



*City of*  
**Saskatoon**  
Office of the City Clerk

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Saskatoon, SK S7K 0J5 fx 306•975•2784

March 25, 2014

Ms. Janice Braden, Chair  
Mr. Karl Martens, Vice-Chair  
Mr. Al Douma  
Mr. John McAuliffe  
Ms. Sydney Smith  
Mr. Shaun Betker  
Councillor Charlie Clark

Mr. Andy Yuen  
Mr. Stan Laba  
Ms. Colleen Christensen  
Ms. Kathy Weber  
Mr. James Yachyshen  
Mr. Jeff Jackson

Dear Commission Members:

**NOTICE OF MEETING**  
**MUNICIPAL PLANNING COMMISSION**

Please take note of the following meeting of the above-noted Commission.

**DATE:** Tuesday, April 1, 2014

**TIME:** 12:00 Noon

**PLACE:** Committee Room "E", Ground Floor, South Wing, City Hall

A copy of the agenda is attached.

Please notify the City Clerk's Office two days in advance of the meeting if you are unable to attend.

Yours truly,

**Elaine Long, Secretary**  
Municipal Planning Commission

EL:sj

Attachment

cc: City Manager  
City Solicitor  
General Manager, Community Services  
Director of Saskatoon Land  
Director of Planning and Development  
Councillor T. Davies  
Councillor R. Donauer  
Councillor D. Hill

Mayor D. Atchison  
Councillor A. Iwanchuk  
Councillor Z. Jeffries  
Councillor M. Loewen  
Councillor P. Lorje  
Councillor E. Olason  
Councillor T. Paulsen

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**A G E N D A**

**(OPEN TO THE PUBLIC)**

**MUNICIPAL PLANNING COMMISSION**

**TUESDAY, APRIL 1, 2014, AT 12:00 NOON, COMMITTEE ROOM "E"**

**GROUND FLOOR, SOUTH WING, CITY HALL**

1. Minutes - of meeting held on March 4, 2014.
2. Proposed Amendment to Existing Zoning Agreement  
1010 Ruth Street East  
(Files CK. 4351-014-003, 4351-09-3, PL. 4350-Z1/14)

**RECOMMENDATION:** that the report of the General Manager, Community Services Department, dated February 26, 2014, be submitted to City Council at the time of the public hearing, on April 14, 2014, recommending that the application submitted by Churchill Seniors Living Inc., to amend an existing Zoning Agreement for the property located at 1010 Ruth Street East, be approved.

Attached is a report of the General Manager, Community Services Department, dated February 26, 2014, regarding an application from Churchill Seniors Living Inc., requesting an amendment to an existing Zoning Agreement for 1010 Ruth Street East to revise the on-site parking requirements to reflect a reduced number of dwelling units in the final design.

3. Discretionary Use Application – Residential Care Home – Type II  
456 Witney Avenue South  
(Files CK. 4355-014-003, PL. 4350-D4/14)

**RECOMMENDATION:** that the report of the General Manager, Community Services Department, dated March 13, 2014, be submitted to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 456 Witney Avenue South for the purpose of a Residential Care Home – Type II (accommodating ten residents) be approved subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Attached is a report of the General Manager, Community Services Department, dated March 13, 2014, requesting approval of an application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type II located at 456 Witney Avenue South from 8 to 10 residents.

4. Discretionary Use Application – Residential Care Home – Type II  
3004 33<sup>rd</sup> Street West  
(Files CK. 4355-014-002, PL. 4350-D5/14)

RECOMMENDATION: that the report of the General Manager, Community Services Department, dated March 12, 2014, be submitted to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 3004 33<sup>rd</sup> Street West for the purpose of a Residential Care Home – Type II (accommodating six residents) be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Attached is the report of the General Manager, Community Services Department, dated March 12, 2014, requesting approval of an application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type I, located at 3004 33<sup>rd</sup> Street West, with 5 residents, to a Residential Care Home – Type II with 6 residents.

5. Discretionary Use Application – Residential Care Home – Type II  
2932 33<sup>rd</sup> Street West  
(Files CK. 4355-014-001, PL. 4350-D6/14)
- 

RECOMMENDATION: that the report of the General Manager, Community Services Department, dated March 12, 2014, be submitted to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 2932 33<sup>rd</sup> Street West for the purpose of a Residential Care Home – Type II (accommodating six residents) be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Attached is a report of the General Manager, Community Services Department, dated March 12, 2014, requesting approval of an application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type 1, located at 2932 33<sup>rd</sup> Street West with 5 residents, to a Residential Care Home – Type II, with 6 residents.

6. Discretionary Use Application – Preschool – 30 Mills Crescent  
(Files CK. 4355-014-004, PL. 4350-D11/13)
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RECOMMENDATION: that the report of the General Manager, Community Services Department, dated March 17, 2014, be submitted to City Council at the time of the public hearing recommending that the application submitted by Christa Folster, requesting permission to use the property located at 30 Mills Crescent for the purpose of a preschool (with a maximum of 15 children), be approved.

Attached is a report of the General Manager, Community Services Department, dated March 17, 2014 requesting approval for an application from Christa Folster to operate a preschool at 30 Mills Crescent.

7. Varsity View Local Area Plan  
(Files CK. 4000-15, PL. 4110-31)

**RECOMMENDATION:** that the report of the General Manager, Community Services Department, dated March 17, 2014, be forwarded to the Planning and Operations Committee recommending to City Council:

- 1) that the Varsity View Local Area Plan be approved; and
- 2) that the Administration undertake implementation of the recommendations outlined in the Varsity View Local Area Plan.

Attached is a report of the General Manager, Community Services Department, dated March 17, 2014, providing an overview of the strategies and recommendations contained in the Varsity View Local Area Plan for approval.

A copy of Attachment 1, "Varsity View Local Area Plan Final Summary Report" and Attachment 2, "Varsity View Local Area Plan Final Report" are available for viewing on the City of Saskatoon website at [www.saskatoon.ca](http://www.saskatoon.ca) / Departments / City Clerk's Office / Reports and Publications.

8. Proposed Amendment to Section 18.1.3 of Official Community Plan Bylaw 8769 and Proposed Amendments to Create Density Bonus Provisions in the B6 Zoning District  
(Files CK. 4350-014-002, PL. 4130-22-2)

**RECOMMENDATION:** that the report of the General Manager, Community Services Department dated March 12, 2014, be submitted to City Council at the time of the public hearing recommending:

- 1) that the proposed amendment to Section 18.1.3 of Official Community Plan Bylaw No. 8769, to allow for a density bonus in exchange for the provision of community benefits in the Downtown area, be approved; and

- 2) that the proposed amendment to Zoning Bylaw No. 8770, to provide a density bonus provision for buildings to exceed the maximum building height of 76 metres in the B6 Zoning District, be approved.

Attached is a report of the General Manager, Community Services Department, dated March 12, 2014, requesting approval to amend the Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to provide a "Density Bonus Provision" that will permit building heights to exceed 76 metres within the B6 Zoning District, in accordance with the City Centre Plan.

9. Land Use Applications Received by the Community Services Department  
For the Period Between January 30, 2014, to March 12, 2014  
(Files CK. 4000-5, PL. 4132, PL. 4355-D, PL. 4350, PL. 4300)

Attached is a copy of Clause A1, Administrative Report 5-2014 which was received as information by City Council at its meeting held on March 17, 2014.

10. Next Meeting Date  
Municipal Planning Commission  
(File No. CK. 175-16)

The next meeting of the Commission is scheduled for Tuesday, April 15, 2014, at 12:00 noon in Committee Room "E", Ground Floor, South Wing, City Hall.

**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** February 26, 2014  
**SUBJECT:** Proposed Amendment to Existing Zoning Agreement – 1010 Ruth Street East  
**FILE NO.:** PL 4350 – Z1/14

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**RECOMMENDATION:** that the application submitted by Churchill Seniors Living Inc. to amend an existing Zoning Agreement for the property located at 1010 Ruth Street East be approved.

### **TOPIC AND PURPOSE**

An application has been submitted by Churchill Seniors Living Inc. requesting an amendment to an existing Zoning Agreement (Bylaw No. 8749) for 1010 Ruth Street East (see Attachment 1), to revise the on-site parking requirement to reflect a reduced number of dwelling units on the final design.

### **REPORT HIGHLIGHTS**

1. The proposed infill development utilizes existing infrastructure in the Adelaide/Churchill neighbourhood.
2. This proposal complies with all relevant municipal requirements.
3. The application meets on-site parking requirements.

### **STRATEGIC GOAL**

This report supports the long-term strategy of encouraging infill development to balance growth and establishes increased densities under the Strategic Goal of Sustainable Growth.

### **BACKGROUND**

During its May 4, 2009 meeting, City Council approved the rezoning of 1010 Ruth Street East from an R2 – One- and Two-Unit Residential District to an RM3 – Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

The Rezoning Agreement restricts the use of the land to that of a multiple-unit dwelling, containing a maximum of 120 dwelling units (see Attachment 2). In addition, the Agreement specifies that a minimum of 210 parking spaces are required, 180 of which need to be enclosed (see Attachment 3 – Existing Parkade Plan).

Through the final design process, the total number of dwelling units were reduced from 120 to 114 by combining a number of the smaller units originally proposed. The initial parking requirement was calculated at 1.5 spaces per unit and 0.25 visitor spaces per unit, resulting in 210 required parking spaces. With a reduction in the number of dwelling units actually

being constructed, a reduction in the number of required parking spaces is being requested.

It is proposed that the Agreement be amended to replace the reference to a specific number of parking spaces (210 parking spaces) with the ratio of 1.5 spaces per unit and 0.25 visitor spaces per unit. This provision will allow the developer flexibility in designing parking while maintaining the original intent of the Agreement.

## **REPORT**

### **Official Community Plan Bylaw No. 8769**

This area is identified as "Residential" on the Official Community Plan - Land Use Map. This proposal remains consistent with that designation.

### **Parking Requirements**

The parking and loading requirements for multiple-unit dwellings in the RM3 District is 1.5 spaces per unit and 0.125 visitor spaces per unit. Given this requirement, a multiple-unit dwelling building containing 114 units would require a total of 186 parking spaces.

The proposed amendment will maintain the higher parking ratio of 1.5 spaces per unit and 0.25 visitor spaces per unit (1.75 parking spaces per unit) that was applied in the parking calculation for the original Rezoning Agreement. The developer proposes to provide 202 parking spaces; 172 underground and 30 surface (see Attachment 3 – Proposed Parkade Plan).

### **Proposed Zoning Agreement**

The proposed Zoning Bylaw No. 8770 amendment will amend the existing Zoning Agreement, Bylaw No. 8749.

It is recommended that the Zoning Agreement be amended to include the following provisions:

- a. Use – a multiple-unit dwelling containing a maximum of 114 dwelling units; and
- b. On-Site Parking – 1.5 spaces per unit and 0.25 visitor spaces per dwelling unit shall be provided. A maximum of 30 required spaces are permitted as surface parking; the remainder shall be enclosed.

No other development standards are being changed in the existing Agreement.

### Comments from Other Divisions

No concerns were identified through the Administrative referral process.

Please refer to Attachment 4 for complete comments.

### OPTIONS TO THE RECOMMENDATION

City Council could choose to deny this application. This option is not recommended as this proposal is consistent with the intent of the original project, and the required parking can be accommodated on-site.

### POLICY IMPLICATIONS

There are no policy implications.

### FINANCIAL IMPLICATIONS

There is no financial impact.

### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

Public information meetings were held on June 11, 2008, and November 6, 2008, to provide neighbouring residents the opportunity to hear the details of the proposal and for the applicant to obtain public input on this matter. As the intent of the project has remained the same, and the amendment was requested to reflect only the reduced number of dwelling units and parking spaces identified in the original Rezoning Agreement, an additional public information meeting was not held.

The Adelaide/Churchill Community Association and the Community Consultant were also notified of the request to amend the existing Zoning Agreement. No comments or concerns have been received from the Community Association.

### COMMUNICATION PLAN

Public hearing notices will be mailed to all property owners within 75 metres of the subject site for notification of the Public Hearing date. Aside from this, no further consultation is planned beyond the stakeholder involvement noted above.

### ENVIRONMENTAL IMPLICATIONS

No environmental and/or greenhouse gas implications have been identified at this time.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

This is a privately initiated application; therefore, the CPTED review process does not apply.

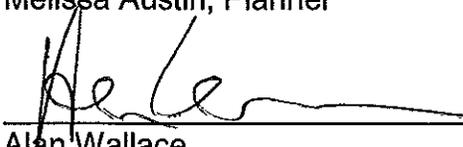
**PUBLIC NOTICE**

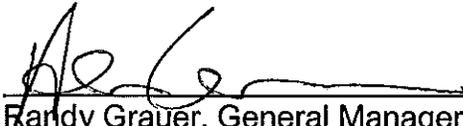
Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify the Adelaide/Churchill Community Association and the Community Consultant of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Notice boards will be placed on the site. The property owners affected by this rezoning will also be notified in writing.

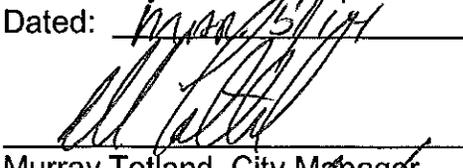
**ATTACHMENTS**

- 1. Location Map
- 2. Site Plan
- 3. Parkade Plans
- 4. Comments From Other Divisions

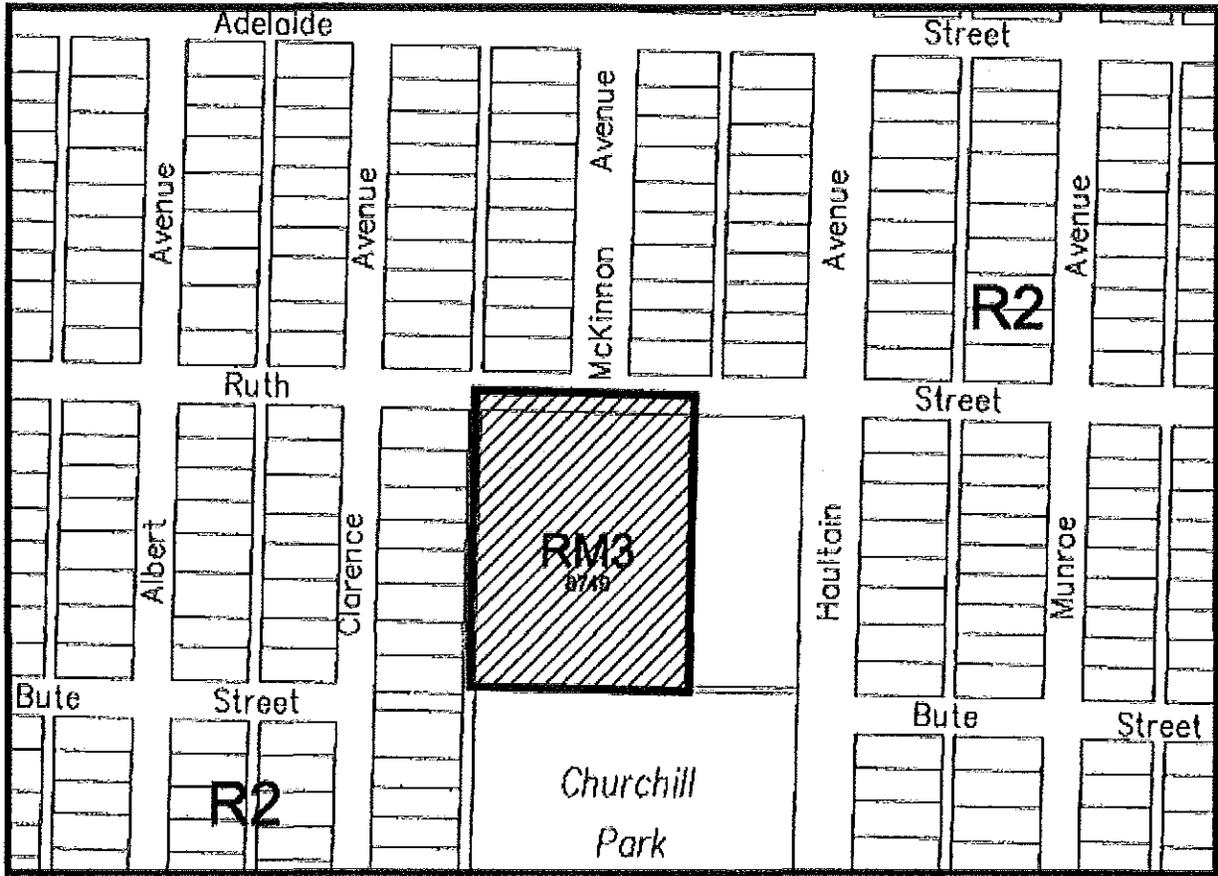
Written by: Melissa Austin, Planner

Reviewed by:   
 Alan Wallace  
 Director of Planning and Development

Approved by:   
 Randy Grauer, General Manager  
 Community Services Department  
 Dated: March 5/14

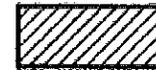
Approved by:   
 Murray Totland, City Manager  
 Dated: March 6/14

