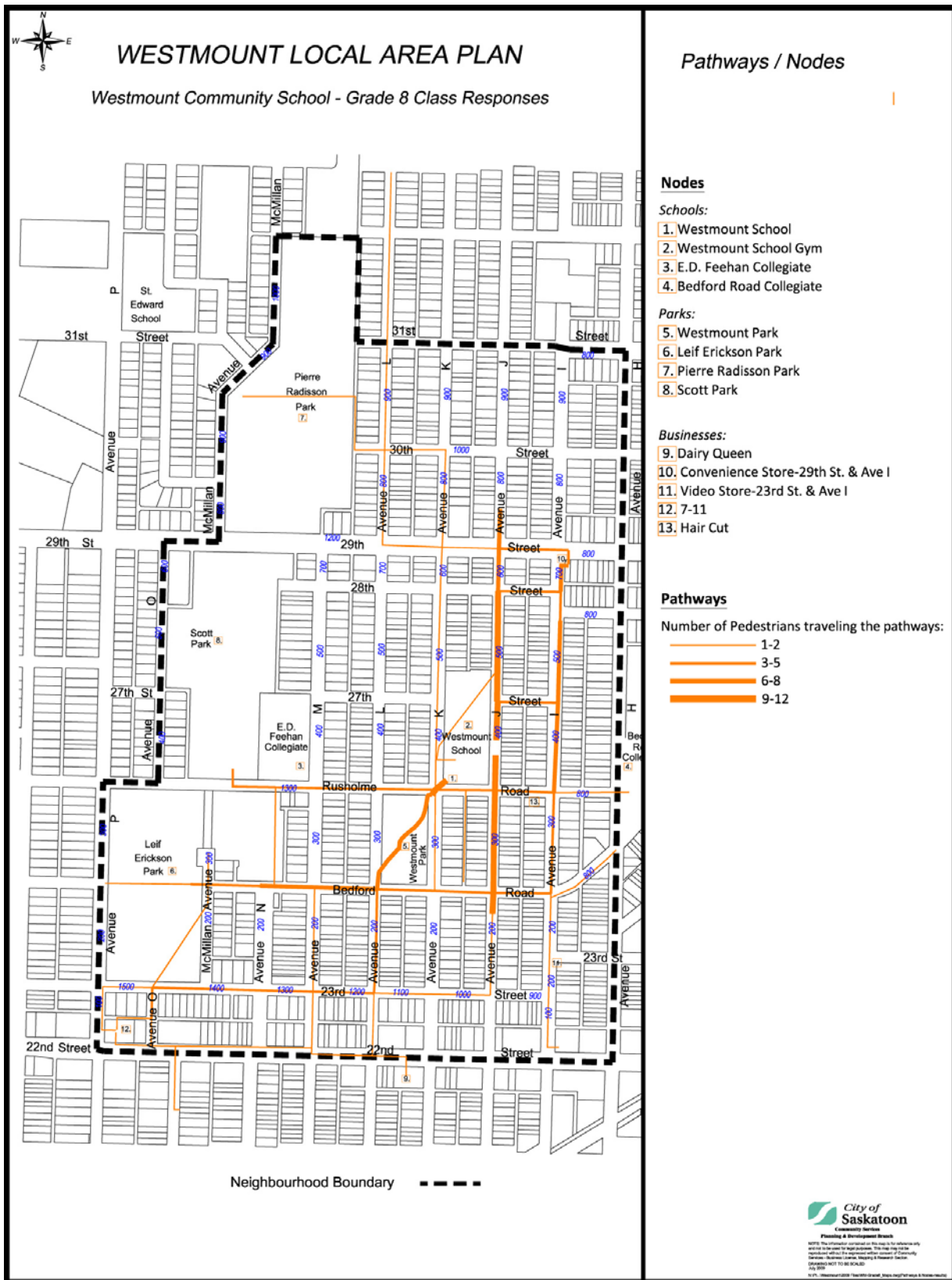
RECOMMENDATION:

- 8.3 *ENGAGING YOUTH IN CIVIC ACTIVITIES:*** *That the Community Services Department, Planning & Development Branch and Community Development Branch, explore opportunities for engaging youth in civic issues at the neighbourhood level and report the findings to City Council.*

Map 8.1 “Yummy & Yucky” Places in Westmount



Map 8.2 Westmount Pathways and Nodes



9.0 Neighbourhood Safety

9.1 Overview

Neighbourhood safety is important to the citizens of Westmount and all of Saskatoon. As a result, the Westmount LAPC considered the issue of neighbourhood safety as part of the Local Area Planning process.

Some of the criminal activity identified by the LAPC as concerns within Westmount include:

- Graffiti vandalism and property crimes;
- Youth crime;
- Break and enter;
- Illegal use of drugs/needles/solvents and drug trafficking; and
- Prostitution.

Other concerns identified by the LAPC as having a negative impact on the feelings of safety for Westmount residents include:

- Property maintenance (overgrown foliage, graffiti vandalism, and litter);
- Vacant lots;
- Poor lighting in parks;
- Youth roaming the neighbourhood at late hours unsupervised; and
- Businesses on 22nd Street West that attract undesirable activity.

9.2 Reported Crime in Westmount

Table 9.1 compares the total reported crime in Westmount for 2007 to selected neighbourhoods, as well as Saskatoon. Westmount has higher crime rates than all in the comparison and, with the exception of King George, the rates are substantially higher.

Table 9.1 2007 Rate of Selected Crimes Incidents, Per 1000 Population⁸⁷

Description	Saskatoon	Nutana	King George	Sutherland	Westmount
Total Crimes Against the Person	20.80	14.61	51.39	17.32	63.10
Total Break and Enter	10.04	10.78	23.55	6.47	25.06
Total Crimes Against Property	62.99	66.14	108.67	54.83	154.88

* Based on Population of Westmount = 2,234

Table 9.2 shows a breakdown of the reported crimes in Westmount for selected categories between 2004 and 2008. The data illustrates a trend that break and enters, as well as overall crimes against property are decreasing, but there is an increase in personal assaults.

⁸⁷ Saskatoon Police Services.

Table 9.2 Westmount Selected Crime Incidents, By Type 2004 to 2008⁸⁸

Description	2004	2005	2006	2007	2008	% Change 04-08
Violations Causing Death	0	0	0	0	0	0.00%
Sexual Assault	6	6	4	3	7	16.66%
Assault	85	66	76	76	106	24.71%
Deprivation of Freedom – Kidnapping	0	2	1	1	0	0.00%
Violence or Threat – Robbery	25	21	27	41	18	-28.00%
Violence or Threat – Criminal Harassment	3	5	3	4	5	66.66%
Violence or Threat – Utter Threats to Person	14	17	14	16	13	-7.14%
Crimes Against the Person – Total	133	117	125	141	149	12.00%
Break and Enter – Residential	79	69	58	37	44	-44.30%
Break and Enter – Business	7	6	8	7	6	-14.29%
Break and Enter – Other	36	22	16	12	10	-72.22%
Break and Enter – Total	122	97	82	56	60	-50.82%
Arson	7	6	0	3	0	-100.00%
Theft Over \$5000	8	8	9	18	9	12.50%
Theft Under \$5000	213	225	151	179	128	-39.91%
Possession of Stolen Goods	17	18	14	22	7	-58.82%
Fraud	12	14	12	12	8	-33.33%
Mischief	114	105	111	112	115	0.87%
Crimes Against Property – Total	371	376	297	346	267	-28.03%

*Negative totals denote decrease in reported crime when comparing 2004 to 2008

Saskatoon Police Services now offers current information regarding reported property crimes online, such as break and enter, graffiti vandalism, theft, mischief, shoplifting, and arson. The website has a search function allowing the user to find their neighbourhood and view a list of reported property crime that is generated monthly. Information provided includes the date, offence, and 100 block address of the incident. These incidents are also shown on an interactive map that lets the user zoom to any location in the neighbourhood. Being aware of reported instances of crime can help citizens become more cognizant of their surroundings. These Saskatoon Police Services Community Reports can be found at: http://police.saskatoon.sk.ca/index.php?loc=community_reports/index.php

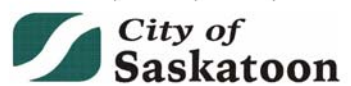
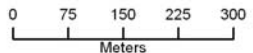
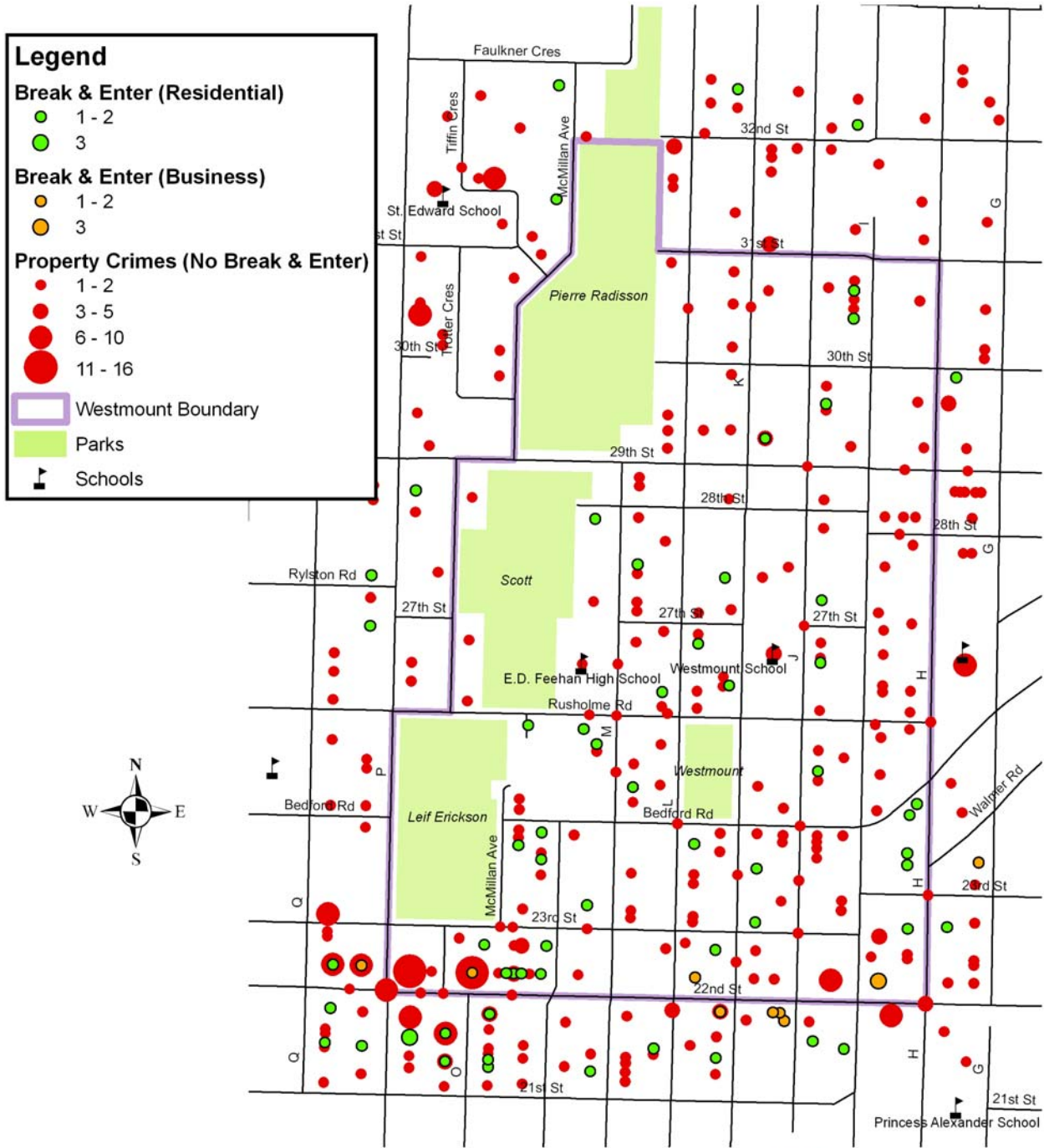
Map 9.1, Map 9.2, and Map 9.3 show the locations of all reported incidents of crime in various categories for Westmount in 2008. It is clear that the majority of reported crime occurs in the 22nd Street West area at the south end of Westmount. This area includes commercial businesses, such as licensed restaurants/bars, which can lead to increased criminal activity. The area also includes vacant housing and this is often a magnet for crime, if the property is not appropriately secured and maintained. It is important to note that the parks and adjacent area had relatively little reported crime.

