

**Varsity View LAP Community Meeting**  
**Albert Community Centre - Loft**  
**September 24, 2009**  
**7:00 to 9:00 pm**

**Attendees:** Alf Healy, Lura Mae Sider, Laurence Thompson, Lois Berry, Patricia Gonzier, Doug Osborn, Nola Woods, Sr. Juliana Heisler, Kathy & Bruce Probert, Patricia Mathias, Don Hamilton, Shirley Fourney, Marie Slobosan, Rob Dumont, Brian Noonan, Lou Medjesi, Maria Medjesi, J.L. Hauser, Bill Hricz, Councillor Charlie Clark, Carol Ann Patterson, Kirsten Bergen, Susan Hatfield, Thomas Ramsay, Victor Buyniak, Richard Van Kessel, Zoe Litman, James Cook, Laura Bechard,, Adrian Knieval, Kenton Beatty, James & Nicole Sastsky-Perkins, Brent Custer, K. Blanch, Harvey Peters, Helene Shook, Kevin Shook, M. Amos, Ed Lowas, Alan Long, Brenda O'Connor, Allan Woo, Aron Rizhanomy, Beth Peters, Patricia Englund, Heidi Sheehan, Henry, Tabel, Ewen Coxworth, Robert Sider, Art Lord – Community Consultant, Paula Kotasek – Planner, Courtney Johnson – Planner, Melissa Austin – Planner, Alan Wallace – Manager Neighbourhood Planning, Shirlene Palmer – Recording Secretary

**1. Welcome & Introductions**

Meeting called to order at 7:05 p.m.

Courtney Johnson introduced herself as the facilitator of tonight's meeting and welcomed everyone.

Courtney made some introductions:

- James Cook, University of Saskatchewan
- Councilor Charlie Clark
- James Perkins, Community Association
- MLA Pat Atkinson sends her regrets, she is out of Province.

**2. Agenda**

Courtney reviewed the agenda.

**3. Local Area Planning Presentation**  
**Paula Kotasek, Planner**

Paula explained a Local Area Plan (LAP) is the combined input of all stakeholders, whether residents or business owners, all have an active role in determining the future of their community. Together they set out objectives and policies that guide growth and development in their neighbourhood

LAP's are formed to create a comprehensive plan for long term improvements in a neighbourhood and to give stakeholders a vehicle to make decisions affecting their neighbourhood.

Saskatoon City Council resolved to undertake 12 LAP's to maintain quality, safety and visibility of area, guide and prioritize expenditure of public funds on community improvements and infrastructure, encourage renewal, rehabilitation or redevelopment of private and public properties, resolve situations where the policies of this Plan do not accurately reflect the individual needs of an area and provide the basis for amendments to the Official Community Plan and Zoning Bylaw. To date, 9 out of 12 LAPs have been approved by City Council. LAP's have been done in Airport Business Area, Caswell Hill, King George, Nutana, Pleasant Hill, Sutherland, Riversdale, Warehouse District and West Industrial and are underway in City Park and Westmount.

The steps to creating a LAP are:

- 1) **Neighbourhood Meeting** – Flyers and letters were sent out to as many stakeholders as possible inviting to meet to discuss upcoming LAP process. We are at this first step tonight. Anyone can be involved and everyone is a stakeholder in this
- 2) **Forming a LAP Committee** – There is no special skill needed to be on the committee, only committed people with a keen interest in make a positive difference in their community. There are many ways to get involved, from attending meetings to submitting information. Your participation is vital to this process; without your participation this process does not work.
- 3) **Condition of the Community** – The LAP will discuss the present condition of the community, including neighbourhood strengths and weaknesses and identification of trends that may affect the neighbourhood as this helps paint a picture of the community and provide the foundation for the development of the LAP.
- 4) **Creating a Vision** - The LAP committee 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.
- 5) **Identifying Issues and Setting Goals** – Once information is gathered the LAP Committee acquires an understanding of neighbourhood issues, place values on the issues and set goals in order to move issues forward. This information forms the basis of the LAP.
- 6) **Writing the LAP** – This is done by the LAP Planner and reviewed by the LAP Committee.
- 7) **Adopting the LAP** – Once general consensus is reached in support of LAP, the report is presented to the Municipal Planning Commission and finally to City Council for adoption.
- 8) **Implementing the Strategies** – To successfully achieve community goals there needs to be participation by all stakeholders. Implementation takes anywhere from five to seven years.