Location Map



**PROPOSED REZONING**

**Proposed Amendment to RM3  
by Agreement**



File No. RZ01\_2014

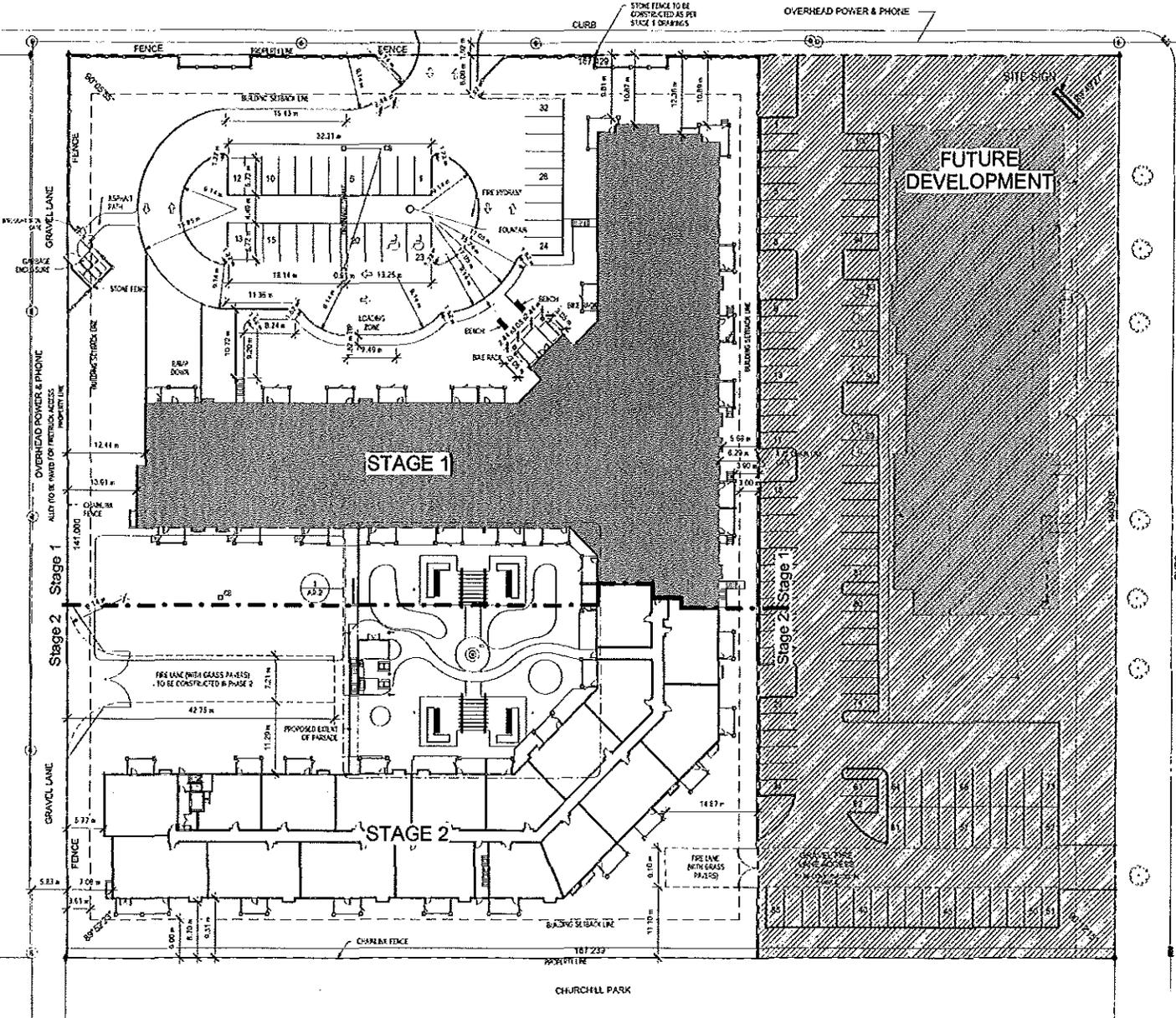
Site Plan

RUTH

STREET

RAM = 503  
RVV = 497

RAM = 503 547  
RVV = 501 35  
RVV = 499 82



RAM = 503  
RVV = 497

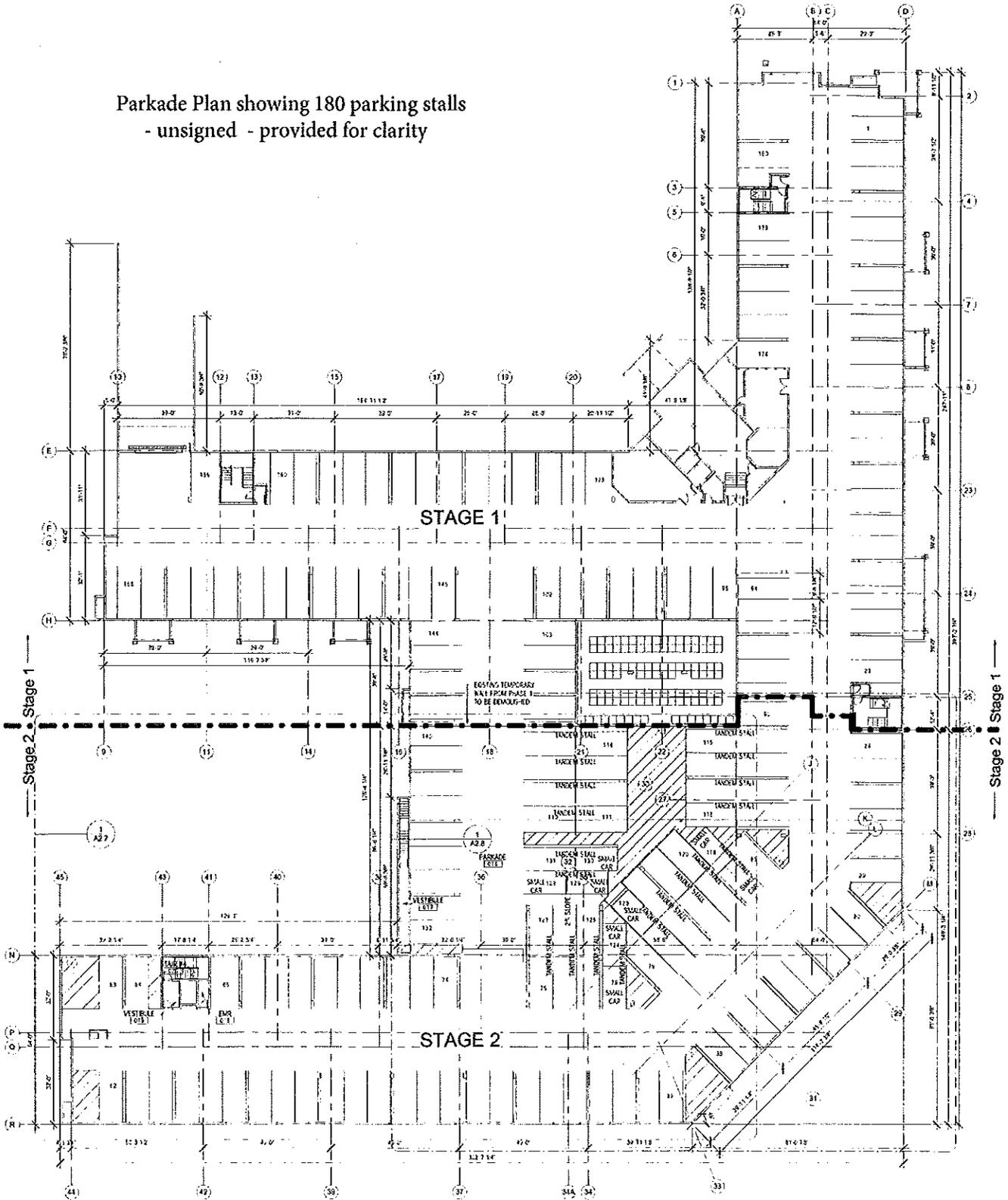
HAULTAIN AVENUE

RAM = 503 590  
RVV = 499 580  
RAM = 503  
RVV = 495

# Parkade Plans

## Existing Parkade Plan (180 spaces)

Parkade Plan showing 180 parking stalls  
- unsigned - provided for clarity





**Comments From Other Divisions**

**Transportation and Utilities Department**

The proposed Zoning Bylaw No. 8770 Amendment, as noted in the report, is acceptable to the Transportation and Utilities Department.

Driveway crossings require a separate application and permit.

**Saskatoon Transit Division**

Saskatoon Transit has no easement requirements regarding the referenced property.

**TO: Secretary, Municipal Planning Commission**  
**FROM: General Manager, Community Services Department**  
**DATE: March 13, 2014**  
**SUBJECT: Discretionary Use Application – Residential Care Home – Type II -**  
**456 Witney Avenue South**  
**FILE NO.: PL 4350– D4/14**

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- RECOMMENDATION:**
- 1) that a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Eagle’s Nest Youth Ranch requesting permission to use the property located at 456 Witney Avenue South for the purpose of a Residential Care Home – Type II (accommodating ten residents) be approved subject to the following conditions:
    - a) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
    - b) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

**TOPIC AND PURPOSE**

The purpose of this report is to consider the application from Eagle’s Nest Youth Ranch to expand an existing Residential Care Home – Type II located at 456 Witney Avenue South from eight to ten residents.

**REPORT HIGHLIGHTS**

- 1. This property has operated as a Residential Care Home – Type II with eight residents since November 2009.
- 2. Five required parking spaces for the care home will be provided in the front, side, and rear yard.
- 3. The addition of two care home residents is not anticipated to have any impact on the surrounding land use.

**STRATEGIC GOAL**

This application supports the City of Saskatoon’s (City) Strategic Goal of Quality of Life as the proposal continues to promote and facilitate the development of supportive housing forms in all areas of the city.

## **BACKGROUND**

456 Witney Avenue South is located in the Meadowgreen neighbourhood and is zoned R2 District under Zoning Bylaw No. 8770 (see Attachment 1). A Residential Care Home - Type II is considered a discretionary use in the R2 District.

On November 30, 2009 City Council approved an application by Eagle's Nest Youth Ranch for a Residential Care Home – Type II located at 456 Witney Avenue South to provide care for eight youth under the care of the Ministry of Social Services. The Eagle's Nest Youth Ranch has submitted an application requesting City Council's approval to expand the existing residential care home from eight residents to ten residents.

## **REPORT**

### **Introduction**

A "Residential Care Home" means a licensed or approved group care home governed by provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

A "Residential Care Home – Type II" means a residential care home in which the number of residents, excluding staff, is more than 5 and not more than 15.

### **Parking**

The parking requirement for a residential care home is one space for every five residents, plus 0.75 spaces per staff member on duty. Approval for a care home with ten residents and four full-time staff requires five parking spaces on the site.

Plans submitted by the applicant indicate two off-street parking spaces provided in the front yard, two in a garage in the side yard, and one spot located in the rear yard. As this site is located on a corner site, there is also room for additional on-street parking (see Attachment 2).

### **Roadway Access**

Access to the site is available from both Witney Avenue South and 18<sup>th</sup> Street West, which are both designated as local streets in the City's Roadway Classification System. This proposal is not expected to impact traffic flows in the area.

### **Compatibility with Adjacent Land Uses**

The subject site is surrounded by residential land use on three sides. To the west, the subject site is adjacent to W.P. Bates School and Meadowgreen Park. According to the

City's Residential Care Home Database, this is one of three Type II - Residential Care Homes in the Meadowgreen neighbourhood.

This site is currently operating as a Residential Care Home – Type II with eight residents. As the school is the primary traffic generator in the area, the potential traffic impact of allowing two additional care home residents is minimal. The Administration anticipates that the proposal will have no impact on surrounding land uses.

#### Zoning Bylaw No. 8770 Requirements

This proposal meets all relevant Zoning Bylaw No. 8770 requirements.

#### Comments by Other Divisions

The Building Standards Division has no objection to this proposal provided that a building permit is obtained for the expansion of the care home.

No other concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 for full remarks.

#### Conclusion

The proposed Residential Care Home – Type II at 456 Witney Avenue South, accommodating ten residents, meets all relevant Zoning Bylaw No. 8770 provisions and is not anticipated to have any significant impact on surrounding land uses.

#### **OPTIONS TO THE RECOMMENDATION**

City Council could deny the Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw No. 8770 requirements and has been evaluated as a discretionary use subject to the provisions of Section 4.7 of said Bylaw.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

There is no financial impact.

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Notices to property owners within a 75 metre radius of the site were mailed out in February 2014 to solicit feedback on the proposal. The Meadowgreen Community Association was also advised of the proposal.

To date, two phone calls have been received from nearby residents concerned about parking, property value, and safety. It was determined through conversation that the parking concerns were due to the school nearby, rather than the residential care home. The residents were advised of the report commissioned by the City in 2009 that references an academic study stating that residential care homes do not affect property values. The residents expressed further concern and were advised of the discretionary use process and the opportunities to address City Council. No other concerns have been raised.

The Administration recognizes that these types of proposals will be contentious, regardless of the location or surroundings. However, it has generally been the case that once homes such as these are established, complaints from neighbouring residents tend to be minimal. Since the establishment of this care home in 2009, the City has received one complaint, regarding a shed being left on a side boulevard for a few days. The shed was removed within one week, and there have been no complaints since. The Administration is of the opinion that this proposal is compatible with the surrounding land uses, and will have no land use impact.

### **COMMUNICATION PLAN**

No further consultation is planned beyond the required notice for the public hearing.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

There are no safety or CPTED impacts related to this proposal.

### **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and the Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the Lakeview Community Association. Notification posters will also be placed on the subject site.

**ATTACHMENTS**

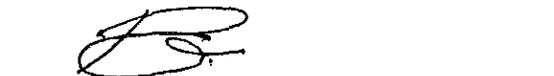
1. Location Plan – 456 Witney Avenue South
2. Site Plan
3. Comments from Other Divisions

Written by: Daniel McLaren, Planner

Reviewed by:

  
Alan Wallace  
Director of Planning and Development

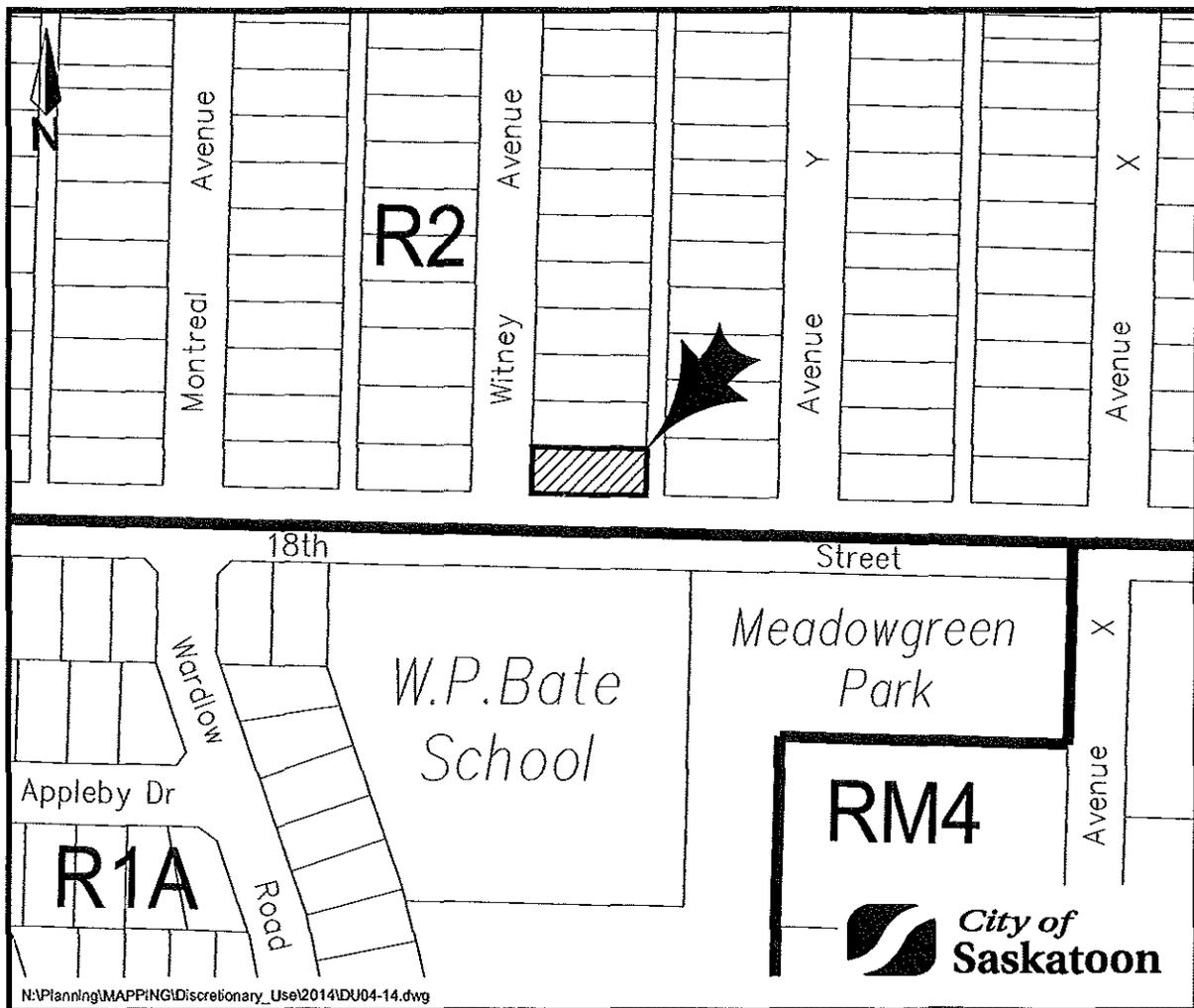
Approved by:

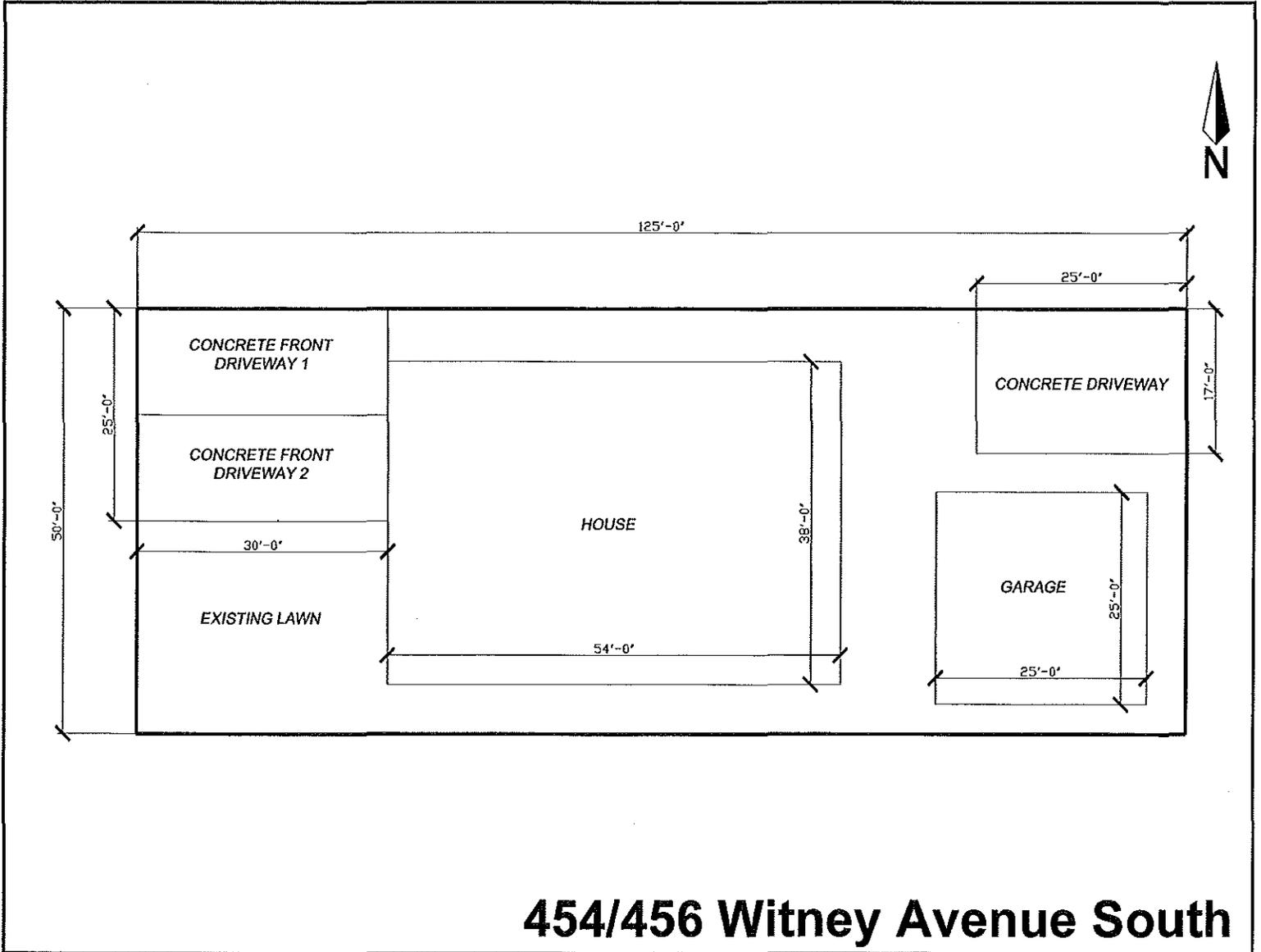
  
Randy Grauer, General Manager  
Community Services Department  
Dated: March 20, 2014

cc: Murray Totland, City Manager

S/Reports/DS/2014/MPC-Discretionary Use Application – Residential Care Home – Type II – 456 Witney Avenue South/ks

Location Plan - 456 Witney Avenue South





**Comments from Other Divisions**

a) Transportation and Utilities Department Comments

The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

For your information, sprinklers are required if a care home has more than ten residents or if any residents are not ambulatory.

b) Saskatoon Transit Division, Transportation and Utilities Department, Comments

Saskatoon Transit Division has no easement requirements regarding the property.

c) Building Standards Division, Community Services Department, Comments

No objections provided that:

- 1) a building permit is obtained;
- 2) a residential care home is permitted to be classified as a residential occupancy provided the home does not provide sleeping accommodation for more than ten persons including care givers; and
- 3) the building shall be protected by an automatic fire suppression system if any occupant is not capable of self preservation.

d) Neighbourhood Planning Section, Community Services Department, Comments

The Neighbourhood Planning Section does not have concerns with the application requesting approval to expand an existing Residential Care Home Type II from eight to ten residents at 456 Witney Avenue South.

The corner site appears to be approximately 50 feet x 125 feet and is located across 18<sup>th</sup> Street from W.P. Bate School, as well as near Meadowgreen Park. This type of use is particularly suitable for corner properties because of the availability of additional on-street parking to accommodate visitors, while having minimal impact on neighbouring homes. The school is a significant local traffic generator, which assists in limiting the potential traffic impact that allowing additional care home residents may have on the immediate area.

The presence of residential care homes is an important amenity in Saskatoon neighbourhoods. The Neighbourhood Planning Section supports the placement of care homes in appropriate residential locations.

**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** March 12, 2014  
**SUBJECT:** Discretionary Use Application – Residential Care Home – Type II -  
3004 33<sup>rd</sup> Street West  
**FILE NO.:** PL 4350–D5/14

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- RECOMMENDATION:**
- 1) that a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 3004 33<sup>rd</sup> Street West for the purpose of a Residential Care Home – Type II (accommodating six residents) be approved, subject to the following conditions:
    - a) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
    - b) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

### **TOPIC AND PURPOSE**

The purpose of this report is to consider the application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type I with five residents, to a Residential Care Home – Type II with six residents, located at 3004 33<sup>rd</sup> Street West.

### **REPORT HIGHLIGHTS**

1. This property has operated as a Residential Care Home – Type I with five residents since August 2009.
2. Required parking for the care home will be provided in the front and rear yard of the property.
3. The addition of one care home resident is not anticipated to have any impact on the surrounding land use.

### **STRATEGIC GOAL**

This application supports the City of Saskatoon's Strategic Goal of Quality of Life as the proposal continues to promote and facilitate the development of supportive housing forms in all areas of the city.

## **BACKGROUND**

3004 33<sup>rd</sup> Street West is located in the Westview neighbourhood and is zoned R2 District under Zoning Bylaw No. 8770 (see Attachment 1). A Residential Care Home – Type II is considered a discretionary use in the R2 District.

Eagle's Nest Youth Ranch has operated a Residential Care Home – Type I with five residents at 3004 33<sup>rd</sup> Street West since 2009. During that time, the City has received no complaints regarding the property, and the operators are now requesting City Council's approval to expand the existing care home to six residents.

## **REPORT**

### **Introduction**

A "Residential Care Home" means a licensed or approved group care home governed by provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

A "Residential Care Home – Type II" means a residential care home in which the number of residents, excluding staff, is more than 5 and not more than 15.

### **Parking**

The parking requirement for a residential care home is one space for every five residents, plus 0.75 spaces per staff member on duty. The proposed residential care home would require three parking spaces on the site.

Plans submitted by the applicant indicate three parking spaces provided in the front yard, and four additional parking spaces provided in the rear yard (see Attachment 2).

### **Roadway Access**

Access to the site is available from 33<sup>rd</sup> Street West, which is designated as a major arterial in the City's Roadway Classification System. This proposal is not expected to impact traffic flows in the area.

### **Compatibility with Adjacent Land Uses**

The subject site is surrounded by residential land use on four sides. According to the City's Residential Care Home Database, this application, along with the proposed care home at 2932 33<sup>rd</sup> Street West (Discretionary Use Application D6/14), would be the first Type II -

Residential Care Homes in the Westview neighbourhood.

The site is currently operating as a Residential Care Home – Type I with five residents. The Administration anticipates that the proposal to add an additional resident will have no impact on surrounding land uses.

#### Zoning Bylaw No. 8770 Requirements

This proposal meets all relevant Zoning Bylaw No. 8770 requirements.

#### Comments by Others Divisions

The Building Standards Division has no objection to this proposal provided that a building permit is obtained for the expansion of the care home.

No other concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 for full remarks.

#### Conclusion

The proposed Residential Care Home – Type II at 3004 33<sup>rd</sup> Street West, accommodating six residents, meets all relevant Zoning Bylaw No. 8770 provisions and is not anticipated to have any impact on surrounding land uses.

### **OPTIONS TO THE RECOMMENDATION**

City Council could deny the Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw No. 8770 requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of said Bylaw.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

There is no financial impact.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Notices to property owners within a 75 metre radius of the site were mailed out in February to solicit feedback on the proposal. The Westview Community Association was also advised of the proposal.

To date, three phone calls have been received from nearby residents who all spoke positively of the residents of the care home, though expressed concerns with on-street parking.

### **COMMUNICATION PLAN**

No further consultation is planned beyond the required notice for the public hearing.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

There are no safety or CPTED impacts related to this proposal.

### **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and the Community Services Department will give notice by ordinary mail to the Westview Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

### **ATTACHMENTS**

1. Location Plan – 3004 33<sup>rd</sup> Street West
2. Site Plan – 3004 33<sup>rd</sup> Street West
3. Comments from Other Divisions

Written by: Daniel McLaren, Planner

Reviewed by:

  
Alan Wallace  
Director of Planning and Development

Approved by:



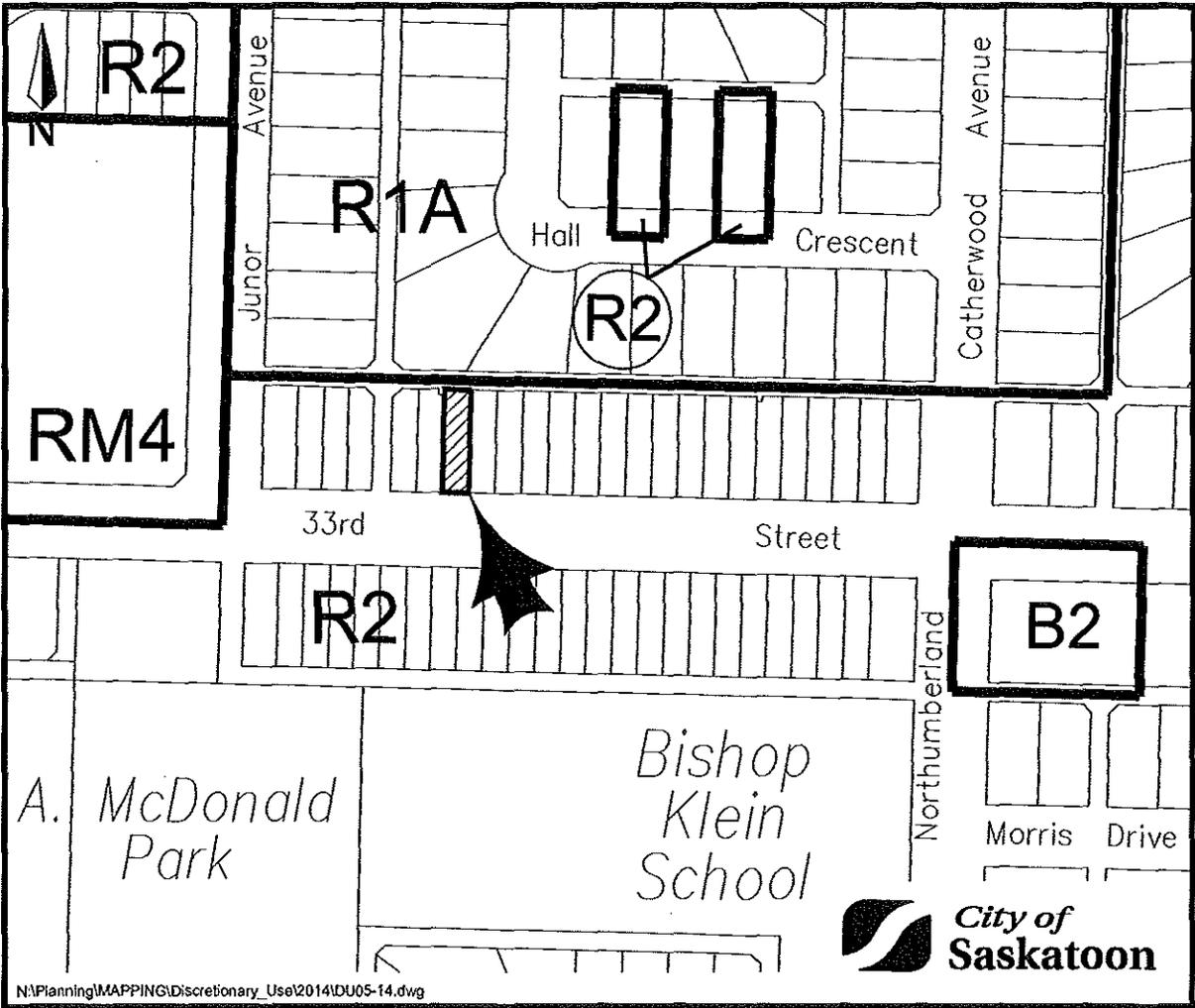
\_\_\_\_\_  
Randy Grauer, General Manager  
Community Services Department

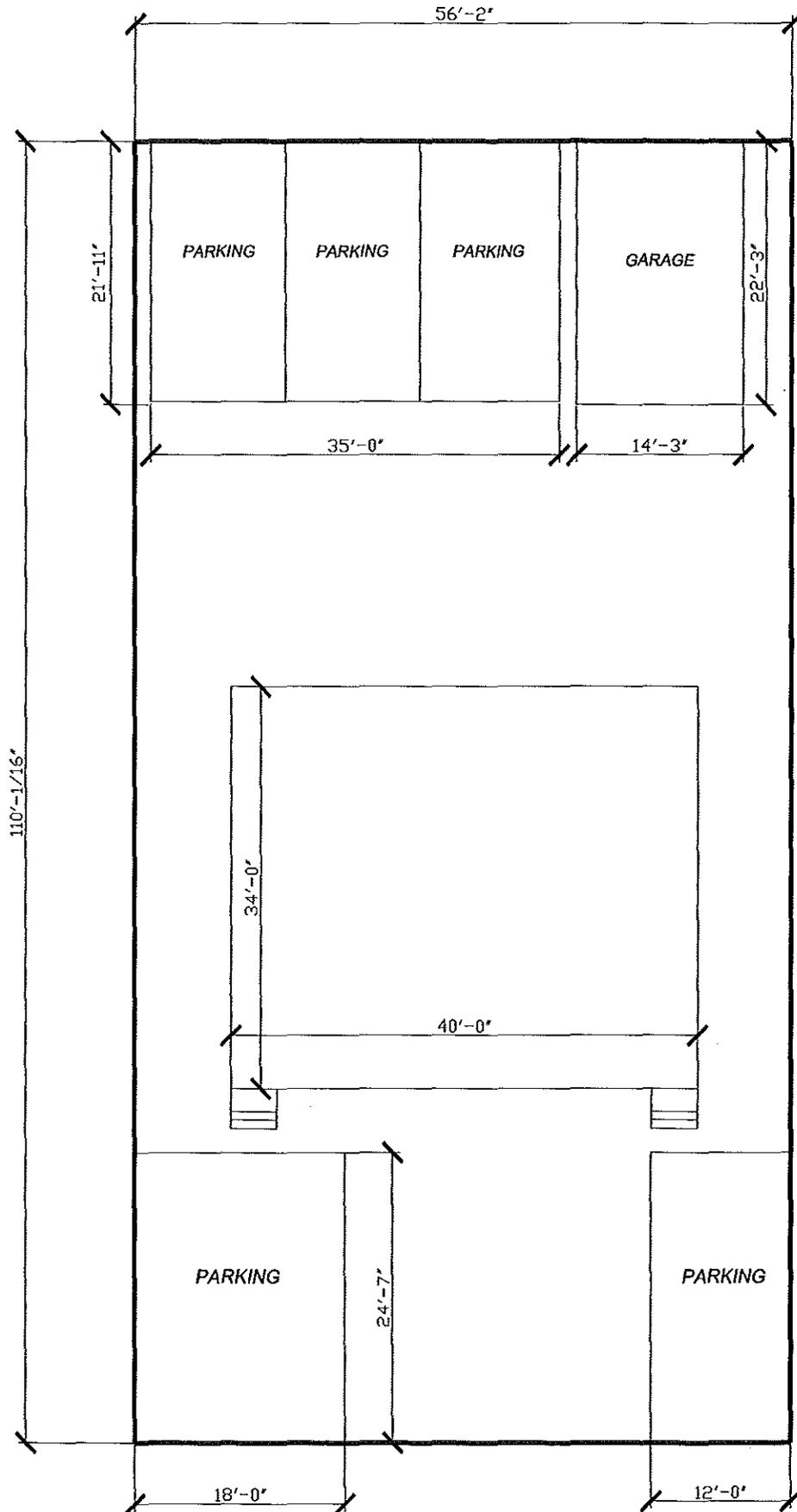
Dated: March 20, 2014

cc: Murray Totland, City Manager

S/Reports/2014/DS/MPC Discretionary Use Application – Residential Care Home – Type II – 3004 33<sup>rd</sup> Street West /ks

Location Plan - 3004 33rd Street West





**Comments from Other Divisions**

a) Transportation and Utilities Department Comments

The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

b) Saskatoon Transit Division, Transportation and Utilities Department, Comments

Saskatoon Transit Division has no easement requirements regarding the property.

c) Building Standards Division, Community Services Department, Comments

No objections provided that:

- 1) a building permit is obtained;
- 2) a residential care home is permitted to be classified as a residential occupancy provided the home does not provide sleeping accommodation for more than ten persons including care givers; and
- 3) the building shall be protected by an automatic fire suppression system if any occupant is not capable of self preservation.

d) Neighbourhood Planning Section, Community Services Department, Comments

The Neighbourhood Planning Section has no concerns with the proposed Discretionary Zoning of a Residential Care Home – Type I to a Residential Care Home – Type II for the one-unit dwelling located at 3002/3004 33<sup>rd</sup> Street West.

We do not anticipate that changing the use to a Residential Care Home – Type II will have an effect on the adjacent properties and land uses. As indicated in your request for comments, a sufficient amount of on-site parking, as required by the Zoning Bylaw, is already provided on the property. Currently, there is neither a Local Area Plan for Westview in progress, nor one being implemented.

**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** March 12, 2014  
**SUBJECT:** Discretionary Use Application – Residential Care Home – Type II -  
2932 33<sup>rd</sup> Street West  
**FILE NO.:** PL 4350-D6/14

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- RECOMMENDATION:**
- 1) that a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Eagle's Nest Youth Ranch requesting permission to use the property located at 2932 33<sup>rd</sup> Street West for the purpose of a Residential Care Home – Type II (accommodating six residents) be approved, subject to the following conditions:
    - a) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
    - b) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

### **TOPIC AND PURPOSE**

The purpose of this report is to consider the application from Eagle's Nest Youth Ranch to expand an existing Residential Care Home – Type I with five residents, to a Residential Care Home – Type II with six residents, located at 2932 33<sup>rd</sup> Street West.

### **REPORT HIGHLIGHTS**

1. This property has operated as a Residential Care Home – Type I with five residents since August 2009.
2. Required parking for the care home will be provided in the front and rear yard of the property.
3. The addition of one care home resident is not anticipated to have any impact on the surrounding land use.

### **STRATEGIC GOAL**

This application supports the City of Saskatoon's Strategic Goal of Quality of Life as the proposal continues to promote and facilitate the development of supportive housing forms in all areas of the city.

## **BACKGROUND**

2932 33<sup>rd</sup> Street West is located in the Westview neighbourhood and is zoned R2 District under Zoning Bylaw No. 8770 (see Attachment 1). A Residential Care Home – Type II is considered a discretionary use in the R2 District.