⁸⁸ Saskatoon Police Services

Map 9.1 Westmount Break & Enter and Property Related Crime Reported in 2008

Westmount - Selected Crime Incidents for 2008

Map 1 of 3

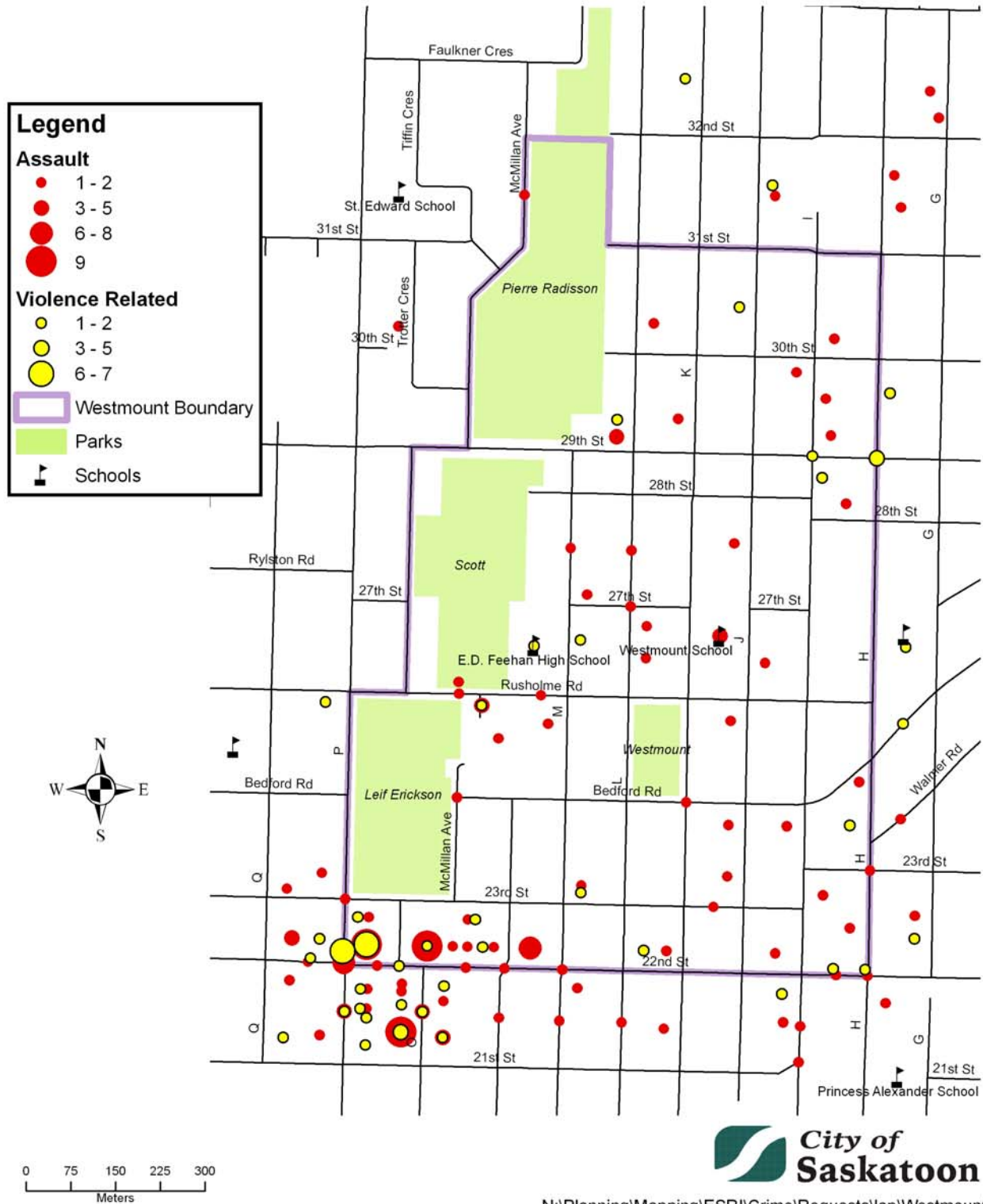


N:\Planning\Mapping\ESRI\Crime\Requests\lap\Westmount

Map 9.2 Westmount Assault and Violence Related Reported Crime in 2008

Westmount - Selected Crime Incidents for 2008

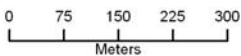
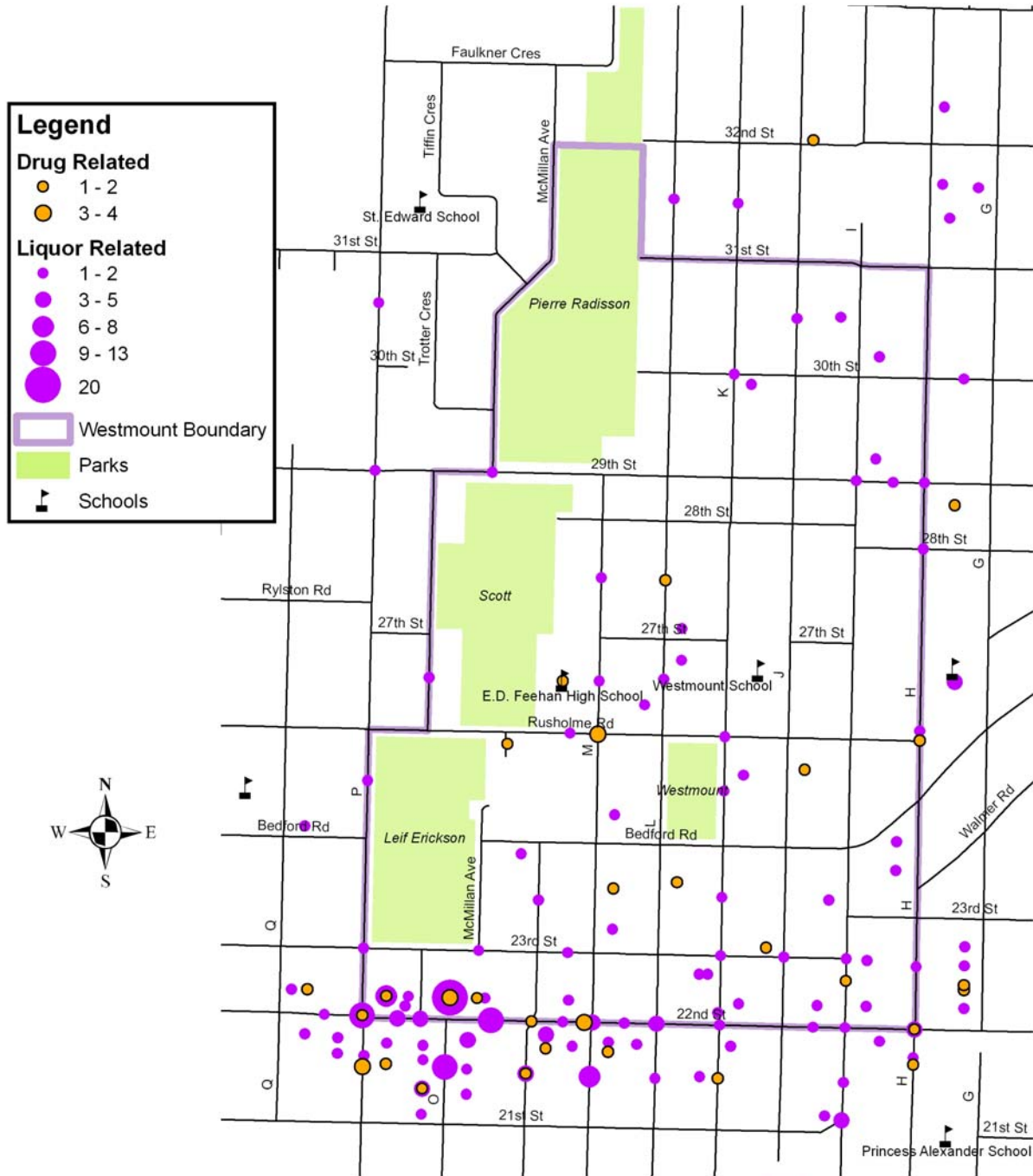
Map 2 of 3



Map 9.3 Westmount Drug and Liquor Related Reported Crime in 2008

Westmount - Selected Crime Incidents for 2008

Map 3 of 3



N:\Planning\Mapping\ESRI\Crime\Requests\lap\Westmount

9.3 Neighbourhood Safety Initiatives

The following outlines existing city-wide services and programs available to assist with the promotion of safety in Westmount.

9.3.1 Saskatoon Police Services

The Saskatoon Police Service underwent a restructuring in 2007. The re-organization placed more police officers on the front line to address victimization, target vulnerable locations, work on community social issues, and provide attention to those who have significant tendencies toward criminal activity.

The city is now divided into three policing areas: Northwest, Central and East Divisions. Each division is assigned an inspector, two sergeants, as well as a Community Liaison Officer, who attends community meetings and is available to address community concerns. The School and Cultural/Aboriginal Resource Officers continue to work with school and cultural groups.

The Saskatoon Police Service has also introduced a new Compstat system to assist in reducing crime. One of the foundations of the new system is the timely analysis of accurate computer records and the identification of patterns or clusters of criminal activity. The Saskatoon Police Service anticipates a decrease in crime as more accurate information, trends, patterns of criminal activity, and other demographic information is included in the problem solving process.

9.3.2 Community Watch and Citizen Patrol

Community Watch is a crime prevention and crime interruption program where the Saskatoon Police Service partners with the community to make Saskatoon a safe place to live and work.

The goals of the Community Watch program are to:

- promote and maintain open and timely communication between the police and community;
- provide crime statistics to individual neighbourhoods; and
- work with communities on problem-solving activities.

Citizen Patrol gets neighbourhood residents more active in assisting in crime prevention and reporting suspicious activity. Volunteers have no policing powers and are non-confrontational, but they wear vests identifying themselves as Citizen Patrol. This is a visual deterrent to crime and nuisance behaviours.

Westmount does not currently have a registered Citizen Patrol or neighbourhood-wide Community Watch Program, although a few residents are considering establishing a group and are seeking volunteers. Interested residents are encouraged to contact the Saskatoon Police Service to assist in implementing these programs. More information is available online at www.police.saskatoon.sk.ca or by contacting the Community Liaison Unit at 975-2265.

9.3.3 Safer Communities and Neighbourhoods Act

The *Safer Communities and Neighbourhoods (SCAN) Act* improves community safety by targeting and, if necessary, shutting down residential and commercial buildings and land that are habitually used for illegal activities.