- 9) **Monitoring, Evaluation & Updating the Plan** – City staff will deliver progress report to City Council and to the Community Association on an annual basis.

The LAP process brings information needed to make the community a better place. It allows for individual expressions and learning styles. Interested community members are brought together under a common goal. The LAP process builds relationship and partnerships.

Paula stated a Neighbourhood Survey was sent out prior to this meeting and there was a good response. Based on the information that was gathered about the neighbourhood, the LAP committee acquires an understanding of:

1. neighbourhood issues;
2. the value placed on the issues by the community;
3. the practicality of addressing issues in the LAP, which is considered through discussion with city administration; and
4. the goals which need to be set to move issues forward.

Once the goals, opportunities and issues have been identified, specific recommendations can be formed for the neighbourhood.

There is more information available if you need more clarification or ask any staff member.

#### **4. Discussion**

##### **Questions:**

- **Does Land Use include rezoning issues?**

Yes, Paula stated generally an updated land use map is created through a process that looks at if current land use and zoning are correct and current.

- **How did Varsity View get on the list of high priority for LAP?**

Paula stated the original core neighbourhoods were surveyed in the 1970's where there were some concerns with small apartment buildings in the neighbourhood. The original list was created from the list of core neighbourhoods. Varsity View is the last neighbourhood on the LAP list.

- **Is there any plan for the City to reduce the sprawl of the city?**

Paula stated the City does have a policies and initiatives to examine this issue.

- **Is there an existing LAP in existence?**

No, there is no LAP for Varsity View; this is the beginning of the process.

➤ **Can anything be done about traffic and parking?**

Yes, this can be discussed and recommendations put forward as to address changes you would like to see.

➤ **If following the LAP recommendations we find we have made an error is there anyway to go back and change it, as conditions change over time?**

Paula stated once the LAP is written it will be brought back to the committee to review. This process is a snapshot in time, and identifying what is required presently.

➤ **In regards to parking, is there any type of cooperation between the City and the University of Saskatchewan to help with parking for students?**

Paula stated there is no formal relationship but a University of Saskatchewan. A spokesperson who specifically deals with parking at the U of S will be invited to an LAP meeting.

➤ **Will the LAP include anything in regards to the new College Corridor, the residential development in on Cumberland?**

It is timely the LAP is currently taking place with the new College Corridor as the community may be able to discuss traffic and parking issues that may occur. A City Traffic Engineer will also an LAP meeting.

➤ **Royal University Hospital does not have enough parking for their employees and that is why so many park in the neighbourhood it is not because “they don’t want to pay for parking”. It will only get worse with the new Mental Health Building and Children’s Hospital. Is there any way to hold the hospital responsible to get more designated parking for their employees?**

Paula stated a representative will be asked to attend a parking meeting from the Saskatoon Health Region to discuss this further. She noted the City Park LAP has just being completed and they had the same issues with City Hospital. They identified a number of issues to put forward to the Health Region to consider.

➤ **With the University going ahead with the planned College Corridor, what impact will it have on parking spaces? Is it a done deal, has green space been taken into consideration as it is valuable in the neighbourhood?**

James Cook, University of Saskatchewan, stated greenspace has been considered, although there will be more students, specific greenspace has been worked into the projects, there will be 2.5 acres developed greenspace specifically for that development.