Eagle's Nest Youth Ranch has operated a Residential Care Home – Type I with five residents at 2932 33<sup>rd</sup> Street West since 2009. During that time, the City has received no complaints regarding the property, and the operators are now requesting City Council's approval to expand the existing care home to six residents.

## **REPORT**

### **Introduction**

A "Residential Care Home" means a licensed or approved group care home governed by provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

A "Residential Care Home – Type II" means a residential care home in which the number of residents, excluding staff, is more than 5 and not more than 15.

### **Parking**

The parking requirement for a residential care home is one space for every five residents, plus 0.75 spaces per staff member on duty. The proposed residential care home would require three parking spaces on the site.

Plans submitted by the applicant indicate three parking spaces provided in the front yard, and four additional parking spaces provided in the rear yard (see Attachment 2).

### **Roadway Access**

Access to the site is available from 33<sup>rd</sup> Street West, which is designated as a major arterial in the City's Roadway Classification System. This proposal is not expected to impact traffic flows in the area.

### **Compatibility with Adjacent Land Uses**

The subject site is surrounded by residential land use on four sides. According to the City's Residential Care Home Database, this application, along with the proposed care home at 3004 33<sup>rd</sup> Street West (Discretionary Use Application D5/14), would be the first Type II -

Residential Care Homes in the Westview neighbourhood.

The site is currently operating as a Residential Care Home – Type I with five residents. The Administration anticipates that the proposal to add an additional resident will have no impact on surrounding land uses.

#### Zoning Bylaw No. 8770 Requirements

This proposal meets all relevant Zoning Bylaw No. 8770 requirements.

#### Comments by Others Divisions

The Building Standards Division has no objection to this proposal provided that a building permit is obtained for the expansion of the care home.

No other concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 for full remarks.

#### Conclusion

The proposed Residential Care Home – Type II at 2932 33<sup>rd</sup> Street West, accommodating six residents, meets all relevant Zoning Bylaw No. 8770 provisions and is not anticipated to have any impact on surrounding land uses.

#### **OPTIONS TO THE RECOMMENDATION**

City Council could deny the Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw No. 8770 requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of said Bylaw.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

There is no financial impact.

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Notices to property owners within a 75 metre radius of the site were mailed out in February to solicit feedback on the proposal. The Westview Community Association was also advised of the proposal.

To date, three phone calls have been received from nearby residents who all spoke positively of the residents of the care home, though expressed concerns with on-street parking.

### **COMMUNICATION PLAN**

No further consultation is planned beyond the required notice for the public hearing.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

There are no safety or CPTED impacts related to this proposal.

### **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

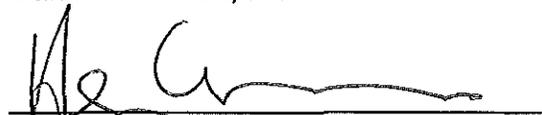
Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and the Community Services Department will give notice by ordinary mail to the Westview Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

### **ATTACHMENTS**

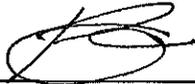
1. Location Plan – 2932 33<sup>rd</sup> Street West
2. Site Plan – 2932 33<sup>rd</sup> Street West
3. Comments from Other Divisions

Written by: Daniel McLaren, Planner

Reviewed by:

  
Alan Wallace  
Director of Planning and Development

Approved by:



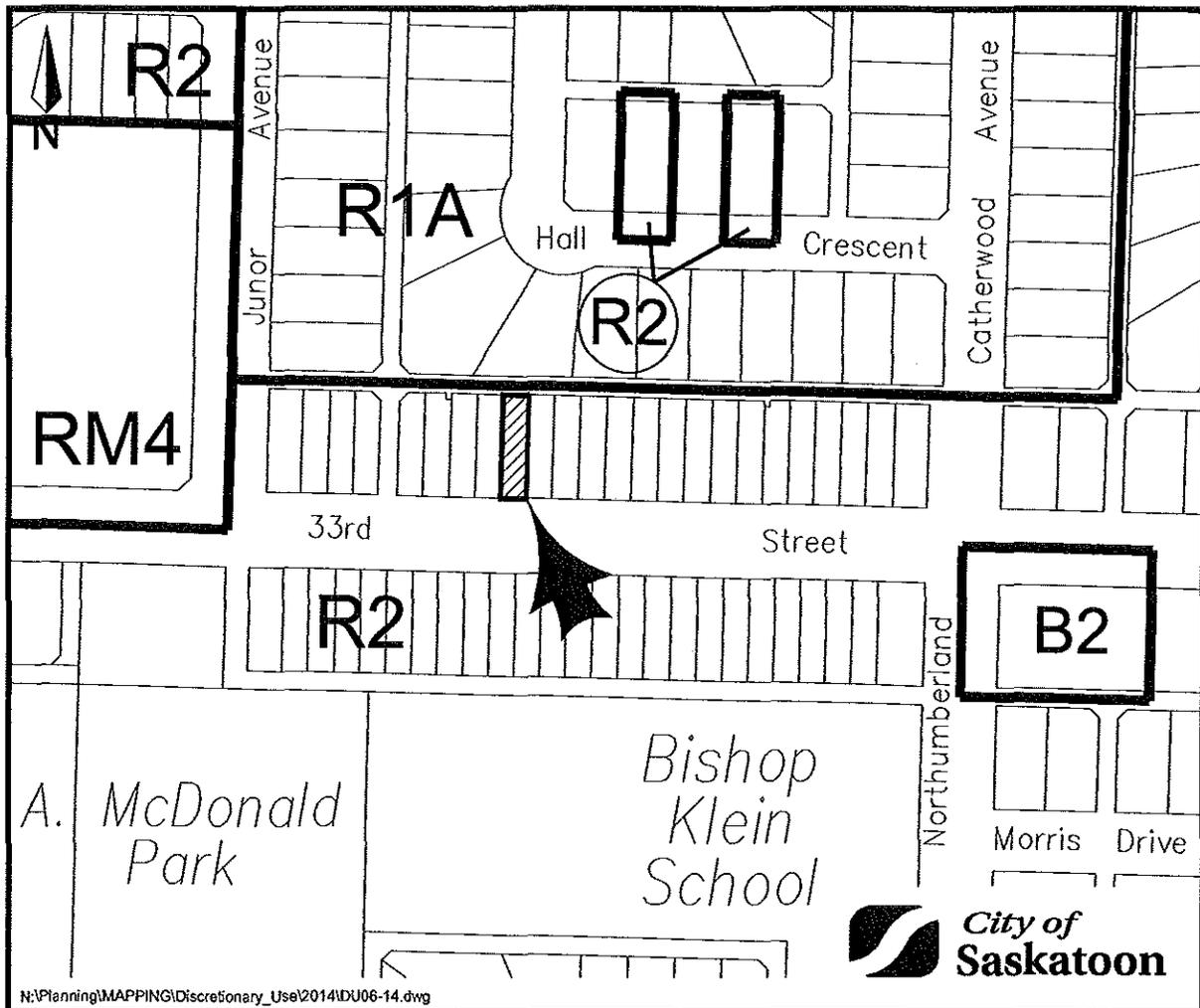
\_\_\_\_\_  
Randy Grauer, General Manager  
Community Services Department

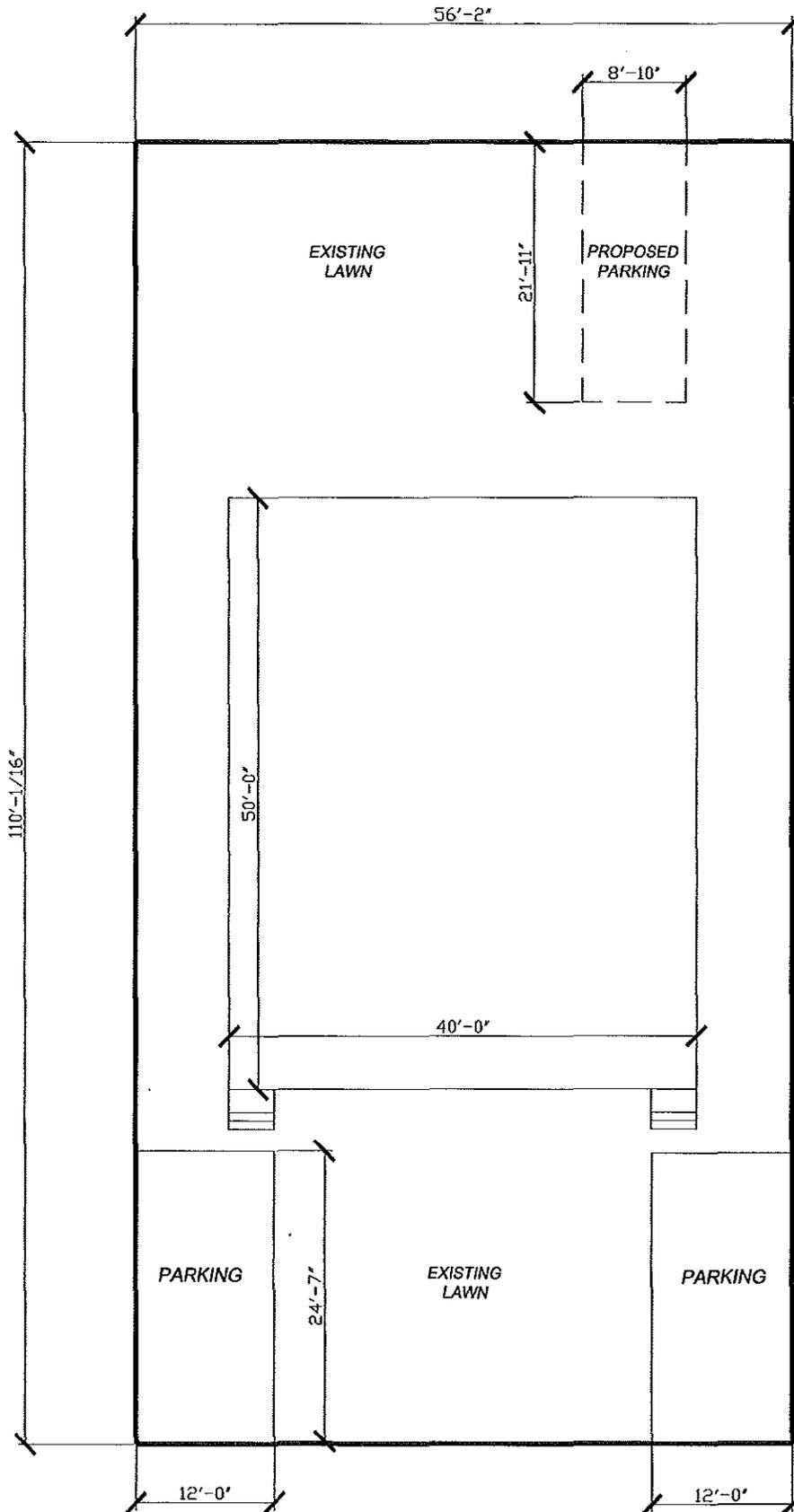
Dated: March 20, 2014

cc: Murray Totland, City Manager

S/Reports/2014/DS/MPC Discretionary Use Application – Residential Care Home – Type II – 2932 33<sup>rd</sup> Street West /ks

**Location Plan - 2932 33rd Street West**





**Comments from Other Divisions**

a) Transportation and Utilities Department Comments

The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

b) Saskatoon Transit Division, Transportation and Utilities Department, Comments

Saskatoon Transit Division has no easement requirements regarding the property.

c) Building Standards Division, Community Services Department, Comments

No objections provided that:

- 1) a building permit is obtained;
- 2) a residential care home is permitted to be classified as a residential occupancy provided the home does not provide sleeping accommodation for more than ten persons including care givers; and
- 3) the building shall be protected by an automatic fire suppression system if any occupant is not capable of self preservation.

d) Neighbourhood Planning Section, Community Services Department, Comments

The Neighbourhood Planning Section has no concerns with the proposed Discretionary Zoning of a Residential Care Home – Type I to a Residential Care Home – Type II for the one-unit dwelling located at 2930/2932 33<sup>rd</sup> Street West.

We do not anticipate that changing the use to a Residential Care Home – Type II will have an effect on the adjacent properties and land uses. As indicated in your request for comments, a sufficient amount of on-site parking, as required by the Zoning Bylaw, is already provided on the property. Currently, there is neither a Local Area Plan for Westview in progress, nor one being implemented.

**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** March 17, 2014  
**SUBJECT:** Discretionary Use Application – Preschool – 30 Mills Crescent  
**FILE NO.:** PL 4350 – D11/13

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**RECOMMENDATION:** that a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Christa Folster, requesting permission to use the property located at 30 Mills Crescent for the purpose of a preschool (with a maximum of 15 children), be approved.

### **TOPIC AND PURPOSE**

The purpose of this report is to consider the application from Christa Folster to operate a preschool (with a maximum of 15 children) at 30 Mills Crescent.

### **REPORT HIGHLIGHTS**

1. The preschool will accommodate a maximum of 15 children.
2. The site has sufficient space for required parking and outdoor play areas.

### **STRATEGIC GOAL**

This application supports the City of Saskatoon's (City) Strategic Goal of Quality of Life as the proposal offers increased child care and educational opportunities within a neighbourhood setting.

### **BACKGROUND**

An application has been submitted by Christa Folster requesting City Council's approval to operate a preschool with a maximum of 15 children in her residence, located in a one-unit dwelling at 30 Mills Crescent in the Avalon neighbourhood (see Attachment 1). This property is zoned R2 District in Zoning Bylaw No. 8770. In this district, a preschool is a discretionary use.

### **REPORT**

#### **Introduction**

A "preschool" means a facility that provides a part-time program for preschool aged children.

#### **Parking**

The off-street parking requirement for a preschool is one space, plus one space per ten persons enrolled in the facility. As this proposed preschool will accommodate a

maximum of 15 children, 3 parking spaces are required.

Plans submitted by the applicant indicate sufficient parking in the front and side yard to accommodate the required three parking spaces, as well as an additional two available in the garage (see Attachment 2).

#### Roadway Access

The property is located on Mills Crescent, which is classified as a local street in the City's Road Classification System. While there will be increased traffic during drop off and pick up times for the preschool, overall this proposal is not expected to significantly impact traffic flows in the area.

#### Compatibility with Adjacent Land Uses

This property is surrounded by low-density residential land uses to the north, east, south, and west. The Administration anticipates that the proposal will have no significant impact on surrounding land uses.

There are nearby elementary schools located within the neighbourhood that would be an accessible transition for school aged children.

#### Zoning Bylaw No. 8770 Requirements

In addition to the requirements already noted, the applicant is required to provide 3.5 m<sup>2</sup> of fenced outdoor play area per child, resulting in a minimum area of 52.5 m<sup>2</sup> that must be fenced. The rear yard of this property is fenced and is of sufficient size to accommodate this requirement, which will provide for the safety of the children, as well as the general appearance of the property.

This proposal meets all other Zoning Bylaw No. 8770 requirements.

#### Comments from Other Divisions

No concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 – Comments from Other Divisions, for their full remarks.

#### Conclusion

The proposed preschool at 30 Mills Crescent meets all relevant Zoning Bylaw No. 8770 provisions and is not expected to impact surrounding land uses.

### **OPTIONS TO THE RECOMMENDATION**

City Council could deny the Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw No. 8770 requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of said bylaw.

## **POLICY IMPLICATIONS**

There are no policy implications.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Notices to property owners within a 75 metre radius of the site were mailed out in December 2013 to solicit feedback on the proposal. The Avalon Community Association was also advised of the proposal.

To date, a handful of calls have been received from local residents on the matter. The primary concerns were parking and safety of the children. It is noted that the applicant has exceeded the requirement for parking for a preschool, providing a total of five spaces. In addition, the application exceeds the requirement for fenced outdoor play area, providing approximately 192 m<sup>2</sup> in the rear yard.

A public information meeting was held on February 27, 2014, which was attended by six residents. Questions posed included when the preschool would operate and how many staff would be employed. The applicant responded that the preschool would operate primarily in the mornings, but may expand to afternoons given sufficient demand. Currently, for the applicant's family child care home, one staff member is employed. Should she increase to 15 students, she would hire an additional staff person. The residents in attendance were supportive of the operation. A full summary of the public information meeting is provided as Attachment 4.

## **COMMUNICATION PLAN**

No further consultation is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

## **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

## **PRIVACY IMPACT**

There are no privacy implications.

## **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

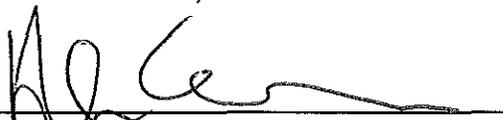
Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set and the Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the Avalon Community Association. Notification posters will also be placed on the subject site.