The legislation is able to address a wide variety of activities, such as public safety concerns related to fortified buildings. It promotes community safety by cleaning up properties that negatively affect the health, safety or security of local residents in a neighbourhood.

The Westmount LAPC encourages residents to report suspicious activities at residences and businesses to the Safer Communities and Neighbourhood Investigation Unit at 1-866-51-SAFER (1-866-517-2337) or www.cpsp.gov.sk.ca/scan.

9.3.4 Graffiti Vandalism

Graffiti vandalism is evident in numerous locations throughout the Westmount neighbourhood. It is defined as any drawing, inscription, writing, or other mark that disfigures or defaces any building, accessory building, fence, or other structure, how ever made or otherwise affixed. Graffiti vandalism is a serious crime that impacts all members of a community.

The police can charge people with mischief for graffiti vandalism. The City of Saskatoon Property Maintenance and Nuisance Abatement Bylaw also states that “no person shall permit graffiti on any building, accessory building, fence or on any structure on property owned by that person. All exterior surfaces shall be free of graffiti.”⁸⁹ Fire and Protective Services will request that property owners remove graffiti vandalism prior to issuing an official clean-up order.

The Graffiti Reduction Task Force (GRTF), a unique partnership between business, government, and non-governmental organizations, has implemented a number of programs aimed at reducing the incidence of vandalism in the City. The Saskatoon Police Service also has an Anti-Graffiti Unit. This unit is tasked with targeting the individuals engaged in graffiti vandalism. There were 264 charges laid in 2007 alone.⁹⁰

For more information on the Graffiti Management Program, clean up incentives, and graffiti vandalism removal tips, refer to the City of Saskatoon website at www.saskatoon.ca (click “G” for graffiti reduction) or call 975-3383.

9.3.5 Other Neighbourhood Safety Initiatives

Other ongoing neighbourhood safety initiatives include:

- “Safe at Home” Booklet: A booklet produced by Neighbourhood Safety, in the City of Saskatoon Planning & Development Branch, to help residents make their homes safe, primarily from break and enters.

⁸⁹ Bylaw No. 8175, City of Saskatoon Property Maintenance Bylaw

⁹⁰ Saskatoon Police Services Anti-Graffiti Unit website www.police.saskatoon.sk.ca

- **Crime Free Multi-Housing Strategy:** A new strategy intended to encourage apartment owners, managers, and landlords to proactively approach crime reduction in and around housing units. This initiative is managed by the Saskatoon Police Service and receives funding from other City of Saskatoon departments.
- **City of Saskatoon Property Maintenance & Nuisance Abatement Bylaw 8175:** This bylaw requires property owners in the City of Saskatoon to maintain houses, buildings, and yards to an acceptable standard. Property owners are responsible for ensuring yards are kept free and clean from garbage and debris, junked vehicles, and excessive growth and noxious weeds.

9.4 Perceptions of Safety Survey and Mapping Exercise

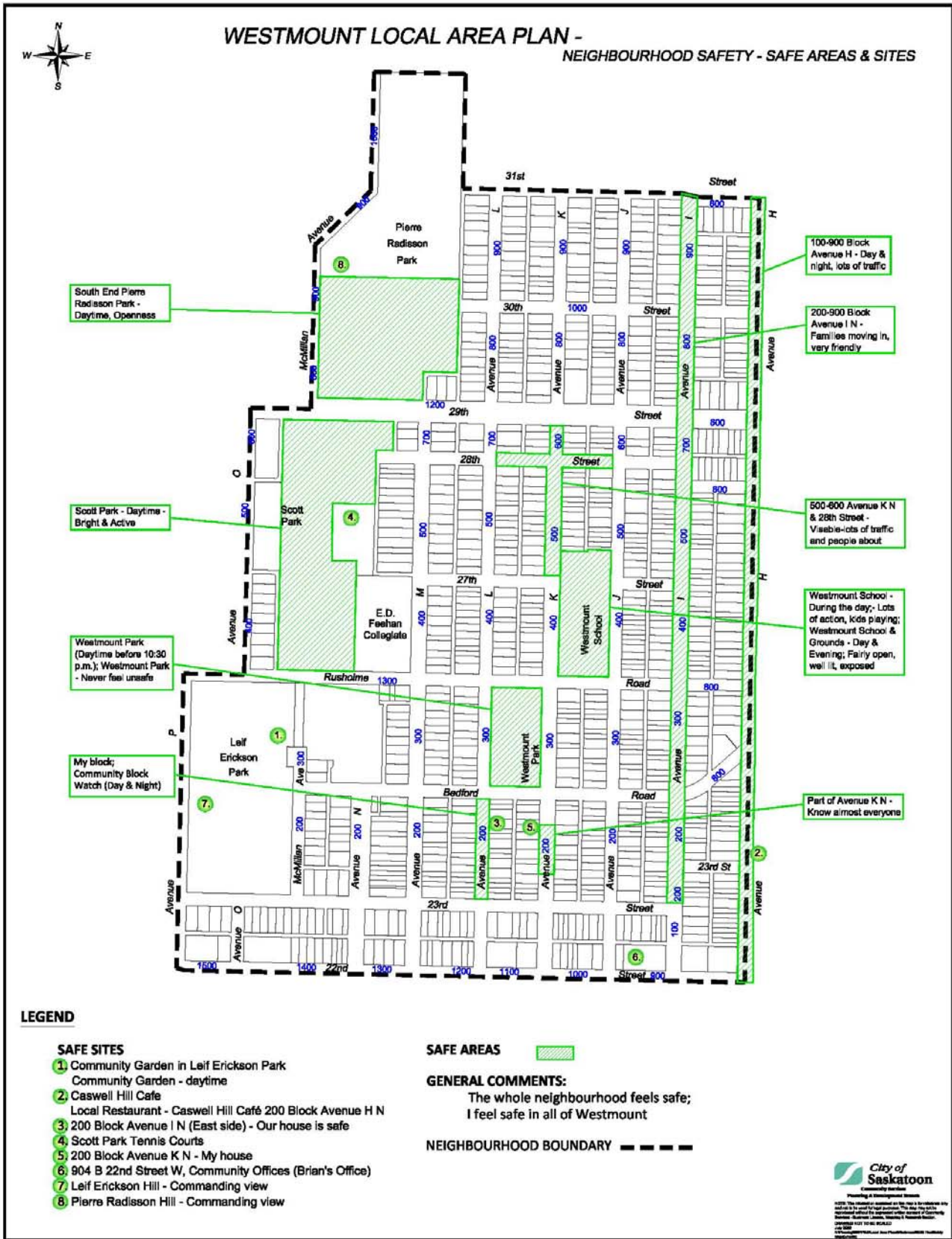
Perception of safety affects where, when and how people interact and behave in their environment. This becomes a concern when an individual's perception of safety causes them to change his or her behaviour, even though an actual threat may not be present.

On June 16, 2009, a community-wide neighbourhood safety meeting was held, where participants completed both a Perceptions of Safety survey and mapping exercise. The goal was to identify "safe" and "unsafe" feelings for each individual and to map out the specific locations where this positive/negative activity is perceived to be occurring. The survey and mapping exercise would then be used to identify the specific issues of greatest concern to individuals in the neighbourhood and highlight priority locations for addressing negative perceptions of safety.

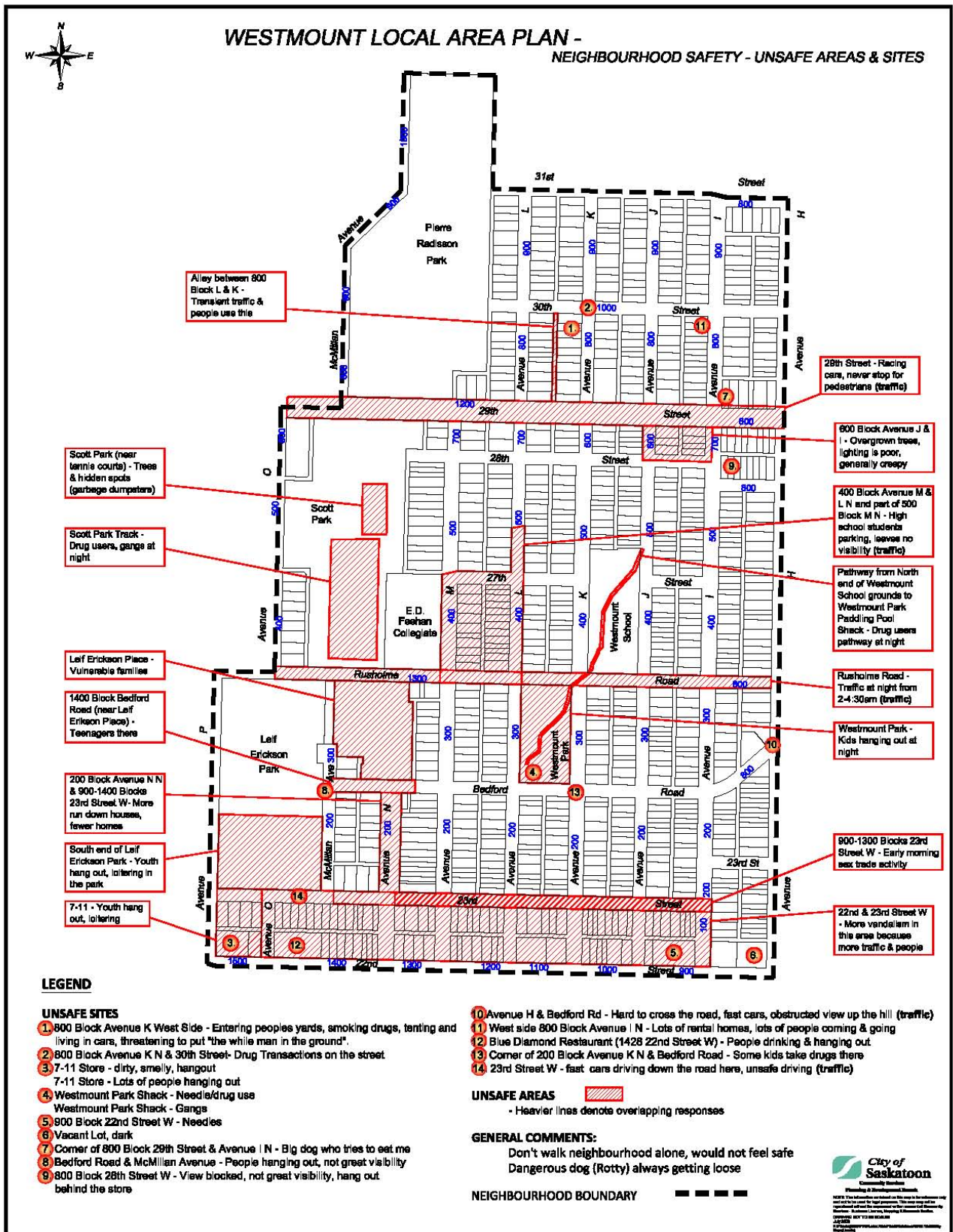
The majority of survey participants considered the Westmount neighbourhood to be "somewhat safe". While half of the group believed that crime had "decreased somewhat" in the neighbourhood, half also stated there has been no change in their concern for personal safety over that same period. The group was evenly split when asked whether they felt safe or unsafe when walking alone in the neighbourhood, which is an example of different individuals having different perceptions of personal safety. Survey participants also noted a significant decrease in feelings of safety in neighbourhood parks after sunset.