**Comments:**

- It sounds like the City is interested in infill but will they try to maintain the heritage of the area? Many houses have been torn down that had probably had heritage value. We need to be concerned about making the area nice but nice to see the old houses.

**Questions:**

- **Saskatchewan, according to some studies, is the highest per capita in low density and high reliance on vehicles. Can we deal with this somehow in our LAP?**

Paula stated LAP's have a template they usually follow but neighbourhoods have added new topics such as Sustainability, which is what you are talking about here. Any recommendations that come from the LAP will be read by City Council so we can send a message you want some policy changes.

- **Varsity View is short of greenspace. Can anything be done to make agreement with Greater Saskatoon Schools to do something with the park at Wiggins Avenue and 12<sup>th</sup> Street? If shared, who is responsible for the maintenance of the park, City or School Board?**

Paula stated the Parks Branch will be in attendance at a meeting. Discussions regarding partnerships such as partnerships like at the Shaw Centre, Community Gardens, can be take place.

- **Infill is good in areas but important to consider the overview of how the city looks at infill in neighbourhoods. Can recommendations be put forward as to what infill can be brought in?**

Yes, Paula stated in the last couple of LAP reports a section was added for considerations for land use changes. This section will identify what Varsity View would like if an application for a land use change is received.

- **Is there or could there be provisions for some greenspace to be used for children's playgrounds?**

This is a discussion that can be held during LAP meetings.

**Comments:**

- Parking concern noted with the population increasing in the neighbourhood with multi complex houses, College Corridor and possibility of garage suites. This committee has to ensure this is looked at.
- Dissatisfied with response from Traffic Department on traffic planning study that was to be done for 12<sup>th</sup> Street traffic. Want to ensure Traffic Department will be at a meeting.

## Questions:

- **How many people are in the area?**

The population is 3,611 (information was unavailable at meeting).

- **Being part of the process is great but what guarantee do we have there will be following through with our recommendations? How many recommendations have been implemented and who prioritizes them?**

Paula stated:

- 271 approved by City Council
- 193 of those have been completed
- 60 of those are currently being worked on
- 72 of those yet to be determined, which means there are other issues being dealt with first such as 25<sup>th</sup> Street extension.

She stated the LAP Committee decides the priorities of the recommendations. One of the final stages of the LAP is what your five priorities are.

- **Accessibility is not available on all curbs. Can there be a recommendation to have all curbs changed to be accessible for wheelchairs, strollers or carts?**

Paula stated currently when a curb needs to be repaired they replace it with an accessible one but it is too large of a job to replace whole neighbourhoods. Paula stated if there are some specific curbs of concern people can contact her.

- **What determines when a curb needs to be replaced?**

Paula was not sure but could be looked into further at a meeting.

- **What are the timelines for the LAP, from this meeting until brought to City Council?**

Our experience with past LAP neighbourhoods has indicated the collaboration process usually is about 2 years but it generally depends on what issues the neighbourhood has and how quickly and often meetings are held.

- **What is the cost of each LAP?**

Certain dollar values are not put to each plan; there is a budget for the LAP program.

- **Over the years streets, sidewalks and curbs have gotten older and have sunk lower and are causing flooding issues at times. Is there anything that can be done about this?**

Paula stated she was not sure. She stated someone from the Department of Infrastructure and Public Works could be invited to a meeting and they would be able to answer this question.

## **5. Participation Survey**

Courtney explained the importance of completing the participation survey. This survey gives you the opportunity to let us know what comments you may have about the Varsity View LAP and concerns you have about the neighbourhood. It lets us know if you are interested in joining the LAP committee or want to be kept informed about the process.

The survey will be on-line until mid October or a paper copy is available tonight to fill in.

## **6. Closing Remarks**

Paula thanked everyone for taking time in their busy schedule to attend this meeting. She stated the first meeting would be in early November.

**Meeting adjourned at 8:00 pm.**

**Parking Lot:**

NIL