### ATTACHMENTS

1. Location Plan – 30 Mills Crescent
2. Site Plan
3. Comments from Other Divisions
4. Summary of Public Information Meeting February 27, 2014

Written by: Daniel McLaren, Planner

Reviewed by:

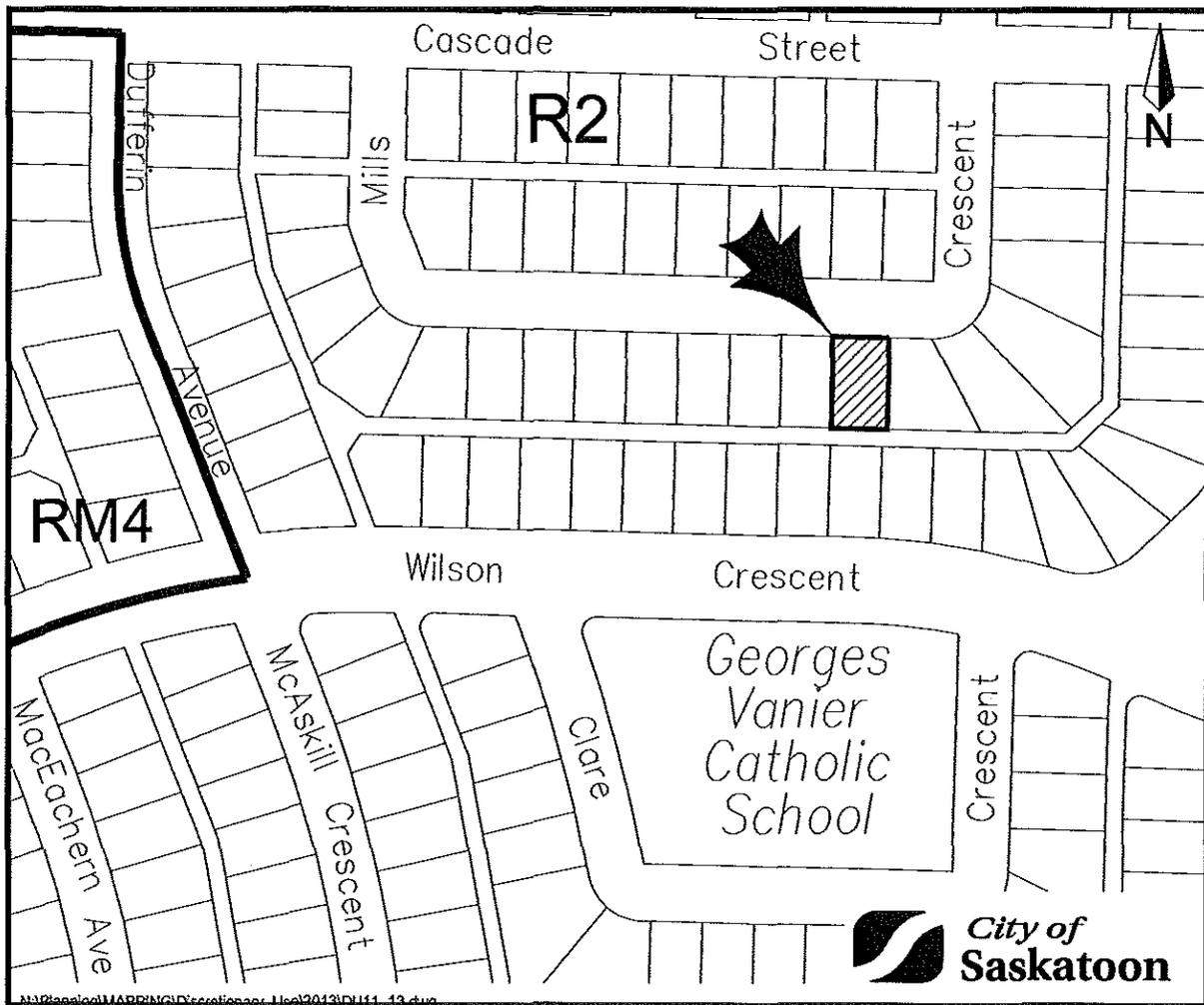
  
Alan Wallace  
Director of Planning and Development

Approved by:

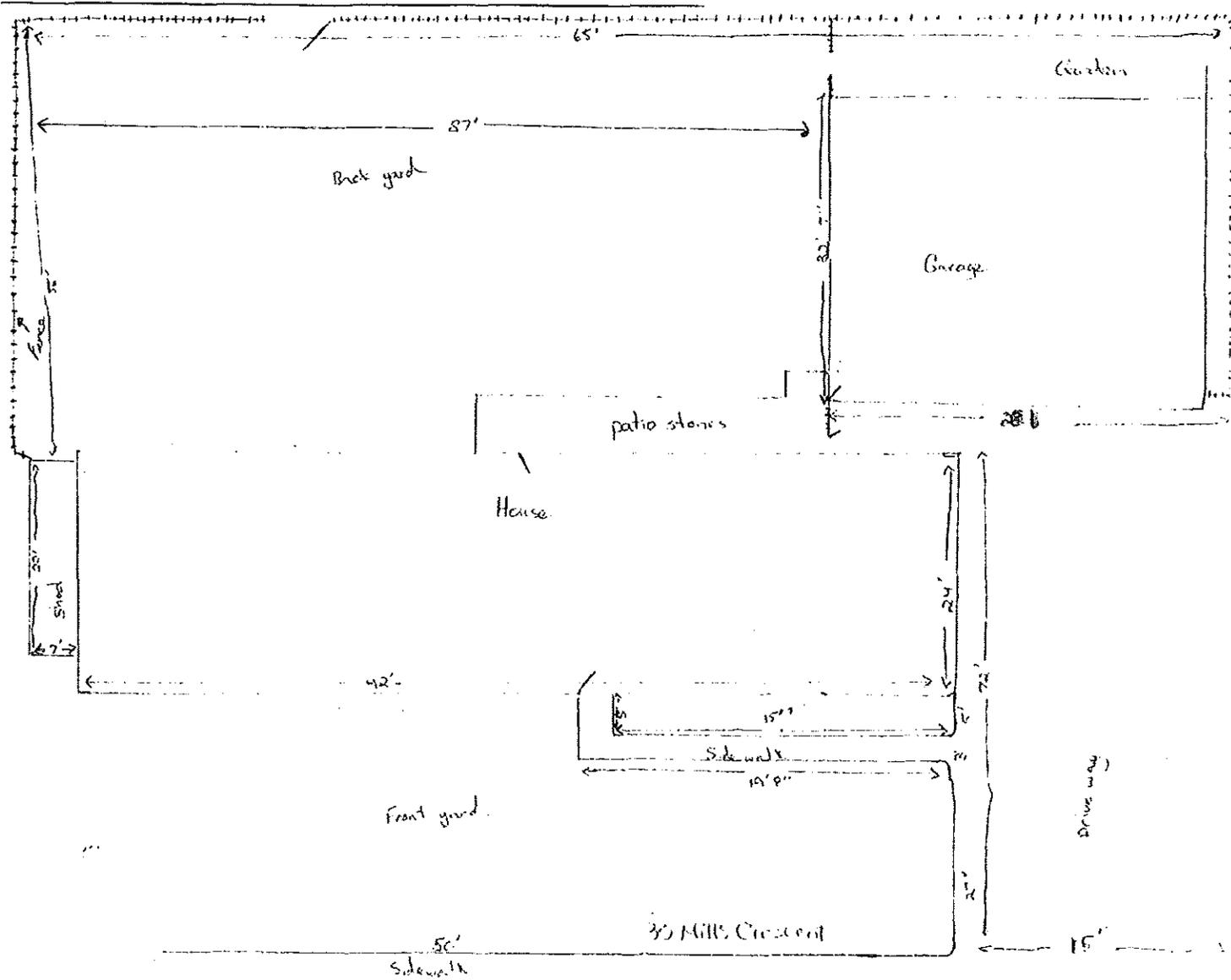
  
Randy Grauer, General Manager  
Community Services Department  
Dated: March 29, 2014

cc: Murray Totland, City Manager

Location Plan - 30 Mills Crescent



Site Plan



**Comments from Other Divisions**

1. Transportation and Utilities Comments

It is assumed that traffic and drop-off issues be handled during public consultation.

2. Building Standards Comments

The Building Standards Division of the Community Services Department has no objection to the above application provided the preschool is not required or legislated by the Province of Saskatchewan to be a childcare facility or a school.

3. Saskatoon Transit Comments

Saskatoon Transit has no requirements regarding the above referenced application.

**Summary of Public Information Meeting February 27, 2014**

1. What's the age range of the children?

2.5 to 5 years old.

2. When would the school operate?

Mostly in the morning, but possible to expand to the afternoons; follow the public school calendar.

3. How many staff?

Currently myself (Christa Folster), and one fully trained staff. If attendance went up to 15, would then hire another staff member.

Further comments from the Applicant (Christa Folster):

- Layout of the house works well, entrance at the back leads directly to the fenced-in backyard play area.
- Most of the children are from the neighbourhood – of those showing interest, three are in the neighbourhood, one from the block, and others from Stonebridge.
- If there are any comments, please feel free to ring my doorbell or leave a note in my mailbox.

Further comments from the public:

- We certainly support it – it adds energy to the neighbourhood.
- I agree with [Left blank], it's actually very nice.
- Parking, cars for the current operation has been very respectful. Just a bit more activity than usual.
- Adds some youth to the neighbourhood.

**TO: Secretary, Municipal Planning Commission**  
**FROM: General Manager, Community Services Department**  
**DATE: March 17, 2014**  
**SUBJECT: Varsity View Local Area Plan**  
**FILE NO.: PL 4110-31**

---

**RECOMMENDATIONS:** that the following report be forwarded to the Planning and Operations Committee recommending to City Council :

- 1) that the Varsity View Local Area Plan be approved; and
- 2) that the Administration undertake implementation of the recommendations outlined in the Varsity View Local Area Plan.

### **TOPIC AND PURPOSE**

The purpose of this report is to present the Varsity View Local Area Plan (LAP) to City Council for adoption, as well as provide an overview of the strategies and recommendations contained in the report. Attached is a copy of the complete LAP report and a summary document, as prepared by the Neighbourhood Planning Section (see Attachments 1 and 2).

### **REPORT HIGHLIGHTS**

1. Key Varsity View LAP goals include: addressing neighbourhood parking concerns, improving pedestrian and cycling connectivity, supporting and contributing to the development of College Quarter, recognizing the historical significance of the neighbourhood, and supporting opportunities for community building.
2. Implementation of the 31 Varsity View LAP recommendations will be coordinated by the Neighbourhood Planning Section. These recommendations cover a wide variety of topics affecting the neighbourhood.
3. LAPs rely upon the involvement of local stakeholders. The Varsity View LAP is the result of input from more than 130 neighbourhood residents and stakeholders.

### **STRATEGIC GOALS**

The Varsity View LAP supports the Strategic Goals of Quality of Life, Moving Around, Sustainable Growth, and Environmental Leadership. The goal of Quality of Life is supported through a focus on ensuring the neighbourhood remains a desirable location in which to live. The goal of Moving Around is addressed through numerous recommendations related to traffic and parking. The goal of Sustainable Growth is supported through the protection of the low-density core of the neighbourhood while encouraging a moderate increase in density with suitable uses along the portion of Cumberland Avenue across from College Quarter. The goal of Environmental Leadership is addressed through a number of recommendations,

including support of active transportation, recommendation to consider the feasibility of adding recycling receptacles, and solar compactors at appropriate locations in Varsity View parks.

## **BACKGROUND**

A Local Area Plan 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. It is a highly adaptable process that allows stakeholders to discuss issues important to the neighbourhood. The LAP program is administered by the Neighbourhood Planning Section, Planning and Development Division. Once completed, a LAP establishes the vision and sets goals to guide the growth and development of a neighbourhood. It also identifies specific recommendations for improvements in a neighbourhood. LAP's are long-term plans that take many years to be fully implemented.

## **REPORT**

The Varsity View LAP process began with a neighbourhood survey and general public meeting to identify issues in the neighbourhood. Neighbourhood stakeholders were asked to participate on an LAP Committee, and a series of topic-specific meetings were held. A draft report was created and reviewed by the LAP Committee, circulated to the Administration for comment, then returned to the LAP Committee for final review. More than 130 local stakeholders contributed to the development of the Varsity View LAP.

The Varsity View LAP contains a total of 31 recommendations related to the following topics: Land Use, Infill and Redevelopment, Parks and Open Space, Municipal Services, Traffic and Circulation, Active Transportation, Heritage and Culture, Campus-Community Relations, and Neighbourhood Safety.

### **Summary of Key Varsity View LAP Goals**

#### **1. Address Neighbourhood Parking Concerns**

Due to the proximity of the University of Saskatchewan (U of S) campus and Royal University Hospital (RUH), Varsity View has been negatively impacted by non-residents driving through and parking in the neighbourhood. Numerous changes have been proposed to increase the effectiveness of the Varsity View Residential Parking Permit Program.

#### **2. Improve Pedestrian and Cycling Connectivity**

The U of S campus and RUH are major destinations to the north, and despite the grid design of the neighbourhood, there is a lack of safe, continuous north-south connections for pedestrians and cyclists. Developing this network will also support healthy and environmentally-friendly activity.

3. Support and Contribute to the Development of College Quarter

Located on the east side of Cumberland Avenue, across from Varsity View, the development of College Quarter will continue to impact the neighbourhood. Residents of Varsity View have appreciated opportunities to contribute to the College Quarter Plan and look forward to continued involvement in the future. It is anticipated that as College Quarter develops, there will be increased interest from property owners to redevelop the Varsity View side of Cumberland Avenue, north of 14<sup>th</sup> Street. The LAP Committee recognizes and supports the potential transition of this corridor, while also having a long-term objective of maintaining the stable single-family residential land uses in the core of the neighbourhood. The group provided comments on land use/density, design, parking, and interface areas that act as guidelines for future Cumberland Avenue developments and are intended to stabilize the single-family dwelling environment on both sides of adjacent Bottomley Avenue, to the west of Cumberland Avenue.

4. Recognize the Historical Significance of the Neighbourhood

Residents of Varsity View have an appreciation for the many historic homes and buildings in the neighbourhood, along with the notable current and former residents who have lived in the area. They want to ensure this rich history is not lost.

5. Support Opportunities For Community Building

Opportunities to better utilize neighbourhood facilities and amenities to develop additional community cohesion have been identified.

In addition to the complete LAP report, an overview document containing excerpts was developed, providing a brief summary of the plan (see Attachment 1).

LAP Implementation

The approval of the Varsity View LAP will require a commitment to implement 31 recommendations. A total of 492 recommendations have resulted from the approval of LAPs for the following areas: Airport Business Area, Caswell Hill, City Park, King George, Nutana, Pleasant Hill, Riversdale, Sutherland, Warehouse District, West Industrial, and Westmount. The Neighbourhood Planning Section is responsible for coordinating the implementation of LAP and Safety Audit report recommendations.

As of January 2014, 331 of the 492 recommendations have been completed. A methodology has been developed to prioritize the recommendations that have not been completed. Each recommendation is evaluated using a number of criteria including: input from the community, time frame for completion, current administrative programs and related projects, and the level of resources required for completion.

## **OPTIONS TO THE RECOMMENDATION**

The option exists for City Council to not endorse the LAP as presented. In this case, the Administration would request further direction.

## **POLICY IMPLICATIONS**

There are no policy implications at this time.

## **FINANCIAL IMPLICATIONS**

LAPs are created within an operating budget of the Neighbourhood Planning Section, Planning and Development Division. Implementation of LAP recommendations are undertaken through Capital Budget Project No. 2034. Annually, \$210,000 funds two full-time staff members within Planning and Development, as well as supports the implementation of LAP recommendations. As appropriate and available, other departments support certain operating and capital investments needed to implement LAPs.

If approved, the Varsity View LAP recommendations will be added to the implementation schedule and prioritized for completion over several years. Any additional financial impact resulting from the adoption of the Varsity View LAP would be the subject of a further report.

## **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

The Varsity View LAP is the result of input from more than 130 neighbourhood residents and stakeholders, along with approximately 40 members of the Administration. Additional details of stakeholder involvement are included in the LAP.

## **COMMUNICATION PLAN**

The Varsity View Community Association and Varsity View LAP Committee will receive an invitation to the Municipal Planning Commission and City Council meetings when the LAP will be considered. Once the LAP is adopted, future correspondence and progress reports will be provided to the Community Association and LAP Committee to keep them informed of implementation. Although the LAP Committee will not meet regularly, a contact list will be maintained. The LAP Program provides an annual report to City Council and the Community Associations on the status of recommendations within each LAP neighbourhood. Additional meetings will be conducted to gather input on implementation of recommendations (i.e. proposed land use changes), when appropriate and to keep the community informed of the implementation activities.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

City Council receives an annual report from the Neighbourhood Planning Section, which includes an LAP implementation update.

**ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The Neighbourhood Safety Group of the Neighbourhood Planning Section participated in the LAP process and contributed to the Neighbourhood Safety section of the report.

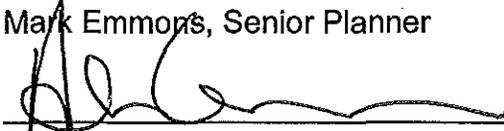
**PUBLIC NOTICE**

Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

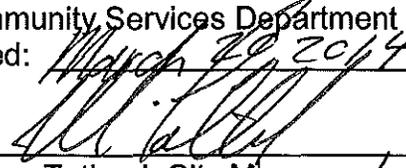
**ATTACHMENTS**

- 1. Varsity View Local Area Plan Summary Report
- 2. Varsity View Local Area Plan Final Report

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# VARSITY VIEW



## Varsity View Local Area Plan *Final Summary Report*



March 31, 2014 • Neighbourhood Planning Section, Planning & Development, Community Services Department

# Contents

Acknowledgements.....	2
Executive Summary.....	3
Message From The Community.....	5
Summary of Recommendations.....	7
Overview of Local Area Planning.....	13
Varsity View Local Area Plan Study Area & Process.....	16
Varsity View Vision & Guiding Principles.....	19
Varsity View Yesterday.....	21
Varsity View Today.....	22
Goals & Discussion Reports.....	23
1.0 Land Use.....	24
2.0 Infill & Redevelopment.....	25
3.0 Parks & Open Space.....	26
4.0 Municipal Services.....	27
5.0 Traffic & Circulation.....	28
6.0 Active Transportation.....	29
7.0 Heritage & Culture.....	30
8.0 Campus-Community Relations.....	31
9.0 Neighbourhood Safety.....	32
10.0 Implementation & Priorities.....	33

**Please note:** This Summary Report is comprised of excerpts from the *Varsity View Local Area Plan Final Report*. Refer to the *Final Report* to review the full content of each section.

# Acknowledgements

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**Thank you to the Varsity View Local Area Plan Committee for your dedication and to everyone who contributed to this report, your efforts have been very much appreciated!**

# Executive Summary

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. It is a highly adaptable process that allows stakeholders to discuss issues important to the neighbourhood. The Local Area Plan (LAP) program is administered by the Neighbourhood Planning Section, Planning and Development Division. Once completed, an LAP establishes the vision and sets goals to guide the growth and development of a neighbourhood. It also identifies specific recommendations for improvements in a neighbourhood. LAPs are long-term plans that take many years to be fully implemented.

Varsity View is the final neighbourhood among 12 originally approved to undergo an LAP by City Council in 1997. The Varsity View LAP process began with a neighbourhood survey and general public meeting to identify issues in the neighbourhood. Neighbourhood stakeholders were asked to participate on an LAP Committee (LAPC), and a series of topic-specific meetings were held. A draft report was created and reviewed by the LAPC, circulated to City of Saskatoon Administration for comment, then returned to the LAPC for final review. The final report was submitted to the Municipal Planning Commission and Planning & Operations Committee for consideration, before being presented to City Council for adoption on April 14, 2014.

The Varsity View LAP contains a total of 31 recommendations related to the following topics: Land Use, Infill & Redevelopment, Parks & Open Space, Municipal Services, Traffic & Circulation, Active Transportation, Heritage & Culture, Campus-Community Relations, and Neighbourhood Safety.