Map 9.4 and Map 9.5 show the results of the mapping exercise and the perceived safe/unsafe locations in the Westmount neighbourhood.

Map 9.4 Westmount Local Area Plan – Neighbourhood Safety – Safe Areas and Sites



Map 9.5 Westmount Local Area Plan – Neighbourhood Safety – Unsafe Areas and Sites



9.5 Neighbourhood Safety Action Plan

As a result of the information collected from the community-wide neighbourhood safety meeting and with additional input from the Westmount LAPC, an action plan was created and approved by the LAPC to address the neighbourhood safety issues raised. This plan identifies a detailed strategy for gathering additional information on the concerns identified. The activities carried out included safety audit walkabouts and stationary observations, as well as surveying those living and working in or adjacent to the area identified as potentially unsafe. Surveying of commercial businesses was completed by the City of Saskatoon Neighbourhood Planning Section, while members of the Westmount LAPC volunteered to conduct two different neighbour-to-neighbour surveys in areas of particular interest. The Westmount Local Area Plan Neighbourhood Safety Action Plan can be found in Appendix 4.

9.6 Crime Prevention Through Environmental Design (CPTED)

The City of Saskatoon Planning & Development Branch uses the principles, strategies, and processes of Crime Prevention Through Environmental Design (CPTED) to help ensure the safety of Saskatoon's neighbourhoods. CPTED relies on public involvement and participation for effective mitigation of safety concerns. CPTED promotes the reduction of opportunity for crime and the increase of perceptions of safety through modification of the built environment and management of space.⁹¹

In Saskatoon, the application of CPTED and its principles are included in the City's Official Community Plan, which formalizes the inclusion of these principles in the approval of civic structures and developments. In recent years, CPTED reviews and safety audits have been conducted in various areas of the city, including buildings, streets, parks, and neighbourhoods. Appendix 5 defines CPTED and outlines its principles and strategies.

9.7 Safety Audits

A safety audit is a highly flexible process that can be easily adapted to meet the needs of the community. Safety audits allow regular users of an area to identify places that make them feel unsafe. Residents are considered "local experts" because they are most familiar with different areas in the neighbourhood and what happens on a day-to-day basis. Change becomes the responsibility of a group of people who care about the community, including audit participants, the community as a whole, as well as local government.

The goal of the safety audit is to identify and improve an environment. Reducing opportunities for crime and improving perceptions of safety in an area improve everyone's personal safety. Ideally, residents, local businesses, and local government work together to find solutions to safety problems in the community, while using results of the safety audit as a tool or input into an overall risk assessment of the area.

Five safety audits, two neighbour-to-neighbour surveys, and one survey of 22nd Street West businesses and residents were conducted in Westmount during August and September 2009. Participants included

⁹¹ City of Saskatoon Neighbourhood Safety. www.saskatoon.ca

Westmount residents and stakeholders, as well as City of Saskatoon employees. The following is a summary of safety audit findings and recommendations drafted to address the safety concerns identified. Maps of each safety audit area can be found in Appendix 6.

9.7.1 Safety Audit – Leif Erickson Park

The safety audit of Leif Erickson Park was conducted on Wednesday, August 5, 2009 from 8:00 p.m. until 9:00 p.m. with ten participants.

The perceived issues that were identified prior to the safety audit involved youth loitering in the park and making other users feel uneasy.

The following is a summary of the safety audit observations:

- Users entering the park feel as though the area is cared for.
- Presence of CHEP Good Food Inc. Community Garden a nice amenity.
- Could use additional programming or simply amenities, such as picnic tables and formal pathways to encourage users.
- Not enough garbage cans available to encourage user to keep park clean.
- Evidence of needle use and solvent abuse among tall spruce trees along Avenue P North.
- Park offers a pleasant open space concept.



At west entrance to Leif Erickson Park, looking east to Bedford Road

RECOMMENDATION:

9.1 LEIF ERICKSON PARK FORMAL PATH: *That the Infrastructure Services Department, Parks Branch consider the feasibility of formalizing a pathway in Leif Erickson Park from Bedford Road to Avenue P South, with a branch also connecting to Avenue O South.*

9.2 LEIF ERICKSON PARK PEDESTRIAN CROSSWALK BETWEEN AVENUE O NORTH AND BEDFORD ROAD: *That the Infrastructure Services Department, Transportation Branch consider the feasibility of adding pedestrian crosswalks at the Avenue O South and Bedford Road access points to Leif Erickson Park.*

9.7.2 Safety Audit – Scott Park

The safety audit of Scott Park was conducted immediately following the Leif Erickson Park safety audit on Wednesday, August 5, 2009 from 9:00 p.m. until 10:00 p.m. with ten participants.

The perceived issues that were identified prior to the safety audit involved overgrown trees around the tennis courts and poor natural surveillance.

The following is a summary of the safety audit observations:

- The numerous sports fields (track, football, baseball, tennis) give the park a very programmed feel and less of a passive recreation feel.
- Seems to be well utilized by the adjacent E.D. Feehan High School students, although participants questioned whether the fields could be better used during the summer months when school is not in session.
- The four tennis courts are split into two halves by a chain-link fence and may provide an opportunity for additional hard-surface sports to be played in the courts, such as ball hockey, basketball or skateboarding, if one side was converted.
- Overgrown trees and bushes around tennis courts create hiding spaces and reduced visibility for people to be able to see out or into the space.
- Some litter was noted by participants.
- Ball diamonds appear to be cared for, although they do not have player benches.

The City of Saskatoon Leisure Services Branch meets annually with individual sport user groups from across the city. The purpose of the sport user group meetings is to address both present and future programming needs of the respective sport organizations and to review any potential sportsfield enhancement projects. User groups have an opportunity to propose enhancement projects as either a cost share or fully funded by the user group. To date, the Leisure Services Branch has not received any requests from adult user groups for the addition of player benches at the Scott Park ball diamonds. In 2010, each of these ball diamonds were allocated to adult user groups for a total of 189 hours or approximately 95 games between the beginning of May and the end of August. Also, high school athletics booked one of the softball diamonds for a total of 328 hours in that same period. This does not take into account informal recreational use of the diamonds during times they are not reserved.

In 2011, the Leisure Services Branch will be conducting a city-wide Future Recreation Facility Needs Assessment Study. The results of this study will impact decisions regarding the potential conversion of any existing sports facilities for other recreational purposes.

RECOMMENDATIONS:

9.3 SCOTT PARK TENNIS COURT FOLIAGE: *That the Infrastructure Services Department, Parks Branch trim and/or cull the overgrown trees and shrubs around the tennis courts in Scott Park to increase natural surveillance and sightlines for users.*

9.4 SCOTT PARK BALL DIAMOND BENCHES: *That the Community Services Department, Leisure Services Branch consider the feasibility of adding player benches at both Scott Park ball diamonds to encourage additional use.*

9.5 SCOTT PARK TENNIS COURT CONVERSION: *That the Community Services Department, Leisure Services Branch, in consultation with the Westmount community, as well as students from E.D. Feehan High School and Westmount Community School, consider the feasibility of converting two of the four Scott Park tennis courts to use for other hard-surface sports.*



Safety audit participants



29th Street West between Scott Park and Leif Erickson Park

9.7.3 Safety Audit – General Area Bordered by 30th Street West, Avenue H North, 29th Street West, and Avenue L North

The safety audit of the general area bordered by 30th Street West, Avenue H North, 29th Street West, and Avenue L North was conducted on Monday, August 10, 2009 from 8:00 p.m. until 9:30 p.m. with eight participants. This area is comprised of mostly residential land use, with a small commercial area.

The perceived issues that were identified prior to the safety audit involved transient traffic and pedestrians in the lane located in the 800 block of Avenue K North and Avenue L North, overgrown trees, poor lighting, lack of respect for the neighbourhood, and adjacent commercial properties on 29th Street West unintentionally encouraging youth to loiter in the lane because of low natural surveillance.

The following is a summary of the safety audit observations:

- A generally safe and nice area with property maintenance issues.
- A varied mix of property maintenance standards among residents, where some properties are very well kept and others are not.
- Many lanes were overgrown with weeds and trees or had discarded furniture/large garbage.
- Area behind commercial properties can be a hangout for youth.
- Participants noted some recent infill development has benefited the area because vacant lots can become overgrown with weeds or attract criminal/nuisance behaviour. Habitat For Humanity recently purchased a vacant lot at 610 Avenue J North and will be redeveloping it in 2011.



Garbage in overgrown lane



Evidence of graffiti vandalism removed from 29th Street West convenience store wall

There is evidence of graffiti vandalism that has had to be repeatedly removed by the property owner along the wall facing Avenue I North of the convenience store located at 819 29th Street West. The long wall is currently painted white and provides an excellent opportunity for the installation of a mural to celebrate the Westmount neighbourhood. The placement of murals in locations consistently targeted by graffiti taggers can often reduce the incidence of vandalism. Generally, it is found that the offenders will respect the artwork and the dedication required for its creation.

Not noted during the safety audit, due to the fact that participants were on foot, is an issue that impacts vehicular traffic. The 29th Street West roadway is considerably wider west of Avenue I North, with the approximate difference being an extra 20 feet from curb-to-curb. This wider roadway, combined with the treed centre boulevard, can make it difficult for westbound drivers to easily locate the street signs that are located on the opposite side of the roadway. This issue can become a potential safety hazard for pedestrians and cyclists if drivers require additional time in identifying way-finding signage and have their attention distracted. Vehicles that are slowing down to allow the driver to read street signs could also be misinterpreted by pedestrians and cyclists as an invitation to safely cross the street.

RECOMMENDATIONS:

- 9.6 819 29TH STREET WEST NEIGHBOURHOOD MURAL:** *That the Community Services Department, Planning & Development Branch meet with the owner of 819 29th Street West to discuss the feasibility of allowing a mural to be created on the wall facing Avenue I North to celebrate the Westmount neighbourhood and discourage graffiti vandalism and that, if the owner approves of the project, the Planning & Development Branch and Westmount Community Association meet to discuss the details for the potential mural installation, including the identification of possible funding sources and art organizations/individuals that may be interested in the project.*
- 9.7 SAFE AT HOME BOOKLET AND PROPERTY MAINTENANCE BROCHURE:** *That the Community Services Department, Planning & Development Branch ensure that the Westmount Community Association receive copies of the “Safe At Home” booklet and Property*

Maintenance brochure and that the publications be advertised in the Community newsletter and available to residents at a convenient neighbourhood location.

- 9.8 29TH STREET WEST CENTRE BOULEVARD STREET SIGNS BETWEEN AVENUE I NORTH AND AVENUE L NORTH:** *That the Infrastructure Services Department, Transportation Branch consider the feasibility of moving the street signs along 29th Street North between Avenue I North and Avenue L North into the centre boulevard to assist with way-finding for westbound traffic, due to the width of the street.*

9.7.4 Safety Audit – 1400 and 1500 Blocks of 22nd Street West

The safety audit of the 1400 and 1500 blocks of 22nd Street West was conducted on Thursday, September 3, 2009 from 9:00 p.m. until 11:00 p.m. with ten participants. 22nd Street West is a busy commercial area and these two blocks are home to a variety of businesses, such as a convenience store, adult store, hairstylist, pizza parlour, restaurant, and lounge.

The perceived issues that were identified prior to the safety audit as having a negative impact on feelings of personal safety included people loitering at the 24-hour convenience store, maintenance issues, and intoxicated patrons from the restaurant/lounge sometimes seen hanging around outside the business.