## **Summary of Key Varsity View LAP Goals**

- **Address Neighbourhood Parking Concerns**

Due to the proximity of the University of Saskatchewan (U of S) campus and Royal University Hospital (RUH), Varsity View has been negatively impacted by non-residents driving through and parking in the neighbourhood. Numerous changes have been proposed to increase the effectiveness of the Varsity View Residential Parking Permit Program.

- **Improve Pedestrian and Cycling Connectivity**

The U of S campus and RUH are major destinations to the north and, despite the grid design of the neighbourhood, there are a lack of safe north-south connections for pedestrians and cyclists. Developing this network will also support healthy and environmentally friendly activity.

- **Support and Contribute to the Development of College Quarter**

Located on the east side of Cumberland Avenue, across from Varsity View, the development of College Quarter will continue to impact the neighbourhood. Residents of Varsity View have appreciated opportunities to contribute to the College Quarter plan and look forward to continued involvement in the future. It is anticipated that as College Quarter develops, there will be increased interest from property owners to redevelop the Varsity View side of Cumberland Avenue, north of 14<sup>th</sup> Street. The LAP Committee recognizes and supports the potential transition of this corridor, while also having a long-term objective of maintaining the stable single-family residential land uses in the core of the neighbourhood. The group provided comments on land use/density, design, parking, and interface areas that act as guidelines for future Cumberland Avenue developments and are intended to stabilize the single-family dwelling environment on both sides of adjacent Bottomley Avenue to the west of Cumberland Avenue.

- **Recognize the Historical Significance of the Neighbourhood**

Residents of Varsity View have an appreciation for the many historic homes and buildings in the neighbourhood, along with the notable current and former residents who have lived in the area. It is important to ensure this rich history is not lost.

- **Support Opportunities For Community-Building**

Opportunities to better utilize neighbourhood facilities and amenities to develop additional community cohesion have been identified.

# Message From The Community

The Local Area Plan (LAP) for Varsity View comes at an important time in the life of our community. Recent growth in the City has led to opportunities and challenges that will affect the neighbourhood for years to come.

The process of completing the LAP has included many opportunities for the residents to study diverse aspects of our neighbourhood. Well advertised meetings with focused agendas covered a wide variety of topics and along with workshops, site visits and surveys have allowed ample citizen participation. Many recent and long-time residents have demonstrated their commitment and concern for their chosen corner of the city. They have examined their neighbourhood with a fine-toothed comb. It has been a positive process that has also offered insight into the many aspects of city planning and management. The depth of the process has led to thoughtful recommendations.

We have found that our community is diverse in background and income and is shaped by our proximity to the University of Saskatchewan (U of S) and the Royal University Hospital (RUH). These two largest employers in Saskatoon make our community a desirable central place to live, including replacement of houses with new construction. They also draw huge numbers of commuters daily, on foot and bicycle, and in buses and cars. This stresses traffic flow and parking on our community. Our community boundaries – College Drive, Clarence and Cumberland Avenues, and Eighth Street – are some of the major traffic routes of the city. Some of that traffic flow also spills through our community. But our proximity to the U of S campus also offers opportunities for our community to interact with its rich cultural and sports resources.

It was no surprise, then, that the challenges of traffic, parking and infill development dominated many of our discussions. Our consensus has been that these problems must be resolved. Proposed solutions to these issues have been creative and bold.

The opportunities for the future include creating a more active, healthy living environment, managing the growth that comes from being a desirable neighbourhood, and opportunities for heritage and social events. Enhanced utilization of the Albert Community Centre will strengthen our ties and sense of community. Facilitating active transportation for our residents as well as those citizens moving through our neighbourhood will be useful for those who work or study north of College Drive. Zoning adjustments will maintain the look of our community while allowing transitions and improvements in housing stock. We also see opportunities for our neighbourhood to enrich our relationship with the U of S, RUH, religious organizations, university residences, our neighbours to the west in Nutana, and our orientation to the Broadway business district.

The recommendations in this report will lead to a better, more sustainable quality of life in our community. We trust that the recommendations will be embraced by our community and fulfilled by City Administration and City Council, so that future generations will continue to find our neighbourhood an attractive and enjoyable place to live for many years to come.

*Written by Cathy Watts, James Perkins, and Laurence Thompson  
on behalf of the  
**Varsity View Local Area Plan Committee***

# Summary of Recommendations

## 1.0 Land Use

- 1.1 **PROPOSED VARSITY VIEW LAND USE POLICY MAP:** That the Community Services Department, Planning & Development Division, initiate the necessary procedure to amend the Varsity View Land Use Policy Map in the Official Community Plan No. 8769 with the proposed land use designations in Map 1.2, titled “*Varsity View Proposed Land Use Policy Map*”.
- 1.2 **HOW TO LEGALIZE AN EXISTING SUITE BROCHURE:** That the Community Services Department, Planning & Development Division, distribute the ‘How to Legalize an Existing Suite’ brochure to property owners in the Varsity View neighbourhood.

## 2.0 Infill & Redevelopment

- 2.1 **ONE AND TWO-UNIT INFILL HOUSING:** That the Community Services Department, Planning & Development Division, consider reducing the “70% of average site width” requirement for new construction of one and two-unit dwellings in the R2 Zoning District to 65%, in an effort to better facilitate infill development.

## 3.0 Parks & Open Space

- 3.1 **COLLEGE QUARTER RECREATIONAL OPEN SPACE:** That representatives from the University of Saskatchewan, Business Opportunities Section, schedule a meeting with the Community Services Department, Community Development Division and Recreation & Sport Division, and Varsity View Community Association to identify future opportunities for active and passive recreational open space in the College Quarter that would welcome non-students to also utilize the area.
- 3.2 **VARSITY VIEW URBAN ORCHARD:** That the Community Services Department, Parks Division, and Transportation & Utilities Department, Transportation Division, schedule a meeting with representatives from the University of Saskatchewan Fruit Program, Varsity View Community Association, and Varsity View Bishop Murray Community Garden Committee to discuss the feasibility of developing an urban orchard to be located within the University Drive median south of College Drive.

## 4.0 Municipal Services

- 4.1 **ASSESSMENT OF LANE CONDITIONS:** That the Transportation & Utilities Department, Public Works Division, conduct an assessment of lane conditions in Varsity View and determine appropriate measures to address issues including, but not limited to, drainage, clutter, and lane width.

**4.2 REVIEW OF SNOW AND ICE PROGRAM TO ENCOURAGE ACTIVE TRANSPORTATION IN WINTER:** That the Transportation & Utilities Department, Public Works Division, review the Snow and Ice Program to consider including designated cycling routes in the priority system for snow removal, and to consider adding well-utilized, paved, non-lit pathways through parks and public spaces to the Snow and Ice Program’s snow clearing list to encourage active transportation throughout the winter months.

**5.0 Traffic & Circulation**

**5.1 CHANGES TO THE VARSITY VIEW RESIDENTIAL PARKING PERMIT PROGRAM:** That the Transportation & Utilities Department, Transportation Division, consider the feasibility of implementing the proposed changes outlined in Table 5.2 – “Proposed Changes to Varsity View Residential Parking Permit (RPP) Program”.

<b>Table 5.2 – Proposed Changes to Varsity View Residential Parking Permit (RPP) Program0</b>	
<b>(a)</b>	<b>RPP Zone Surrounding President Murray Park and Brunskill School:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, include the blocks surrounding President Murray Park and Brunskill School in the one and two hour regulated parking area.</i>
<b>(b)</b>	<b>No Parking Signage at President Murray Park and 14<sup>th</sup> Street &amp; Wiggins Avenue Intersection:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, install additional no parking signage at the corners of President Murray Park and along 14<sup>th</sup> Street at Wiggins Avenue to identify the minimum distance from the intersections that vehicles are permitted to park.</i>
<b>(c)</b>	<b>Cumberland Avenue Two Hour Parking:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, extend the two hour parking zone on the east side of Cumberland Avenue farther south to 14<sup>th</sup> Street.</i>
<b>(d)</b>	<b>Varsity View RPP Program and University Campus Parking Fines:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, consider working in partnership with the University of Saskatchewan, Parking &amp; Transportation Services Division, to ensure the fine structure for parking violations in the neighbourhood and on campus are comparable, as well as acting as an effective deterrent and encouraging appropriate parking.</i>
<b>(e)</b>	<b>Parking Enforcement Report to Community Association:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, report back to the Varsity View Community Association in 2015 to give an update on parking violation statistics and changes made to the Varsity View RPP Program.</i>

- 5.2 **IMPACT OF CHANGES TO THE VARSITY VIEW RESIDENTIAL PARKING PERMIT PROGRAM:** That the Varsity View Community Association survey residents outside of the Varsity View Residential Parking Permit (RPP) zone to explain changes to the RPP Program that will occur and gain feedback on whether they would like to be included in the RPP zone and discuss feedback received with the Transportation & Utilities Department, Transportation Division.
- 5.3 **LUTHERCARE COMMUNITIES PARKING MANAGEMENT ASSESSMENT:** That the Transportation & Utilities Department, Transportation Division, assist LutherCare Communities in conducting an assessment of the parking program at their facility on Osler Street, by providing information about parking management best practices. The assessment should consider options to encourage increased staff participation in the Saskatoon Transit Eco-Pass program, along with a review of procedures related to allocating on-street parking permit passes to visitors and staff.
- 5.4 **ROYAL UNIVERSITY HOSPITAL TRANSIT RIDERSHIP:** That Saskatoon Transit schedule a meeting with representatives from the Royal University Hospital to review staffing schedules and transit schedules, with the goals to increase transit ridership rates and decrease demand for parking.
- 5.5 **'PARKING FOR RENT' NOTIFICATION:** That Community Services Department, Planning & Development Division, mail out information to remind property owners that the rental of parking on a residential property is illegal; and that Zoning Compliance Bylaw Inspectors further investigate the parking lots on the 300 & 400 blocks of Cumberland Avenue and Bottomley Avenue to ensure compliance with the bylaw.
- 5.6 **BUS STOP MAINTENANCE:** That Saskatoon Transit and the Transportation & Utilities Department, Transportation Division, address bus stop maintenance concerns on Cumberland Avenue near Main Street (both directions) and on Clarence Avenue near College Drive (southbound).

## 6.0 Active Transportation

- 6.1 **MUNROE AVENUE SIDEWALK:** That the Transportation & Utilities Department, Transportation Division, complete the sidewalk on the east side of Munroe Avenue from College Drive to 8<sup>th</sup> Street by installing panels between: Temperance Street and Aird Street (1 block), Colony Street and 15<sup>th</sup> Street (1 block), 14<sup>th</sup> Street and 11<sup>th</sup> Street (3 blocks), and 10<sup>th</sup> Street and 8<sup>th</sup> Street (3 blocks) through *Capital Budget #0948 – IS – Sidewalk/Path Retrofit* with highest priority assigned to the northernmost portions.
- 6.2 **AUDIBLE PEDESTRIAN TRAFFIC SIGNAL FOR VISUALLY IMPAIRED:** That the Transportation & Utilities Department, Transportation Division, consider installing an audible pedestrian traffic signal suitable for use in a residential neighbourhood to assist the visually impaired at the corner of Temperance Street and Wiggins Avenue.

- 6.3 14<sup>TH</sup> STREET CYCLING ROUTE IMPROVEMENT:** That the Transportation & Utilities Department, Transportation Division, assess the 14<sup>th</sup> Street shared use on-street cycling route and consider opportunities to improve cyclist safety.
- 6.4 PARKING PROTECTED CYCLING LANES:** That the Community Services Department, Planning & Development Division, and the Transportation & Utilities Department, Transportation Division, consider creating a north-south and an east-west parking protected cycling lane in and near Varsity View. Suggested routes to consider are Wiggins Avenue (north-south) and 14<sup>th</sup> Street (east-west), although the proposed Active Transportation Plan is expected to evaluate all potential cycling corridors across the city and identify the routes of greatest benefit to cyclists.
- 6.5 ADDITIONAL CYCLING ROUTES:** That the Community Services Department, Planning & Development Division, and the Transportation & Utilities Department, Transportation Division, during the creation and implementation of the city-wide Active Transportation Plan consider adding cycling routes in and near Varsity View that link the neighbourhood amenities together, such as parks, the river, the University of Saskatchewan campus, College Drive and Clarence Avenue, as well as consider opportunities to establish commuter cycling routes that pass through the neighbourhood and connect primary destinations.
- 6.6 COLLEGE DRIVE CYCLING:** That the Transportation & Utilities Department, Transportation Division, and Community Services Department, Planning & Development Division, Urban Design Team, ensure any future changes to the College Drive transportation network also identify opportunities to safely accommodate cyclists and align with the key strategies that will be outlined in the city-wide Active Transportation Plan.
- 6.7 INTEGRATE 'ALTERNATIVE TRANSPORTATION' PUBLIC CAMPAIGNS:** That the Transportation & Utilities Department, Transportation Division; Corporate Performance Department, Environmental & Corporate Initiatives Division; and Saskatoon Transit, develop a comprehensive alternative transportation public campaign and user-friendly promotional materials.

## 7.0 Heritage & Culture

- 7.1 HERITAGE PRIORITY REVIEW:** That the Community Services Department, Planning & Development Division, Heritage & Design Coordinator, schedule a meeting with the Varsity View Community Association to discuss the neighbourhood's heritage priorities and identify options for funding to commemorate built heritage or apply for Municipal Heritage Property Designation.
- 7.2 CULTURAL RESOURCE MAPPING:** That the Community Services Department, Planning & Development Division, provide a Summer 2014 work placement opportunity to a student enrolled in the University of Saskatchewan's Cultural Heritage

Mapping class, offered by the Interdisciplinary Center for Culture and Creativity. The student will receive input from the Community Services Department, Community Development Division; City Archivist; and Varsity View Community Association in the development of an inventory documenting the cultural resources of Varsity View, such as notable people, places, and programs available within the neighbourhood.

- 7.3 ANNUAL COMMUNITY DAY:** That the Community Services Department, Community Development Division, schedule a meeting with the Varsity View Community Association to discuss the possibility of hosting an annual event in the neighbourhood that would showcase artists working within Varsity View and bring together residents from the neighbourhood.
- 7.4 ALBERT COMMUNITY CENTRE:** That the Community Services Department, Community Development Division, schedule a meeting with the Albert Community Centre Management Committee and the Varsity View Community Association to discuss local recreational/programming needs and how those needs align with the Albert Community Centre and the implementation of the Culture Plan.

## 8.0 Campus-Community Relations

- 8.1 CAMPUS-COMMUNITY COLLABORATION:** That the Varsity View Community Association and University of Saskatchewan, Business Opportunities Section establish a regular meeting schedule between the Varsity View Community Association and appropriate University of Saskatchewan sections. The agenda items for Varsity View Community Association-University of Saskatchewan meetings would be determined on an ongoing basis by the community and campus representatives, but could include discussions of opportunities for future collaborations on community relations topics (such as cross-promotion, place-making, cultural events, other local cultural ventures, etc.) or focus upon campus development topics (such as long-term planning, logistics, safety, parking, facilitating growth, etc.).

## 9.0 Neighbourhood Safety

- 9.1 PROPERTY MAINTENANCE BYLAW:** That the Community Services Department, Planning & Development Division, submit information regarding the City of Saskatoon Property Maintenance Bylaw to the Varsity View Community Association and request that it be published in a future edition of the Community Association newsletter.
- 9.2 ADDITIONAL GARBAGE RECEPTACLES:** That the Community Services Department, Parks Division, and Corporate Performance Department, Environmental & Corporate Initiatives Division, conduct an assessment of all parks in Varsity View

and the Albert Recreation Unit to determine if any additional garbage receptacles should be installed, as well as consider the installation of recycling receptacles and solar compactors, if appropriate.

- 9.3 MAINTENANCE OF UNDERGROWTH, BUSHES, AND TREES:** That the Community Services Department, Parks Division, trim and/or remove overgrown, unhealthy or volunteer growth of trees, bushes, and shrubs around the picnic area and the tennis courts in Albert Park, surrounding the benches in the north-west corner of Raoul Wallenberg Park, and around the benches and the fence in Albert Recreation Unit in order to increase visibility into and through the site.
- 9.4 ALBERT RECREATION UNIT PLAYGROUND UPGRADE:** That the Community Services Department, Community Development Division and Parks Division, and Corporate Services Department, Civic Facilities & Fleet Division, re-paint the metal play structure on the north end of the Albert Recreation Unit and assess the feasibility of upgrading the play structure.
- 9.5 NO PARKING ZONES AT PATHWAY ENTRANCES TO PRESIDENT MURRAY PARK:** That the Transportation & Utilities Department, Transportation Division, increase the “No Parking” zones at the north and south access points of President Murray Park on Aird Street and Colony Street to 50 metres (25 metres in both directions from centre of pathway). This will reduce obstructed sightlines at the access points into the park on Munroe Avenue.
- 9.6 BRUNSKILL SCHOOL AND KINSMEN CHILDREN’S CENTRE SAFETY CONCERNS:** That the Community Services Department, Planning & Development Division, write a letter to Brunskill School, Brunskill School Community Council, and the Kinsmen Children’s Centre administration outlining safety concerns that were identified in the safety audit, along with suggestions that are aimed at addressing the concerns.

# 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, an LAP sets out objectives and policies that guide the growth and development of a neighbourhood or selected area.

The scope of an 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"<sup>1</sup>. 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 city-wide 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 an LAP. As determined by the City of Saskatoon's Official Community Plan, LAPs are applied to specific areas of the City to:

- 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<sup>2</sup>.

## 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.

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

<sup>2</sup> City of Saskatoon, *Official Community Plan Bylaw No. 8769*, Section 18.1.

Generally, the steps to create an 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 an 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.

# Varsity View Local Area Plan

## Study Area & Process

### The Study Area



The Varsity View neighbourhood is the twelfth of fifteen neighbourhoods approved by City Council to receive a Local Area Plan (LAP). LAPs help guide neighbourhood into the future through the development of a comprehensive plan.

The neighbourhood boundaries are as follows:

- Cumberland Avenue;
- 8<sup>th</sup> Street;
- Clarence Avenue; and
- College Drive.

Varsity View is a character neighbourhood mainly comprised of low-density residential homes, with

the exception of the LutherCare Communities site and multiple-unit dwellings along Clarence Avenue. There are commercial land uses along the southern boundary on 8<sup>th</sup> Street East and a small strip on the corner of College Drive and Cumberland Avenue, as well as at the corner of Wiggins Avenue and Temperance Street. Varsity View has both a high school and an elementary school in the neighbourhood. Further details can be found in the Varsity View Yesterday and Today sections of this report.





## Collaboration

Each LAP meeting was specific to a topic of particular interest to the Varsity View community.

**24 Guest Speakers** || To assist with the planning process, guest speakers were invited to speak and included representatives from the University of Saskatchewan, Saskatoon Health Region, and BlackRock Developments, as well as civic staff presenting on various topics, such as land use, community development, neighbourhood safety, parks, community institutions, municipal services, transportation, parking, heritage and culture.



**5 Safety Audits** || The community participated in five Safety Audits throughout the neighbourhood. These Safety Audits were focused on public spaces in the neighbourhood that were identified by members of the LAPC as having potential safety concerns.

**3 Land Use and Infill Development Meetings** || Varsity View is undergoing increased redevelopment due to its desirable location, which led to discussion related to land use and infill development at many LAPC meetings. There were three meetings specific to these topics. This included an infill development workshop, where participants identified unique character areas within the neighbourhood, commented on hypothetical land use proposals, and developed goals for future infill projects.

*“Every new building should be seen as an asset to the community.” – LAPC member*

# Varsity View Vision & Guiding Principles

## Varsity View Vision

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

*“Varsity View is a historic neighbourhood centrally located close to the river, the downtown, the University of Saskatchewan, and Royal University Hospital. Its historic roots stem from the adjacent University of Saskatchewan campus. The neighbourhood is characterized by an eclectic mix of character housing, a vibrant school which attracts families from all areas of the city, a high amount of rental accommodation, and a mature urban forest. The residents are diverse in terms of age, culture, education level, and income. This adds to the overall vitality of the neighbourhood.*

*Varsity View is a safe neighbourhood with activity at all times of the day. It is a high energy, active neighbourhood which is amenable to cycling and walking. Its central location also accommodates transit usage.*

*Varsity View strives to maintain its diversity, heritage, and architecture. Varsity View will be a model sustainable community.”*

## Varsity View Guiding Principles

The following general statements were made by members of the Varsity View LAPC when asked about the neighbourhood:

- Heritage and history of Varsity View includes ties to the University of Saskatchewan and Royal University Hospital.
- Varsity View contains many older heritage homes.
- Varsity View has changed.
- The residents who live in Varsity View are diverse in terms of age, culture, and income.
- The housing stock is diverse.
- Varsity View is a safe place to live.
- Residents of Varsity View are physically active.
- The urban forest is a great asset of the neighbourhood.
- Varsity View is a desirable place to live.

- People use varying modes of transportation in Varsity View.
- The neighbourhood has a great location.
- Varsity View is affected by the University of Saskatchewan and Royal University Hospital.
- Varsity View can be characterized by diverse housing stock, university students, and a mature urban forest.
- Challenges include parking pressures, aging infrastructure, and expensive housing.
- Varsity View strives to maintain its heritage and diversity.
- Varsity View’s residents are multi-generational.

The following principles and general goals were identified by the Varsity View LAP Committee to guide the Local Area Plan process:

- Varsity View will be a model sustainable community.
- Citizens of Varsity View will be engaged.
- Varsity View will be renewed and have its renaissance.
- Varsity View will maintain its diversity, character, and architectural heritage.
- Varsity View will accommodate pedestrians and cyclists.
- Varsity View will encourage diversity.

***“Varsity View will be a model sustainable community.” – Varsity View LAP Vision***

# Varsity View Yesterday

## Historical Overview



*Aerial view of Varsity View and the University of Saskatchewan (1927)*

The history of Varsity View began during Saskatoon's first economic boom. Limited development of the area began around 1912, when the first home in the area was built by a prominent businessman and real estate owner, Richard M. Bottomley. His land, known as Bottomley Addition, was bound by College Drive to the north, Osler Street to the south, Cumberland Avenue to the east, and Clarence Avenue to the west. Areas making up today's Varsity View were originally known as University Annex, Varsity Park, and College Park.

All of these areas exploited the proximity of the University of Saskatchewan by using it as a marketing tactic and including a reference to the University in the neighbourhood's name. Varsity View began as, and still is today, an ethnically diverse neighbourhood with many scholastic institutions.

The land that makes up Varsity View was annexed before 1913, but development along Elliott Street and College Drive did not begin until the 1920s, and the rest of the area was not substantially built until the 1950s. In later years, the four subdivisions in Varsity View were combined into two areas, Albert and Brunskill, most likely named after the two schools in the area. Today, Varsity View is bound by College Drive to the north, 8<sup>th</sup> Street to the south, Cumberland Avenue to the east, and Clarence Avenue to the west.

The following section is merely an overview of the neighbourhood. More information about Varsity View can be found by researching the references provided, or by contacting the City Archivist, Saskatoon Heritage Society, and the Local History Room at the Saskatoon Public Library.

# Varsity View Today

## Overview



This section of the Local Area Plan provides a statistical overview of various demographic data and development information for Varsity View, while often making comparisons to city averages and other neighbourhoods where it is appropriate.

Varsity View has a large population of residents 75 years of age and older, due to the presence of a seniors' home and special care home. As a result of the senior population, combined with the student population attending the University of Saskatchewan, the Varsity View neighbourhood has a very low median household income when compared to the city average.

# Goals & Discussion Reports

Throughout the process of creating the Varsity View Local Area Plan, the Varsity View Local Area Planning Committee (LAPC) identified 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 topic-based working papers are based on the issues and opportunities identified by the Varsity View LAPC. They include:

- 1.0 Land Use
- 2.0 Infill & Redevelopment
- 3.0 Parks & Open Space
- 4.0 Municipal Services
- 5.0 Traffic & Circulation
- 6.0 Active Transportation
- 7.0 Heritage & Culture
- 8.0 Campus-Community Relations
- 9.0 Neighbourhood Safety
- 10.0 Implementation & Priorities

Each report includes an overview of the topic and its relation to the neighbourhood, followed by the goals that were determined by the Varsity View LAPC. This information provides the foundation for the content of each report. Recommendations to assist in achieving the identified goals for the neighbourhood are noted throughout.

**Please note:** This Summary Report is comprised of excerpts from the *Varsity View Local Area Plan Final Report*. Refer to the *Final Report* to review the full content of each section.

# 1.0 Land Use

## 1.1 Overview



Land use in Varsity View is characterized by a large area of stable low density residential land, with a long strip of multi-family residential land along Clarence Avenue and a small pocket of high density at Wiggins Avenue and Temperance Street. In the south, small single-storey commercial properties dominate 8<sup>th</sup> Street. In the north, College Drive is undergoing a redevelopment to mixed uses that are complementary to the adjacent University of Saskatchewan.

This section examines the corridors that bound the neighbourhood and include a focus on Cumberland Avenue, in particular. The plan proposes land use changes along this corridor that would be complementary to College Quarter and considers important aspects of any potential future Cumberland Avenue development, such as land use/density, design, parking, and interface areas.

## 2.0 Infill & Redevelopment

### 2.1 Overview



Infill plays a significant role in the ongoing growth and renewal of the city. If done well, infill can assist in reducing traffic congestion, increasing civic sustainability, and create more livable, complete communities.

In Varsity View, the design quality of infill and redevelopment in the area is a major concern for residents. As a historic neighbourhood, residents feel reinvestment can be positive, but can also change the unique fabric and character of the neighbourhood if not done sensitively.

During the creation of the LAP, participants considered the structures that line the streets of Varsity View and were able to identify subtle changes in design, prompting the group to realize their neighbourhood is comprised of many unique character areas.

# 3.0 Parks & Open Space

## 3.1 Overview



The accessibility of local parks and open space has a significant impact on the quality of life of residents in our neighbourhoods.

The Varsity View LAMP noted that local residents place a high value on both active and passive recreational opportunities for all ages. Preservation of existing park space and the urban forest is extremely important to residents in Varsity View.

The development of College Quarter presents new recreation opportunities. The University of Saskatchewan has engaged Varsity View residents in discussions on this topic. By addressing some of the local recreation needs, College Quarter could successfully establish itself as a popular destination for both students and non-students.

# 4.0 Municipal Services

## 4.1 Overview



This section deals with the above and below ground infrastructure in Varsity View. While issues related to this topic were rated to be of lower priority to the neighbourhood when compared to matters such as land use and traffic, the Varsity View LAPC did identify concerns that require attention.

Much of the discussion on this topic focused upon identifying opportunities to further encourage and support active transportation year-round. The LAPC is requesting a review of the city-wide Snow and Ice Program to consider placing higher priority for snow removal along cycling routes and to clear snow on all well-utilized, paved park pathways. Currently, only paved park pathways with lighting receive snow clearing.

# 5.0 Traffic & Circulation

## 5.1 Overview



Varsity View's proximity to major destinations, the city centre, Royal University Hospital, and University of Saskatchewan, all contribute to the busy pedestrian and vehicular traffic environment in and throughout the area. As a result, the Varsity View LAPC has identified on-street parking pressures, increasing vehicle traffic on Clarence Avenue and Cumberland Avenue, and pedestrian safety as concerns. The committee would like to balance the needs of residents and traffic without feeling isolated by major road networks as the city grows.

In particular, this section includes several recommendations aimed at increasing the effectiveness of the Varsity View Residential Parking Permit Program, as well as encouraging additional Saskatoon Transit ridership.

# 6.0 Active Transportation

## 6.1 Overview



The Varsity View LAPC would like to promote active transportation in and around their neighbourhood. The promotion of alternative transportation in the area can have environmental, health, and economic benefits for residents throughout the neighbourhood and help to mitigate traffic congestion and parking pressures.

With Varsity View's central location and riverbank linkage, the neighbourhood is a great place to walk and cycle in Saskatoon. The community feels that as the University of Saskatchewan and city continue to grow, added investments in walking and cycling are highly desirable and needed for the future.

# 7.0 Heritage & Culture

## 7.1 Overview



*(Photograph A-30 by Leonard A. Hillyard courtesy Saskatoon Public Library – Local History Room)*

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

Varsity View has been home to many prominent people in the arts, politics and academic professions. As the neighbourhood changes, so does the historical landscape. Older homes are being replaced by new homes, and many long-time residents are no longer around to share the history of the neighbourhood with current residents. The Varsity View neighbourhood wishes to celebrate its legacy within Saskatoon and encourage future cultural events and exchanges that preserve the stories and history of its past while embracing its future.

# 8.0 Campus-Community Relationship

## 8.1 Overview



The relationship between a university campus and adjacent neighbourhoods is important. In Saskatoon, the Varsity View neighbourhood is located to the south of the main campus of the University of Saskatchewan and directly west of the developing College Quarter. As a result, the residential neighbourhood is comprised of many students choosing to live near campus, university professors, and others working full-time on campus either at the University, Royal University Hospital, or Innovation Place research park.

In many cities, formal university-community or “town & gown” partnerships have become more commonplace, as a means to address shared opportunities or issues in such a way that provides benefits to all.

# 9.0 Neighbourhood Safety

## 9.1 Overview



A positive perception of safety within a community allows citizens to live, work, shop, and play free of the fear, rational or not, of becoming a victim of crime. Varsity View is a safe community, with low crime rates and residents have a positive perception of safety.

The Varsity View Community Association plays an important role in promoting a safe neighbourhood. They do so by building a strong sense of community through a variety of organized sports and activities, community-driven initiatives, a neighbourhood garden, and an ongoing community newsletter.

The proximity to the University of Saskatchewan Campus and the Royal University Hospital increases the flow of traffic through Varsity View. Even though there are a high number of unrecognizable individuals travelling by car, bike, or foot through the area, the traffic optimizes the potential for natural surveillance by increasing “eyes on the street”.

The proximity to the University of Saskatchewan campus and downtown creates a high demand for housing; especially rental housing. Varsity View has one of the highest rental-to-ownership ratios in Saskatoon. The Varsity View LAMP indicated that the high proportion of rental housing negatively impacts their perception of safety. There are concerns that the physical appearance of unmaintained rental properties is less than desirable and could attract criminal behaviour.

# 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. An LAP sets out a vision and goals to guide growth and development of a neighbourhood. They also specify recommendations, with 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.

Since the late-1990s, the City of Saskatoon Planning & Development Division 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.

The Planning & Development Division works in partnership with each division to implement LAP recommendations. City Council has been very supportive of the LAP Program and continues to approve 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 Planning 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/go/lap](http://www.saskatoon.ca/go/lap) posts Implementation Status Reports, which are created 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 Varsity View Local Area Planning Committee**

The Varsity View LAPC was asked to identify their top priority recommendations. Being recognized as high priority does not necessarily mean a recommendation will be completed in the immediate future because there may be complex issues that affect the timing of implementation. This is an opportunity for the LAPC to identify the recommendations that are believed to have the greatest potential for a significant positive impact on the neighbourhood.

The Varsity View LAPC views the proposed active transportation improvements in this report as among the most important recommendations that will help address local traffic-related concerns, while encouraging healthy and environmentally friendly activity.

The following recommendations were identified by the LAPC as having the highest priority:

**4.2**    *Review of Snow and Ice Program to Encourage Active Transportation in Winter*

**5.4**    *Royal University Hospital Transit Ridership*

**6.3**    *14<sup>th</sup> Street Cycling Route Improvement*

**6.5**    *Additional Cycling Routes*

**6.6**    *College Drive Cycling*

# VARSITY VIEW



## Varsity View Local Area Plan *Final Report*



March 31, 2014 • Neighbourhood Planning Section, Planning & Development, Community Services Department

# Contents

<b>Acknowledgements</b> .....	<b>ii</b>
<b>Executive Summary</b> .....	<b>iii</b>
<b>Message From The Community</b> .....	<b>v</b>
<b>Summary of Recommendations</b> .....	<b>vii</b>
<b>Overview of Local Area Planning</b> .....	<b>1</b>
<b>Varsity View Local Area Plan Study Area &amp; Process</b> .....	<b>4</b>
<b>Varsity View Vision &amp; Guiding Principles</b> .....	<b>7</b>
<b>Varsity View Yesterday</b> .....	<b>9</b>
<b>Varsity View Today</b> .....	<b>15</b>
<b>Goals &amp; Discussion Reports</b> .....	<b>29</b>
<b>1.0 Land Use</b> .....	<b>30</b>
<b>2.0 Infill &amp; Redevelopment</b> .....	<b>51</b>
<b>3.0 Parks &amp; Open Space</b> .....	<b>64</b>
<b>4.0 Municipal Services</b> .....	<b>77</b>
<b>5.0 Traffic &amp; Circulation</b> .....	<b>85</b>
<b>6.0 Active Transportation</b> .....	<b>105</b>
<b>7.0 Heritage &amp; Culture</b> .....	<b>117</b>
<b>8.0 Campus-Community Relations</b> .....	<b>134</b>
<b>9.0 Neighbourhood Safety</b> .....	<b>141</b>
<b>10.0 Implementation &amp; Priorities</b> .....	<b>160</b>
<b>11.0 Appendix</b> .....	<b>162</b>

# Acknowledgements

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**Thank you to the Varsity View Local Area Plan Committee for your dedication and to everyone who contributed to this report, your efforts have been very much appreciated!**

# Executive Summary

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. It is a highly adaptable process that allows stakeholders to discuss issues important to the neighbourhood. The Local Area Plan (LAP) program is administered by the Neighbourhood Planning Section, Planning and Development Division. Once completed, an LAP establishes the vision and sets goals to guide the growth and development of a neighbourhood. It also identifies specific recommendations for improvements in a neighbourhood. LAPs are long-term plans that take many years to be fully implemented.

Varsity View is the final neighbourhood among 12 originally approved to undergo an LAP by City Council in 1997. The Varsity View LAP process began with a neighbourhood survey and general public meeting to identify issues in the neighbourhood. Neighbourhood stakeholders were asked to participate on an LAP Committee (LAPC), and a series of topic-specific meetings were held. A draft report was created and reviewed by the LAPC, circulated to City of Saskatoon Administration for comment, then returned to the LAPC for final review. The final report was submitted to the Municipal Planning Commission and Planning & Operations Committee for consideration, before being presented to City Council for adoption on April 14, 2014.

The Varsity View LAP contains a total of 31 recommendations related to the following topics: Land Use, Infill & Redevelopment, Parks & Open Space, Municipal Services, Traffic & Circulation, Active Transportation, Heritage & Culture, Campus-Community Relations, and Neighbourhood Safety.

## **Summary of Key Varsity View LAP Goals**

- **Address Neighbourhood Parking Concerns**

Due to the proximity of the University of Saskatchewan (U of S) campus and Royal University Hospital (RUH), Varsity View has been negatively impacted by non-residents driving through and parking in the neighbourhood. Numerous changes have been proposed to increase the effectiveness of the Varsity View Residential Parking Permit Program.

- **Improve Pedestrian and Cycling Connectivity**

The U of S campus and RUH are major destinations to the north and, despite the grid design of the neighbourhood, there are a lack of safe north-south connections for pedestrians and cyclists. Developing this network will also support healthy and environmentally friendly activity.

- **Support and Contribute to the Development of College Quarter**

Located on the east side of Cumberland Avenue, across from Varsity View, the development of College Quarter will continue to impact the neighbourhood. Residents of Varsity View have appreciated opportunities to contribute to the College Quarter plan and look forward to continued involvement in the future. It is anticipated that as College Quarter develops, there will be increased interest from property owners to redevelop the Varsity View side of Cumberland Avenue, north of 14<sup>th</sup> Street. The LAP Committee recognizes and supports the potential transition of this corridor, while also having a long-term objective of maintaining the stable single-family residential land uses in the core of the neighbourhood. The group provided comments on land use/density, design, parking, and interface areas that act as guidelines for future Cumberland Avenue developments and are intended to stabilize the single-family dwelling environment on both sides of adjacent Bottomley Avenue to the west of Cumberland Avenue.

- **Recognize the Historical Significance of the Neighbourhood**

Residents of Varsity View have an appreciation for the many historic homes and buildings in the neighbourhood, along with the notable current and former residents who have lived in the area. It is important to ensure this rich history is not lost.

- **Support Opportunities For Community-Building**

Opportunities to better utilize neighbourhood facilities and amenities to develop additional community cohesion have been identified.

# Message From The Community

The Local Area Plan (LAP) for Varsity View comes at an important time in the life of our community. Recent growth in the City has led to opportunities and challenges that will affect the neighbourhood for years to come.