The following is a summary of the safety audit observations:

- The heavy traffic on 22nd Street West can feel overwhelming to pedestrians on the sidewalk.
- Very busy area with lots of action and many people.
- Many dark lanes that are perceived to be the location of frequent illegal activity.
- Entrapment area located on the east side of the convenience store due to a small shed being placed near the building.
- Needle drop box that is located in the entrapment area could be encouraging additional illegal activity.
- Lane between 1407 23rd Street West and 1411 23rd Street West seems unnecessary and only provides another area for people to hide.
- Graffiti vandalism was present on various walls of commercial properties, although most had been painted over.
- Patrons of the restaurant/lounge were believed to be causing problems for other patrons and the surrounding neighbourhood.
- Security officer present in convenience store is not enough to deal with safety concerns in the area.
- Properties that back onto the convenience store have walkways leading through the lot to the lane that encourage unsafe and illegal activity.



Walkway in the 1500 block of 23rd Street West



Entrapment area adjacent to convenience store

The Westmount LAPC also conducted a neighbour-to-neighbour survey of the residential area adjacent to the commercial strip along 22nd Street West. Half of the 22 respondents had experienced an incident that made them feel unsafe, such as break and enters, vandalism, theft, assaults, and fights occurring in the commercial area. The City of Saskatoon Neighbourhood Planning Section conducted the same survey with business owners and employees working on 22nd Street West. More than half of the 17 respondents could recall experiencing an incident in the area that made them feel unsafe, such as armed robberies, assaults, drug use, and vandalism.

RECOMMENDATIONS:

- 9.9 CONVENIENCE STORE ENTRAPMENT AREA:** *That the Community Services Department, Planning & Development Branch and Saskatoon Police Services meet with representatives of the convenience store at the corner of 22nd Street West and Avenue P North to discuss the large number of reported crimes on or near the commercial property and also to suggest options in addressing the safety concerns arising from the entrapment area located east of the building.*
- 9.10 LANE BETWEEN 1407 AND 1411 23RD STREET WEST:** *That the Infrastructure Services Department, Transportation Branch consider the feasibility of closing the lane between 1407 Street West and 1411 23rd Street West.*
- 9.11 WALKWAYS IN 1500 BLOCK OF 23RD STREET WEST:** *That the Community Services Department, Planning & Development Branch meet with representatives of 1502 23rd Street West, 1511 23rd Street West, and 1515 23rd Street West to discuss the walkways leading through the properties to the lane and methods to increase safety.*
- 9.12 “RESPECT OTHERS AND THE NEIGHBOURHOOD” PROGRAM:** *That the Community Services Department, Planning & Development Branch meet with representatives of the restaurant/lounge in the 1400 block of 22nd Street West to discuss the development of signage or another program encouraging patrons to be respectful of others and the surrounding neighbourhood.*

9.7.5 Safety Audit – Westmount Park and Westmount Community School

The safety audit of Westmount Park and Westmount Community School was conducted on Monday, September 15, 2009 from 8:00 p.m. until 10:00 p.m. with 8 participants.

The perceived issues that were identified prior to the safety audit involved late night activities in the park.



Westmount Community School rink in summer



Westmount Park with paddling pool and play area in background

The following is a summary of the safety audit observations:

- Both Westmount Park and Westmount Community School appear to be cared for and generally well maintained, although litter is present.
- The Westmount Community School has overgrown trees and bushes along the west edge that could likely be trimmed back to improve natural surveillance of the area, as well as sightlines into and out of the school grounds. (Note: This issue is addressed in Section 3.6.2 with a recommendation that a maintenance plan be established.)
- Lighting in the centre of the park and school yard was considered poor, although it was noted to be good along sidewalks.
- Paddling pool in park is well-utilized and an important amenity for neighbourhood youth, although the east side of the rec unit is known to sometimes attract late night drug activity.
- Graffiti vandalism on the boards inside the Westmount Community School rink was noted.
- The entrances/exits to the Westmount Community School yard could be difficult to locate in certain situations.
- Some noted that fencing adjacent to the Westmount Community School parking lot could create an entrapment zone, although this fencing also provides for student safety from vehicles and signifies that the parking lot is not a play area.
- Wooden Westmount Park entrance sign was rotted. (Note: Sign has since been replaced.)
- Yellow sleeve missing from power pole guy-wire. (Note: Sleeve has since been replaced.)

Lighting can have both positive and negative effects, depending upon the situation and context. In noting that Westmount Park has no lighting in the centre of the park, safety audit participants were relatively split as to whether it should be lit. Those in favour of lighting the area believe the lack of lighting makes the park dangerous to be in at night and encourages illegitimate users. Those questioning whether the area needs to be lit are unsure whether it would be a good idea to encourage anyone to be utilizing the park after dark. Lighting the playground area or locked recreation unit/paddling pool building does not seem necessary because this may encourage late night activity. As well, if lighting was provided along the pathway, it would certainly impact the safety for users of the ball diamond by placing dangerous obstructions in the outfield. While the darkness may not allow for someone to completely assess the potential risk unknown park users may pose to them, the lights of adjacent homes, combined with the relatively wide-open park space, may provide users with enough notice to spot the silhouette of any other users and provide an opportunity to adjust their route accordingly. Also, Westmount Park is a relatively small area and the adjacent sidewalks are lit, which provide an alternate route for users. Following much consideration, the installation of lighting in Westmount Park is not currently being recommended.

The Westmount LAPC conducted a neighbour-to-neighbour survey of properties adjacent to Westmount Park. Only four of the twelve respondents could recall an instance where they had an experience in the area that made them feel unsafe. Among these incidences were auto thefts (and attempted auto thefts) and burglaries. Among the noted illegal activity noted to be occurring in the park space were drug use/sales, graffiti vandalism, arson, and petty mischief by youth.

RECOMMENDATIONS:

- 9.13 WESTMOUNT COMMUNITY SCHOOL GROUND ENTRANCES:** *That the Community Services Department, Planning & Development Branch and Westmount Community Association encourage Westmount Community School to paint the posts at each entrance to the school grounds a bright colour to ensure entrance/exit points are easily recognizable.*
- 9.14 WESTMOUNT COMMUNITY SCHOOL RINK BOARD MURAL:** *That the Community Services Department, Planning & Development Branch and Westmount Community Association encourage the Westmount Community School to develop a mural painted by students on the rink boards to discourage graffiti vandalism.*
- 9.15 ADDITIONAL GARBAGE CANS IN ALL WESTMOUNT PARKS:** *That the Infrastructure Services Department, Parks Branch conduct an assessment of all parks in Westmount (Leif Erickson, Scott, Westmount, and Pierre Radisson) to identify any suitable locations for additional garbage cans.*

10.0 Implementation & Priorities

10.1 Overview

Local Area Plan (LAP) reports are long-term plans that may take several years to be fully implemented. A LAP sets out a vision and goals to guide growth and development of a neighbourhood. They also specify recommendations; each intended to address a particular issue and improve the neighbourhood. Some recommendations may be implemented in the short-term, while others may take a longer period of time.

For more than ten years, the City of Saskatoon Planning and Development Branch has been creating and implementing LAPs, with City Council endorsing the plans. Great strides have been made to improve these neighbourhoods by allocating resources for the implementation of the recommendations in the report, working with City Administration, with LAP communities, and facilitating collaborative action from government and non-government programs and service providers.

Each year, budgets from many City of Saskatoon departments are utilized to support capital investments needed to implement the recommendations of a LAP. City Council has been very supportive of the Local Area Planning Program and continues to approve significant amounts of capital funds to implement needed improvements in the LAP neighbourhoods.

Local Area Planners are the liaisons between the community and City Administration to ensure the priorities laid out in each LAP are reflected in the funding of projects. The interdepartmental cooperation begins in the early stages of the LAP process, when key City Administrators are brought to the table of a Local Area Plan Committee (LAPC) to provide insight and expertise on certain issues. These same key City Administrators are often involved in approving certain commitments to implement recommendations from the LAP.

It is a goal of the Local Area Planning Program to report to the LAP neighbourhoods and to City Council on an annual basis to provide a status update on the implementation of recommendations from each LAP. Additional public meetings may also be needed to keep the community abreast of implementation activities or to gather input on implementation activities. Articles about Local Area Planning activities may also be published in Community Association newsletters. The Local Area Planning website at www.saskatoon.ca (click "L" for Local Area Planning) posts Implementation Status Reports, which are updated bi-annually.

Continued community involvement in the implementation of LAPs is essential to successful outcomes, and, as such, it is imperative to extend a central role to local residents, Community Associations, Local Area Plan Committees, and other stakeholders. Community Associations and LAPCs have an important role in providing local perspective, advice, guidance and input on the implementation of recommendations, and commenting on development proposals in their neighbourhoods to ensure they are consistent with the goals of the LAP.

10.2 Priorities of the Westmount Local Area Plan Committee

The Westmount Local Area Plan Committee compiled a list of ten recommendations the group would like to identify as top priority for implementation:

- Recommendation 1.3 – B3 Zoning District
- Recommendation 3.1 – Redevelopment of Hudson Bay Area Parks
- Recommendation 4.2 – Community Greenhouse For Central Established Neighbourhoods
- Recommendation 5.2 – School and/or Park Corridor Zone
- Recommendation 5.3 – 29th Street West Traffic Calming Measures
- Recommendation 6.1 – Lead Pipe Replacement Program
- Recommendation 6.3 – Surface Deficiencies – Sidewalk Installation
- Recommendation 7.2 – Westmount Park Festivals/Events
- Recommendation 8.3 – Engaging Youth In Civic Activities
- Recommendation 9.15 – Additional Garbage Cans In All Westmount Parks

11.0 Appendix

11.1 Appendix 1 – City of Saskatoon Zoning District Summary

SUMMARY OF CITY OF SASKATOON - ZONING BYLAW NO. 8770 – Updated September 2009

THIS IS AN INFORMAL GUIDE TO ASSIST USERS IN UNDERSTANDING THE STRUCTURE AND CONTENT OF THE PRESENT ZONING BYLAW. THIS GUIDE IS NOT TO BE CONSIDERED AS PART OF THE BYLAW AND, THEREFORE, SHOULD NOT BE GIVEN ANY LEGAL STATUS. THE ORIGINAL BYLAW SHOULD BE CONSULTED FOR ALL PURPOSES OF INTERPRETATION AND APPLICATION OF THE LAW.

8.1 R1 - Large Lot One-Unit Residential District

To provide for large lot residential development in the form of one-unit dwellings as well as related community uses.

8.2 R1A - One-Unit Residential District

To provide for residential development in the form of one-unit dwellings as well as related community uses.

8.3 R1B – Small Lot One-Unit Residential District

To provide for small lot residential development in the form of one-unit dwellings as well as related community uses.

8.4 R2 - One and Two-Unit Residential District

To provide for residential development in the form of one and two-unit dwellings as well as related community uses.

8.5 R2A - Low Density Residential Infill District

To provide for residential development in the form of one and two-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.

8.6 RMHC - Mobile Home Court District

To provide for residential development in the form of mobile home courts.

8.7 RMHL - Mobile Home Lot District

To provide for residential development in the form of mobile homes on individual sites.

8.8 RMTN - Townhouse Residential District

To provide for comprehensive planned low to medium density multi-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

8.9 RMTN1 - Townhouse Residential District 1

To provide for comprehensive planned medium density multi-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

8.10 RM1 - Low Density Multiple-Unit Dwelling District

To provide for residential development in the form of one to four-unit dwellings, while facilitating certain small and medium scale conversions and infill developments, as well as related community uses.

8.11 RM2 - Low/Medium Density Multiple-Unit Dwelling District

To provide for a variety of residential developments in a low to medium density form as well as related community uses.

8.12 RM3 - Medium Density Multiple-Unit Dwelling District

To provide for a variety of residential developments in a medium density form as well as related community uses.

8.13 RM4 - Medium/High Density Multiple-Unit Dwelling District

To provide for a variety of residential developments in a medium to high density form as well as related community uses.

8.14 RM5 - High Density Multiple-Unit Dwelling District

To provide for a variety of residential developments, including those in a high density form, as well as related community uses, and certain limited commercial development opportunities.

9.1 M1 - Local Institutional Service District

To facilitate a limited range of institutional and community activities that are generally compatible with low density residential uses and capable of being located within a neighbourhood setting. Typical uses include one and two-unit dwellings, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds.

9.2 M2 - Community Institutional Service District

To facilitate a moderate range of institutional and community activities, as well as medium density residential uses, that are generally compatible with residential land uses, and capable of being located in a neighbourhood setting subject to appropriate site selection. Typical uses include one, two and multiple-unit dwellings, dwelling groups, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds.

9.3 M3 - General Institutional Service District

To facilitate a wide range of institutional and community activities, as well as medium and high density residential uses, within suburban centres and other strategically located areas. Typical uses include one-unit and multiple-unit dwellings, dwelling groups, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds, radio and television studios, financial institutions, research laboratories, private clubs and banquet halls.

9.4 M4 - Core Area Institutional Service District

To facilitate a wide range of institutional, office and community activities, as well as high density residential uses within and near the downtown area. Typical uses include one, two and multiple-unit dwellings, dwelling groups, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds, radio and television studios, financial institutions, research laboratories, private clubs, banquet halls and commercial parking lots.

10.1 B1A - Limited Neighbourhood Commercial District

To permit commercial uses that serve the daily convenience needs of the residents of the neighbourhood while being compatible with the surrounding residential uses. Typical uses include convenience stores, drug stores, pharmacies, beauty parlours and barber shops, and community centres.

10.2 B1B - Neighbourhood Commercial - Mixed Use District

To facilitate mixed use development which may include a limited range of commercial and institutional uses, as well as medium density residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood. Typical uses include restaurants, retail stores, offices and office buildings, financial institutions, medical clinics and dwelling units or multiple unit dwellings in conjunction with and attached to any other permitted use.

10.3 B1 - Neighbourhood Commercial District

To permit commercial uses that serve the daily convenience needs of the residents in the neighbourhood. Typical uses include retail stores, beauty parlours and barber shops, dry cleaning pick-up depots, offices and office buildings, financial institutions, and community centres.

10.4 B2 - District Commercial District

To provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. Typical uses include one and two-unit dwellings, places of worship, retail stores, offices and office buildings, financial institutions, service stations, bakeries, shopping centres, restaurants and lounges, medical clinics, dry cleaners, photography studios and veterinary clinics.

10.5 B3 - Medium Density Arterial Commercial District

To facilitate arterial commercial development providing a moderate to wide range of commercial uses on small to medium sized lots. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, theatres, bakeries, restaurants and lounges, commercial recreational uses, private clubs, banquet halls, hotels, motels, public garages, private schools, motor vehicle sales, and dry cleaners. (Nightclubs and taverns are Discretionary Uses)

10.6 B4 - Arterial and Suburban Commercial District

To facilitate arterial and suburban commercial development providing a wide range of commercial uses serving automobile oriented consumers. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, theatres, restaurants and lounges, commercial recreational uses, private clubs, banquet halls, hotels, motels, public garages, private schools, motor vehicle sales, dry cleaners. (Nightclubs and taverns are Discretionary Uses)

10.6 B4A - Arterial and Suburban Commercial District

To facilitate suburban centre and arterial commercial development, including mixed-use commercial/multiple-unit residential development, where appropriate. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, restaurants and lounges, private clubs, photography studios, banquet halls, hotels, motels, public garages, private schools, dry cleaners, motor vehicle sales (Nightclubs and taverns are Discretionary Uses)

10.8 B5 - Inner-City Commercial Corridor District

To recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form. Typical uses include retail stores, shopping centres, offices, financial institutions, medical clinics, service stations, theatres, bakeries, restaurants and lounges, commercial recreational uses, private clubs, banquet halls, hotels, motels, public garages, private schools, motor vehicle sales, dry cleaners, libraries, galleries, and parking stations, custodial care facilities and boarding houses and apartments. (Nightclubs and taverns are Discretionary Uses)

10.9 B6 - Downtown Commercial District

To facilitate a wide range of commercial, institutional and residential uses in a high density form, in the downtown area.

11.1 IL1 - General Light Industrial District

To facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

11.2 IL2 - Limited Intensity Light Industrial District

To facilitate economic development through certain light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

11.3 IL3 - Limited Light Industrial District

To facilitate economic development through limited light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

11.4 IB - Industrial Business District

To facilitate business and light industrial activities that are seeking a high quality, comprehensively planned environment.

11.5 IH - Heavy Industrial District

To facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations.

11.6 IH2 – Limited Intensity Heavy Industrial District

To facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during course of operations, as well as to limit activities oriented to public assembly.

12.1 AG - Agricultural District

To provide for certain large scale specialized land uses as well as certain rural oriented uses on the periphery of the City.

12.2 FUD - Future Urban Development District

To provide for interim land uses where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

12.3 APD - Airport District

To designate and conserve land for uses associated with the orderly operations of the Airport.

12.4 PUD - Planned Unit Development District

To recognize existing Planned Unit Developments.

12.5 AM - Auto Mall District

To provide for motor vehicle sales and service and other directly related uses in a high quality, comprehensively planned environment which is conveniently located to serve automobile customers.

12.6 RA 1 - Reinvestment District 1

To facilitate reinvestment in older core areas and core industrial areas by facilitating mixed uses and flexible zoning standards, as well as promoting the rehabilitation of existing structures. The RA 1 District is intended to facilitate a broad range of compatible industrial, commercial, cultural, entertainment and residential uses, including live/work units.

12.7 MX1-Mixed Use District 1

The purpose of the MX1 District is to facilitate reinvestment in older core neighbourhoods and core industrial areas of the city by encouraging mixed uses in new development, as well as promoting the rehabilitation of existing structures. The MX1 District is intended to facilitate a broad range of compatible commercial, industrial, institutional, cultural, and residential uses, including live/work units.

13.1 DCD1 - Direct Control District 1 - South Downtown Area**13.2 DCD2 - Direct Control District 2 - North East of Idylwyld Drive and 33rd Street****13.3 DCD3 - Direct Control District 3 - Preston Crossing****13.4 DCD4 – Direct Control District 4 - Willows Golf Course Community****13.5 DCD5 - Direct Control District 5 - Stonegate Retail Development****13.6 DCD6 - Direct Control District 6 - Blairmore Retail Development****14.1 FP - Flood-Plain Overlay District**

To provide appropriate development standards in order to prevent injury and minimize property damage within the South Saskatchewan River flood hazard area

14.2 AC - Architectural Control Overlay District

To provide appropriate development standards in order to preserve the physical character of an area or to promote a selected design theme for an area.

14.3 B5A - Sutherland Commercial Overlay District

To implement the building height and off-street parking policies of the Sutherland Neighbourhood Local Area Plan as they apply to the commercial lands on the west side of Central Avenue, described as 706 to 1204 inclusive, Central Avenue.

14.4 DCD1-Architectural Control Overlay District (ACD)

The purpose of this section is to establish an Architectural Control District (“ACD”) overlay in the DCD1- Direct Control District 1 (“DCD1”). The primary purpose of this ACD is to promote a selected design theme for the DCD1

11.3 Appendix 3 – City of Saskatoon Built Heritage Database - Westmount Properties

Westmount - Heritage Inventory 2009

Address	Key Name	Original Name	Current Name	Other Names	Original Use	Current Use	Property Type	Conservati on Status	Key Constructi on Date	Heritage Summary
808 28TH St W		Norman Harrison House			Residence	Residence	residence	None	1948	Example of Art Moderne style
316 M Ave N		Andrew Smith House			Residence	Residence	residence	None	1951	Example of Art Moderne style
834 L Ave N		George Allen House			Residence	Residence	residence	None	1951	Example of Art Moderne style
929 L Ave N		Colin Bird House			Residence	Residence	residence	None	1951	Example of Art Moderne style
211 K Ave N		William Michayluk House			Residence	Residence	residence	None	1952	Example of Art Moderne style
526 J Ave N		Maynard Olson House			Residence	Residence	residence	None	1946	No notes
818 J Ave N		Jacob Wieb House			Residence	Residence	residence	None	1948	Example of Art Moderne style
922 J Ave N		William McConnell House			Residence	Residence	residence	None	1953	Example of Art Moderne style
424 I Ave N		George Calder House			Residence	Residence	residence	None	1950	Example of Art Moderne style
527 H Ave N		George Peters House			Residence	Residence	residence	None	1946	Example of Art Moderne style
432 I Ave N		Irvin Drewes House			Residence	Residence	residence	None	1947	Example of Art Moderne style
540 L Ave N	Albert Welsh House	James Rutherford House		Frank Buckle	Residence	Residence	residence	None	1912	540 Avenue L N James Rutherford was a partner in Rutherford & Son, Frank Buckle was a member of Mayfair United. He was a soccer player in 1923 and can be seen in photo LH 1677. Albert (Ab) Welsh was a forward for the Quaker Hockey Club in 1934 and can be seen in LH 3559.
809 31ST St W	Angus McTavish House	Angus McTavish House			Residence	Residence	residence	None	1948	809 31st St W. Angus George McTavish was born on an Asquith district farm on December 27, 1920. Prior to the Second World War, he was employed at a foundry in Victoria. He served with the Canadian Navy during the Second World War and then returned to the family. In 1948, he married Dorothy Dowling and began to work in the florist business. In 1959, he opened his own shop, McTavish Florist Ltd, which he owned until his retirement in 1980. McTavish was a member of the Cosmopolitan Club and Canadian Legion
801 31ST St W	Ann Phillipow House				Residence	Residence	residence	None	1929	Example of English Craftsmen style
508 L Ave N	Malcolm McCrimmon House	Malcolm McCrimmon House			Residence	Residence	residence	None	1930	Few houses were constructed between 1930 -1939, making those that were significant.
709 I Ave N	Saskatoon Light and Power Substation			1336 Substation ; 29th Street	Civic Infrastructure	Civic Infrastructure	civic infrastructure	None	1952	Example of Art Moderne style
228 L Ave N	Tony Falcon House	Harvey Elliott House			Residence	Residence	residence	None	1925	228 Ave L N Donato (Tony) Falcon was a fruit peddler who kept a horse in a barn behind the house at 610 29th St. W. He can be seen in Local History Room photo PH 91-36-2.

411 J Ave N	Westmount School	Westmount School	Westmount Community School	school	school	school	school	None	1912	<p>411 ave J N Saskatoon School District #13 had foreseen future demands for educational facilities in the Westmount area and purchased a block of land for \$5,315 on which to construct a ten room school (to which eight rooms could be added). Westmount opened on April 13, 1913, with five rooms, accommodating Grades 1 through 5 inclusive. The building cost was \$156,576. Numbers steadily increased and new rooms were opened in 1913 and 1916. School grounds were well developed and in 1915 school gardener, M. Moon, was commended for his work at Westmount. Twelve hundred trees had been made available from the Forestry Farm to be used for the public schools. During the years of WWII, students from Bedford Road Collegiate attended classes at Westmount because the collegiate was being used as Initial Training Centre for the R.C.A.F. During this time a gymnasium was built at Westmount. George Cairns and his wife Viola and family lived at the school while he served as caretaker in the late 40s. He went on to become Assistant Buildings Superintendent and then Superintendent of Caretakers for the Public School System. In 1974, a major addition was built, and in 1976 the old school gymnasium was demolished. Westmount had been built on land which was homesteaded by Archie Brown, one of the first settlers west of the river (1883). Its history is a long and progressive one. Built to the same design as its neighbor King George, Westmount stands as yet another elaborate memorial to Saskatoon's educational heritage. Source: CY Heritage File</p>
806 28TH St W	William Arscott House	William Scott House		Residence	Residence	Residence	residence	None	1915	<p>806 28th St W William C. Arscott was born in Exeter, Devonshire and lived in Saskatoon since 1905. Early on, he was involved in the building trade in Saskatoon and assisted in the construction of many of the first homes of the city. At the onset of the First World War, he enlisted with the No. 8 Canadian Hospital Unit. After the War, he married Alice Hughes in 1920 and became manager of H.L. Martin Lumber Co and continued in that capacity with CH Wentz Lumber Co. until 1938. Arscott was the director of the Fuel Dealer's Association, was on the district council of the Boy Scouts, a member of the Masons, Shriners and Rotary Clubs. He was also active with Christ Church and was a member of its first vestry; he once served as the lay representative to the Anglican Synod assembled in Halifax. He was interested in aquaria and his collection of fish was exhibited at the Saskatoon Exhibition several times (he was also an associate director of the Exhibition). He died in May 1938 at the age of 52. Saskatoon Public Library, Local History Room, Clippings Binders, "Biography - Arscott, William C." This house was also the residence of two others who served with the CEF during the First World War: William R. Scott and William S. Jameson.</p>
131 H Ave N	William Robinson House	Charles Lewis House	William Madden	Residence	Residence	Residence	residence	None	1911	<p>131 Ave H N William H. Madden was a clerk at Woodside's Ltd. The 1914 Phoenix Harvest Edition describes the grocery that was established in 1911. It mentions that Madden, who had been employed by Woodside since the store opened, supervised the clerks and deliverymen for the grocery. The article further lauds the cleanliness and efficiency of such modern grocery providers. Saskatoon Phoenix, Exhibition Harvest Edition, August 1914, pg. 49.</p>

11.4 Appendix 4 – Neighbourhood Safety Action Plan

Westmount Local Area Plan Neighbourhood Safety Action Plan August/Sept. 2009						
No.	Area	Committee's Perceived Issues	Action	Participants	Date	Comments
1	Scott Park – south end	Park near the tennis courts have lots of trees, hidden spots and dumpsters	Safety Audit 8 – 11 pm	Committee Volunteers and Planners	Wed., August 5 th	The safety audit will identify specific safety concerns, opportunities for crime to occur and residents' perception of safety. Combined with Leif Erickson Park.
2	Leif Erickson Park – south end	Youth hang-out and loitering in the park.	Safety Audit 8pm – 11pm	Committee Volunteers and Planners	Wed., August 5th	The safety audit will identify specific safety concerns, opportunities for crime to occur and residents' perception of safety. Combined with Scott Park.
3	Alley between 800 block L & K 600 Block Ave J & I Various sites between Ave K & I between 29 th and 30 th Street	<ul style="list-style-type: none"> ▪ Lots of transient traffic and pedestrians use this lane; ▪ Overgrown trees and poor lighting make this a creepy environment; ▪ People entering yards, dogs at large, lots of rental homes and people going in and out, and area behind store with poor visibility and hang out area behind it. 	Safety Audit 8 – 11 pm	Committee Volunteers and Planners	Monday, August 10th	The safety audit will identify specific safety concerns, opportunities for crime to occur and residents' perception of safety. Route Start at store on Ave I then over to 600 block of Ave I & J then north – quick overview of 800 blocks of Ave I to L including the lane between Ave K and Ave L
4	Pedestrian Pathway through Westmount Park and Westmount	Late night activities at the Park and the perception that there may be illegal activity going on. Particular	Neighbour to Neighbour Survey	Committee Volunteers	Complete between Weeks of August	Survey of residents around Westmount Park will provide additional information and get more people involved. Due to their

If you would like to attend please RSVP to Courtney at courtney.johnson@saskatoon.ca or phone 975-3464 or Elisabeth Miller at elisabeth.miller@saskatoon.ca or phone 975-7666.

Westmount Local Area Plan Neighbourhood Safety Action Plan August/Sept. 2009						
No.	Area	Committee's Perceived Issues	Action	Participants	Date	Comments
	School grounds.	concern around the paddling pool shack with drug users at night.		Shawna Ryan is the contact for this survey. To pick up surveys: Email: shawna.ryan@yaho.ca Phone: 244-5713	17-31st	proximity to the park they may have additional information to add. Summarize surveys before Safety Audit
5	South end of Neighbourhood: -Block between 22 nd and 23 rd St. from Ave P to Ave I (7-11 & Blue Diamond are separate below)	<ul style="list-style-type: none"> ▪ Appears to be more vandalism in this area; ▪ Perception that the sex trade is active on 23rd St in the early morning. 	Neighbour to Neighbour Survey	Committee Volunteers Lana Kenney is the contact for this Survey. To pick up surveys: Email: l.kenney@sasktel.net Phone: 664-3004	Complete between Weeks of August 17-31st	Survey of residents in area will provide additional information and get more people involved. Surveyors to invite those surveyed to join group and participate in later Safety Audit walkabouts. Surveyors will give a better idea of what is going on in the area Surveyors will survey houses from 900 blk to 1600 blk 23 rd Street W.

If you would like to attend please RSVP to Courtney at courtney.johnson@saskatoon.ca or phone 975-3464 or Elisabeth Miller at elisabeth.miller@saskatoon.ca or phone 975-7666.

Westmount Local Area Plan Neighbourhood Safety Action Plan August/Sept. 2009						
No.	Area	Committee's Perceived Issues	Action	Participants	Date	Comments
			Commercial Survey	Planners		Planning staff to survey the commercial area along 22 nd Street for the same information and to encourage them to participate in LAP
6	7-11 (Corner of Ave P & 22 nd St)	There are people hanging out at the 7-11 store, attracts inappropriate behaviour and maintenance is very poor. 7-11 has some issues that have a negative impact on people's feelings of safety.	Safety Audit 9 – 1:30 am	Committee Volunteers and Planners	Thurs, Sept. 3 rd	Make observations at the 7-11 site. What are the most active times? Is it open 24 hrs. Meet on a Friday or Saturday night at 9pm - break into groups – in cars at specific sites – count and observe – meet at 1am to debrief – done by 1:30 am. Combined with Blue Diamond
7	Blue Diamond Restaurant on 22 nd Street	People drinking and hanging out. Does not feel safe Blue Diamond has some issues that have a negative impact on people's feelings of safety.	Safety Audit/ Observations 1:30 am – 4 am	Committee Volunteers and Planners	Thurs, Sept. 3 rd	Make observations at the Blue Diamond site. Bars close at around 2pm. Observations needed to track where patrons are going and how long they remain in the neighbourhood. Meet at 1:30am – break into groups –

If you would like to attend please RSVP to Courtney at courtney.johnson@saskatoon.ca or phone 975-3464 or Elisabeth Miller at elisabeth.miller@saskatoon.ca or phone 975-7666.

Westmount Local Area Plan Neighbourhood Safety Action Plan August/Sept. 2009						
No.	Area	Committee's Perceived Issues	Action	Participants	Date	Comments
8	Pedestrian Pathway through Westmount Park and Westmount School grounds.	Late night activities at the Park and the perception that there may be illegal activity going on. Particular concern around the paddling pool shack with drug users at night.	Safety Audit of Westmount Park 8pm – 11pm	Committee Volunteers and Planners	Mon., 14th Sept.	in cars at specific sites – count and observe – meet at 3am to debrief – done by 4am. Combined with 7-11 The safety audit will identify specific safety concerns, opportunities for crime to occur and residents' perception of safety. Survey of residents around Westmount Park will provide additional information and get more people involved. Due to their proximity to the park they may have additional information to add.

Alternate Safety Audit dates (in case of cancellation due to rain etc.)

No dates confirmed

If you would like to attend please RSVP to Courtney at courtney.johnson@saskatoon.ca or phone 975-3464 or Elisabeth Miller at elisabeth.miller@saskatoon.ca or phone 975-7666.

11.5 Appendix 5 – Crime Prevention Through Environmental Design (CPTED)

1. CPTED Definition

Crime Prevention Through Environmental Design (CPTED) emphasizes the relationship between the immediate physical environment and the social behaviour related to crime. It is an inclusive, collaborative, and interdisciplinary approach to reducing opportunities for crime, improving perceptions of safety, and strengthening community bonds. CPTED principles stem from the observed phenomenon that certain “cues” in the physical environment can prompt undesirable, or crime-related behaviours, as well as perceptions of being safe or unsafe.

CPTED practitioners utilize design, activity, and community involvement to reduced opportunities for crime and reduce users’ fear of crime. CPTED strategies are usually developed jointly by an interdisciplinary team that ensures a balanced approach to problem solving that includes the community in all aspects of the process.

2. CPTED Principles

The principles of CPTED are contained with the City of Saskatoon *Official Community Plan*. Section 3.1.1.3 defines the principles as follows:

- *Natural Surveillance* – Natural Surveillance is the concept of putting eyes on the street and making a place unattractive for potential illegitimate behavior. Street design, landscaping, lighting and site and neighbourhood design all influence the potential for natural surveillance.
- *Access Control* – Access Control is controlling who goes in and out of a neighbourhood, park, or building. Access control includes creating a sense of ownership for legitimate users by focusing on formal and informal entry and exit points.
- *Image* – Image is the appearance of a place and how this is instrumental in creating a sense of place or territory for legitimate users of the space. A place that does not appear to be maintained or cared for may indicate to criminals that the place will not be defended and criminal activity in the area will be tolerated.
- *Territoriality* – Territoriality is the concept of creating and fostering places that are adopted by the legitimate users of the space. These legitimate users take ownership of the space, which makes it more difficult for people who do not belong to engage in criminal or nuisance behavior at that location.
- *Conflicting User* – Conflicting User Groups refers to instances where different user groups may conflict. Careful consideration of compatible land uses and activities can minimize potential conflicts between groups.
- *Activity Support* – Activity Support is the concept of filling an area with legitimate users, by facilitating or directly scheduling activities or events, so potential offenders cannot offend with impunity. Places and facilities that are underused can become locations with the potential for criminal activity.
- *Crime Generators* – Crime Generators are activity nodes that may generate crime. The location of some land uses is critical to ensuring an activity does not increase the opportunities for crime to occur or reduce users’ and residents’ perceptions of their safety in the area.

- *Land Use Mix* – Land Use Mix is the concept that diversity in land uses can be a contributor or detractor for crime opportunities. Separating land uses from each other can create places that are unused during certain times of the day.
- *Movement Predictors* – Movement Predictors force people, especially pedestrians and cyclists, along a particular route or path, without providing obvious alternative escape routes or strategies for safety. Potential attackers can predict where persons will end up once they are on a certain path.
- *Displacement* – Displacement can be positive or negative so it is critical to understand how crime may move in time or space and what the impact may be. In general, the displacement that must be considered is: i) Negative displacement - crime movement makes things worse; ii) Diffusion of benefits - displacement can reduce the overall number of crimes more widely than expected; and iii) Positive displacement - opportunities for crime are intentionally displaced which minimizes the impact of the crime.
- *Cohesion* – Cohesion is the supportive relationships and interactions between all users of a place to support and maintain a sense of safety. Though not a specific urban design function, design can enhance the opportunity for positive social cohesion by providing physical places where this can occur, such as activity rooms, park gazebos, or multi-purpose rooms in schools and community centres. In some cases, property owners or building managers can provide opportunities for social programming. This will increase the ability of local residents or users of a space to positively address issues as they arise.
- *Connectivity* – Connectivity refers to the social and physical interactions and relationships external to the site itself. It recognizes that any given place should not operate in isolation from surrounding neighbourhoods and/or areas. Features such as walkways and roadways connecting a particular land use to the surrounding neighbourhoods and/or areas can accomplish this. Features such as centrally located community centres or program offices can also encourage activities to enhance this.
- *Capacity* – Capacity is the ability for any given space or neighbourhood to support its intended use. For example, excessive quantities of similar land uses in too small an area, such as abandoned buildings or bars, can create opportunities for crime. When a place is functioning either over or under capacity, it can be detrimental to neighbourhood safety.
- *Culture* – Culture is the overall makeup and expression of the users of a place. Also known as placemaking, it involves artistic, musical, sports, or other local cultural events to bring people together in time and purpose. Physical designs that can encourage this include public multi-purpose facilities, sports facilities, and areas that local artists and musicians might use. Community memorials, public murals, and other cultural features also enhance this. These features create a unique context of the environment and help determine the design principles and policies that best support the well being of all user groups and contribute to their cohesiveness.

CPTED principles are generally considered and utilized in combination with one another. However, for any CPTED strategy to be successful, the nature of the crime or safety-related issue must be carefully and accurately defined. It is important to understand the context within which crime occurs in an area to be able to implement appropriate solutions.

3. Risk Assessments

Risk Assessments combine field research and analytical methods with the practical experience of crime prevention practitioners and the perception of community members. In a Risk Assessment, a wide variety of data are collected and considered to allow for an accurate portrayal of issues. This in turn allows for a much more effective solution or action plan to be developed. A Risk Assessment is critical to the success of a CPTED strategy because in addition to “obvious” problems, there are often less obvious or underlying problems that need to be identified and addressed.

Data collection such as crime statistics, resident surveys, user surveys, and population demographics are all part of the quantitative picture. This information aids in understanding the context around the issues and the opportunities for crime. The other part of the picture, the qualitative, deals with the perceptions that people have about their safety. Safety audits, perception and intercept surveys (of actual users), and site inspections all add to the understanding of what environmental cues the area presenting and how these affect people’s “feelings” of safety. Without this larger picture the appropriate solutions to a problem may not all be identified.

The Westmount Local Area Plan is a compilation of all the data collection, both qualitative and quantitative. This information sets the stage and guides the safety recommendations.

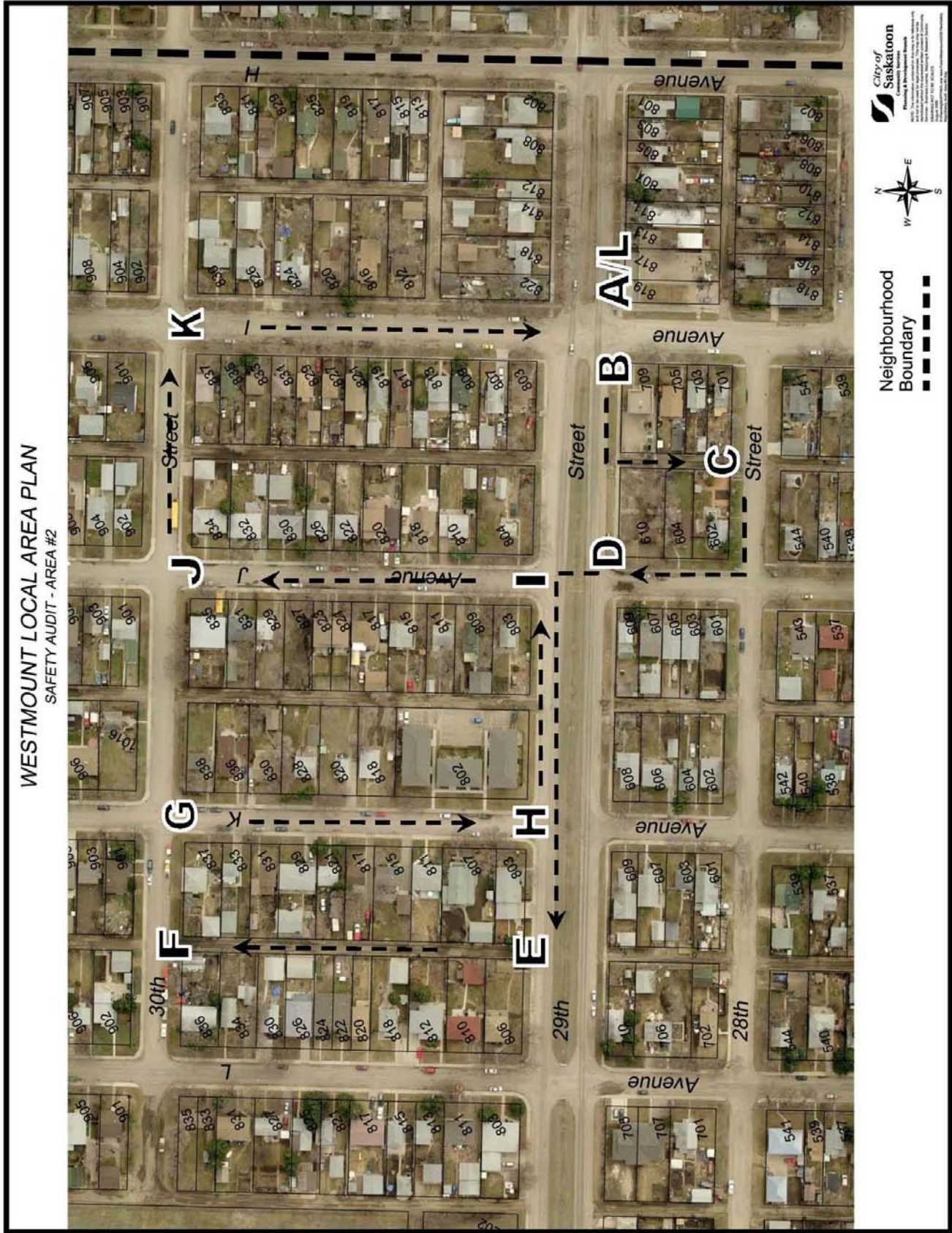
4. Safety Audits

A safety audit is a process that allows the regular users of an area to identify places that make them feel safe and unsafe. Area residents are considered the “local experts” because they are the most familiar with the area and what happens on a day-to-day basis. The goal of a safety audit is to identify safety concerns in order to improve an environment. Depending on the circumstances, residents, local business, and the municipal government may work together to find solutions to safety problems in a neighbourhood by using the audit results as *one* tool, in the overall Risk Assessment of the area. A safety audit is a highly flexible process and can be easily adapted to meet the needs of the community. In Saskatoon, safety audits, based on CPTED principles, have been applied in a number of settings including parks, streets, and buildings.

11.6 Appendix 6 – Safety Audit Area Maps



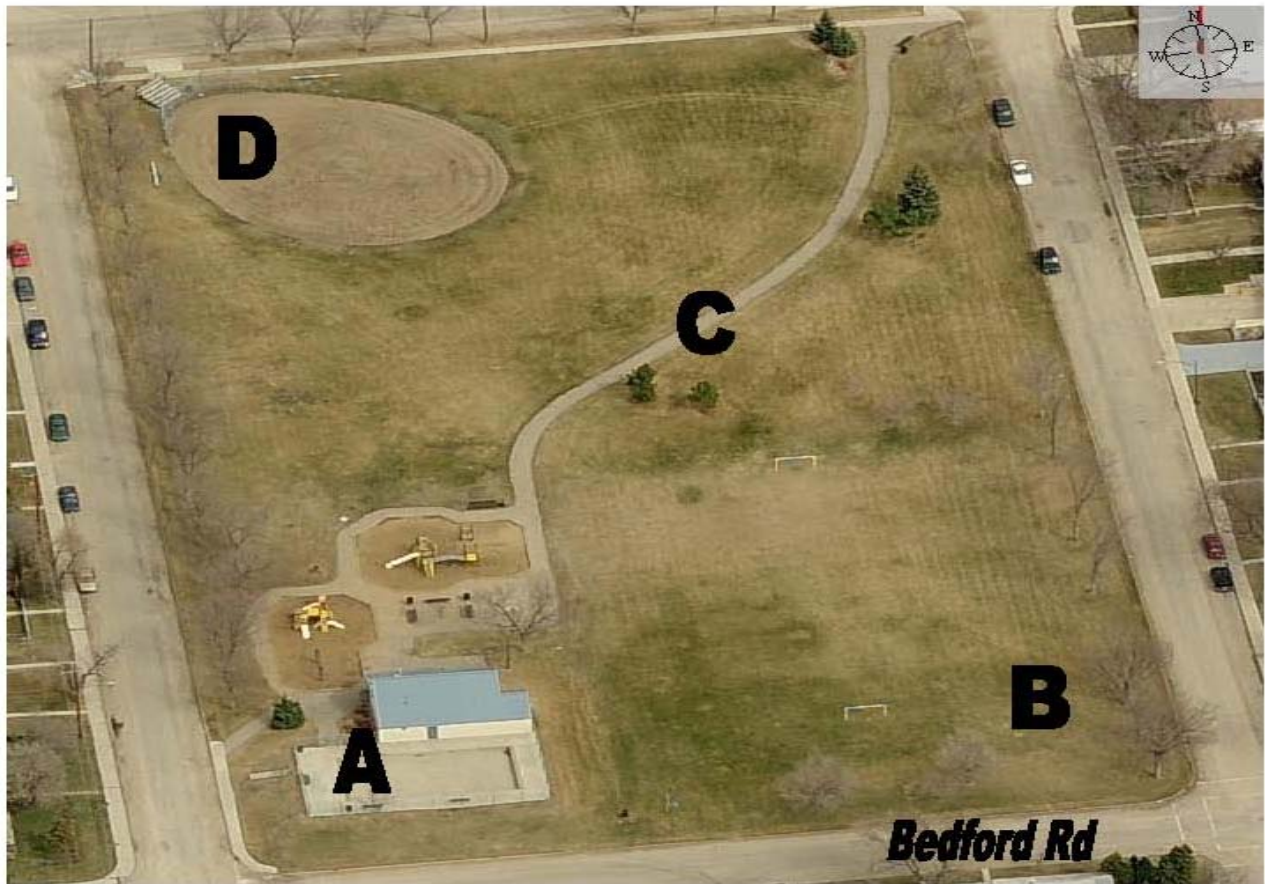




1400 and 1500 Blocks of 22nd Street West



Westmount Local Area Plan – Safety Audit – Westmount Park & School Grounds



Monday, September 14, 2009 8:00-11:00 p.m.

Westmount Local Area Plan – Safety Audit – Westmount Park & School Grounds



Monday, September 14, 2009 8:00-11:00 p.m.