The process of completing the LAP has included many opportunities for the residents to study diverse aspects of our neighbourhood. Well advertised meetings with focused agendas covered a wide variety of topics and along with workshops, site visits and surveys have allowed ample citizen participation. Many recent and long-time residents have demonstrated their commitment and concern for their chosen corner of the city. They have examined their neighbourhood with a fine-toothed comb. It has been a positive process that has also offered insight into the many aspects of city planning and management. The depth of the process has led to thoughtful recommendations.

We have found that our community is diverse in background and income and is shaped by our proximity to the University of Saskatchewan (U of S) and the Royal University Hospital (RUH). These two largest employers in Saskatoon make our community a desirable central place to live, including replacement of houses with new construction. They also draw huge numbers of commuters daily, on foot and bicycle, and in buses and cars. This stresses traffic flow and parking on our community. Our community boundaries – College Drive, Clarence and Cumberland Avenues, and Eighth Street – are some of the major traffic routes of the city. Some of that traffic flow also spills through our community. But our proximity to the U of S campus also offers opportunities for our community to interact with its rich cultural and sports resources.

It was no surprise, then, that the challenges of traffic, parking and infill development dominated many of our discussions. Our consensus has been that these problems must be resolved. Proposed solutions to these issues have been creative and bold.

The opportunities for the future include creating a more active, healthy living environment, managing the growth that comes from being a desirable neighbourhood, and opportunities for heritage and social events. Enhanced utilization of the Albert Community Centre will strengthen our ties and sense of community. Facilitating active transportation for our residents as well as those citizens moving through our neighbourhood will be useful for those who work or study north of College Drive. Zoning adjustments will maintain the look of our community while allowing transitions and improvements in housing stock. We also see opportunities for our neighbourhood to enrich our relationship with the U of S, RUH, religious organizations, university residences, our neighbours to the west in Nutana, and our orientation to the Broadway business district.

The recommendations in this report will lead to a better, more sustainable quality of life in our community. We trust that the recommendations will be embraced by our community and fulfilled by City Administration and City Council, so that future generations will continue to find our neighbourhood an attractive and enjoyable place to live for many years to come.

*Written by Cathy Watts, James Perkins, and Laurence Thompson  
on behalf of the  
**Varsity View Local Area Plan Committee***

# Summary of Recommendations

## 1.0 Land Use

- 1.1 **PROPOSED VARSITY VIEW LAND USE POLICY MAP:** That the Community Services Department, Planning & Development Division, initiate the necessary procedure to amend the Varsity View Land Use Policy Map in the Official Community Plan No. 8769 with the proposed land use designations in Map 1.2, titled “*Varsity View Proposed Land Use Policy Map*”.
- 1.2 **HOW TO LEGALIZE AN EXISTING SUITE BROCHURE:** That the Community Services Department, Planning & Development Division, distribute the ‘How to Legalize an Existing Suite’ brochure to property owners in the Varsity View neighbourhood.

## 2.0 Infill & Redevelopment

- 2.1 **ONE AND TWO-UNIT INFILL HOUSING:** That the Community Services Department, Planning & Development Division, consider reducing the “70% of average site width” requirement for new construction of one and two-unit dwellings in the R2 Zoning District to 65%, in an effort to better facilitate infill development.

## 3.0 Parks & Open Space

- 3.1 **COLLEGE QUARTER RECREATIONAL OPEN SPACE:** That representatives from the University of Saskatchewan, Business Opportunities Section, schedule a meeting with the Community Services Department, Community Development Division and Recreation & Sport Division, and Varsity View Community Association to identify future opportunities for active and passive recreational open space in the College Quarter that would welcome non-students to also utilize the area.
- 3.2 **VARSITY VIEW URBAN ORCHARD:** That the Community Services Department, Parks Division, and Transportation & Utilities Department, Transportation Division, schedule a meeting with representatives from the University of Saskatchewan Fruit Program, Varsity View Community Association, and Varsity View Bishop Murray Community Garden Committee to discuss the feasibility of developing an urban orchard to be located within the University Drive median south of College Drive.

## 4.0 Municipal Services

- 4.1 **ASSESSMENT OF LANE CONDITIONS:** That the Transportation & Utilities Department, Public Works Division, conduct an assessment of lane conditions in Varsity View and determine appropriate measures to address issues including, but not limited to, drainage, clutter, and lane width.

**4.2 REVIEW OF SNOW AND ICE PROGRAM TO ENCOURAGE ACTIVE TRANSPORTATION IN WINTER:** That the Transportation & Utilities Department, Public Works Division, review the Snow and Ice Program to consider including designated cycling routes in the priority system for snow removal, and to consider adding well-utilized, paved, non-lit pathways through parks and public spaces to the Snow and Ice Program’s snow clearing list to encourage active transportation throughout the winter months.

**5.0 Traffic & Circulation**

**5.1 CHANGES TO THE VARSITY VIEW RESIDENTIAL PARKING PERMIT PROGRAM:** That the Transportation & Utilities Department, Transportation Division, consider the feasibility of implementing the proposed changes outlined in Table 5.2 – “Proposed Changes to Varsity View Residential Parking Permit (RPP) Program”.

<b>Table 5.2 – Proposed Changes to Varsity View Residential Parking Permit (RPP) Program0</b>	
<b>(a)</b>	<b>RPP Zone Surrounding President Murray Park and Brunskill School:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, include the blocks surrounding President Murray Park and Brunskill School in the one and two hour regulated parking area.</i>
<b>(b)</b>	<b>No Parking Signage at President Murray Park and 14<sup>th</sup> Street &amp; Wiggins Avenue Intersection:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, install additional no parking signage at the corners of President Murray Park and along 14<sup>th</sup> Street at Wiggins Avenue to identify the minimum distance from the intersections that vehicles are permitted to park.</i>
<b>(c)</b>	<b>Cumberland Avenue Two Hour Parking:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, extend the two hour parking zone on the east side of Cumberland Avenue farther south to 14<sup>th</sup> Street.</i>
<b>(d)</b>	<b>Varsity View RPP Program and University Campus Parking Fines:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, consider working in partnership with the University of Saskatchewan, Parking &amp; Transportation Services Division, to ensure the fine structure for parking violations in the neighbourhood and on campus are comparable, as well as acting as an effective deterrent and encouraging appropriate parking.</i>
<b>(e)</b>	<b>Parking Enforcement Report to Community Association:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, report back to the Varsity View Community Association in 2015 to give an update on parking violation statistics and changes made to the Varsity View RPP Program.</i>

- 5.2 IMPACT OF CHANGES TO THE VARSITY VIEW RESIDENTIAL PARKING PERMIT PROGRAM:** That the Varsity View Community Association survey residents outside of the Varsity View Residential Parking Permit (RPP) zone to explain changes to the RPP Program that will occur and gain feedback on whether they would like to be included in the RPP zone and discuss feedback received with the Transportation & Utilities Department, Transportation Division.
- 5.3 LUTHERCARE COMMUNITIES PARKING MANAGEMENT ASSESSMENT:** That the Transportation & Utilities Department, Transportation Division, assist LutherCare Communities in conducting an assessment of the parking program at their facility on Osler Street, by providing information about parking management best practices. The assessment should consider options to encourage increased staff participation in the Saskatoon Transit Eco-Pass program, along with a review of procedures related to allocating on-street parking permit passes to visitors and staff.
- 5.4 ROYAL UNIVERSITY HOSPITAL TRANSIT RIDERSHIP:** That Saskatoon Transit schedule a meeting with representatives from the Royal University Hospital to review staffing schedules and transit schedules, with the goals to increase transit ridership rates and decrease demand for parking.
- 5.5 ‘PARKING FOR RENT’ NOTIFICATION:** That Community Services Department, Planning & Development Division, mail out information to remind property owners that the rental of parking on a residential property is illegal; and that Zoning Compliance Bylaw Inspectors further investigate the parking lots on the 300 & 400 blocks of Cumberland Avenue and Bottomley Avenue to ensure compliance with the bylaw.
- 5.6 BUS STOP MAINTENANCE:** That Saskatoon Transit and the Transportation & Utilities Department, Transportation Division, address bus stop maintenance concerns on Cumberland Avenue near Main Street (both directions) and on Clarence Avenue near College Drive (southbound).

## **6.0 Active Transportation**

- 6.1 MUNROE AVENUE SIDEWALK:** That the Transportation & Utilities Department, Transportation Division, complete the sidewalk on the east side of Munroe Avenue from College Drive to 8<sup>th</sup> Street by installing panels between: Temperance Street and Aird Street (1 block), Colony Street and 15<sup>th</sup> Street (1 block), 14<sup>th</sup> Street and 11<sup>th</sup> Street (3 blocks), and 10<sup>th</sup> Street and 8<sup>th</sup> Street (3 blocks) through *Capital Budget #0948 – IS – Sidewalk/Path Retrofit* with highest priority assigned to the northernmost portions.
- 6.2 AUDIBLE PEDESTRIAN TRAFFIC SIGNAL FOR VISUALLY IMPAIRED:** That the Transportation & Utilities Department, Transportation Division, consider installing an audible pedestrian traffic signal suitable for use in a residential neighbourhood to assist the visually impaired at the corner of Temperance Street and Wiggins Avenue.

- 6.3 14<sup>TH</sup> STREET CYCLING ROUTE IMPROVEMENT:** That the Transportation & Utilities Department, Transportation Division, assess the 14<sup>th</sup> Street shared use on-street cycling route and consider opportunities to improve cyclist safety.
- 6.4 PARKING PROTECTED CYCLING LANES:** That the Community Services Department, Planning & Development Division, and the Transportation & Utilities Department, Transportation Division, consider creating a north-south and an east-west parking protected cycling lane in and near Varsity View. Suggested routes to consider are Wiggins Avenue (north-south) and 14<sup>th</sup> Street (east-west), although the proposed Active Transportation Plan is expected to evaluate all potential cycling corridors across the city and identify the routes of greatest benefit to cyclists.
- 6.5 ADDITIONAL CYCLING ROUTES:** That the Community Services Department, Planning & Development Division, and the Transportation & Utilities Department, Transportation Division, during the creation and implementation of the city-wide Active Transportation Plan consider adding cycling routes in and near Varsity View that link the neighbourhood amenities together, such as parks, the river, the University of Saskatchewan campus, College Drive and Clarence Avenue, as well as consider opportunities to establish commuter cycling routes that pass through the neighbourhood and connect primary destinations.
- 6.6 COLLEGE DRIVE CYCLING:** That the Transportation & Utilities Department, Transportation Division, and Community Services Department, Planning & Development Division, Urban Design Team, ensure any future changes to the College Drive transportation network also identify opportunities to safely accommodate cyclists and align with the key strategies that will be outlined in the city-wide Active Transportation Plan.
- 6.7 INTEGRATE 'ALTERNATIVE TRANSPORTATION' PUBLIC CAMPAIGNS:** That the Transportation & Utilities Department, Transportation Division; Corporate Performance Department, Environmental & Corporate Initiatives Division; and Saskatoon Transit, develop a comprehensive alternative transportation public campaign and user-friendly promotional materials.

## 7.0 Heritage & Culture

- 7.1 HERITAGE PRIORITY REVIEW:** That the Community Services Department, Planning & Development Division, Heritage & Design Coordinator, schedule a meeting with the Varsity View Community Association to discuss the neighbourhood's heritage priorities and identify options for funding to commemorate built heritage or apply for Municipal Heritage Property Designation.
- 7.2 CULTURAL RESOURCE MAPPING:** That the Community Services Department, Planning & Development Division, provide a Summer 2014 work placement opportunity to a student enrolled in the University of Saskatchewan's Cultural Heritage

Mapping class, offered by the Interdisciplinary Center for Culture and Creativity. The student will receive input from the Community Services Department, Community Development Division; City Archivist; and Varsity View Community Association in the development of an inventory documenting the cultural resources of Varsity View, such as notable people, places, and programs available within the neighbourhood.

- 7.3 ANNUAL COMMUNITY DAY:** That the Community Services Department, Community Development Division, schedule a meeting with the Varsity View Community Association to discuss the possibility of hosting an annual event in the neighbourhood that would showcase artists working within Varsity View and bring together residents from the neighbourhood.
- 7.4 ALBERT COMMUNITY CENTRE:** That the Community Services Department, Community Development Division, schedule a meeting with the Albert Community Centre Management Committee and the Varsity View Community Association to discuss local recreational/programming needs and how those needs align with the Albert Community Centre and the implementation of the Culture Plan.

## 8.0 Campus-Community Relations

- 8.1 CAMPUS-COMMUNITY COLLABORATION:** That the Varsity View Community Association and University of Saskatchewan, Business Opportunities Section establish a regular meeting schedule between the Varsity View Community Association and appropriate University of Saskatchewan sections. The agenda items for Varsity View Community Association-University of Saskatchewan meetings would be determined on an ongoing basis by the community and campus representatives, but could include discussions of opportunities for future collaborations on community relations topics (such as cross-promotion, place-making, cultural events, other local cultural ventures, etc.) or focus upon campus development topics (such as long-term planning, logistics, safety, parking, facilitating growth, etc.).

## 9.0 Neighbourhood Safety

- 9.1 PROPERTY MAINTENANCE BYLAW:** That the Community Services Department, Planning & Development Division, submit information regarding the City of Saskatoon Property Maintenance Bylaw to the Varsity View Community Association and request that it be published in a future edition of the Community Association newsletter.
- 9.2 ADDITIONAL GARBAGE RECEPTACLES:** That the Community Services Department, Parks Division, and Corporate Performance Department, Environmental & Corporate Initiatives Division, conduct an assessment of all parks in Varsity View

and the Albert Recreation Unit to determine if any additional garbage receptacles should be installed, as well as consider the installation of recycling receptacles and solar compactors, if appropriate.

- 9.3 MAINTENANCE OF UNDERGROWTH, BUSHES, AND TREES:** That the Community Services Department, Parks Division, trim and/or remove overgrown, unhealthy or volunteer growth of trees, bushes, and shrubs around the picnic area and the tennis courts in Albert Park, surrounding the benches in the north-west corner of Raoul Wallenberg Park, and around the benches and the fence in Albert Recreation Unit in order to increase visibility into and through the site.
- 9.4 ALBERT RECREATION UNIT PLAYGROUND UPGRADE:** That the Community Services Department, Community Development Division and Parks Division, and Corporate Services Department, Civic Facilities & Fleet Division, re-paint the metal play structure on the north end of the Albert Recreation Unit and assess the feasibility of upgrading the play structure.
- 9.5 NO PARKING ZONES AT PATHWAY ENTRANCES TO PRESIDENT MURRAY PARK:** That the Transportation & Utilities Department, Transportation Division, increase the “No Parking” zones at the north and south access points of President Murray Park on Aird Street and Colony Street to 50 metres (25 metres in both directions from centre of pathway). This will reduce obstructed sightlines at the access points into the park on Munroe Avenue.
- 9.6 BRUNSKILL SCHOOL AND KINSMEN CHILDREN’S CENTRE SAFETY CONCERNS:** That the Community Services Department, Planning & Development Division, write a letter to Brunskill School, Brunskill School Community Council, and the Kinsmen Children’s Centre administration outlining safety concerns that were identified in the safety audit, along with suggestions that are aimed at addressing the concerns.

# 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, an LAP sets out objectives and policies that guide the growth and development of a neighbourhood or selected area.

The scope of an 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"<sup>1</sup>. 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 city-wide 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 an LAP. As determined by the City of Saskatoon's Official Community Plan, LAPs are applied to specific areas of the City to:

- 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<sup>2</sup>.

## 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.

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

<sup>2</sup> City of Saskatoon, *Official Community Plan Bylaw No. 8769*, Section 18.1.

Generally, the steps to create an 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 an 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.

# Varsity View Local Area Plan

## Study Area & Process

### The Study Area



The Varsity View neighbourhood is the twelfth of fifteen neighbourhoods approved by City Council to receive a Local Area Plan (LAP). LAPs help guide neighbourhood into the future through the development of a comprehensive plan.

The neighbourhood boundaries are as follows:

- Cumberland Avenue;
- 8<sup>th</sup> Street;
- Clarence Avenue; and
- College Drive.

Varsity View is a character neighbourhood mainly comprised of low-density residential homes, with

the exception of the LutherCare Communities site and multiple-unit dwellings along Clarence Avenue. There are commercial land uses along the southern boundary on 8<sup>th</sup> Street East and a small strip on the corner of College Drive and Cumberland Avenue, as well as at the corner of Wiggins Avenue and Temperance Street. Varsity View has both a high school and an elementary school in the neighbourhood. Further details can be found in the Varsity View Yesterday and Today sections of this report.





## Collaboration

Each LAP meeting was specific to a topic of particular interest to the Varsity View community.

**24 Guest Speakers** || To assist with the planning process, guest speakers were invited to speak and included representatives from the University of Saskatchewan, Saskatoon Health Region, and BlackRock Developments, as well as civic staff presenting on various topics, such as land use, community development, neighbourhood safety, parks, community institutions, municipal services, transportation, parking, heritage and culture.



**5 Safety Audits** || The community participated in five Safety Audits throughout the neighbourhood. These Safety Audits were focused on public spaces in the neighbourhood that were identified by members of the LAPC as having potential safety concerns.

**3 Land Use and Infill Development Meetings** || Varsity View is undergoing increased redevelopment due to its desirable location, which led to discussion related to land use and infill development at many LAPC meetings. There were three meetings specific to these topics. This included an infill development workshop, where participants identified unique character areas within the neighbourhood, commented on hypothetical land use proposals, and developed goals for future infill projects.

*“Every new building should be seen as an asset to the community.” – LAPC member*

# Varsity View Vision & Guiding Principles

## Varsity View Vision

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

*“Varsity View is a historic neighbourhood centrally located close to the river, the downtown, the University of Saskatchewan, and Royal University Hospital. Its historic roots stem from the adjacent University of Saskatchewan campus. The neighbourhood is characterized by an eclectic mix of character housing, a vibrant school which attracts families from all areas of the city, a high amount of rental accommodation, and a mature urban forest. The residents are diverse in terms of age, culture, education level, and income. This adds to the overall vitality of the neighbourhood.*

*Varsity View is a safe neighbourhood with activity at all times of the day. It is a high energy, active neighbourhood which is amenable to cycling and walking. Its central location also accommodates transit usage.*

*Varsity View strives to maintain its diversity, heritage, and architecture. Varsity View will be a model sustainable community.”*

## Varsity View Guiding Principles

The following general statements were made by members of the Varsity View LAPC when asked about the neighbourhood:

- Heritage and history of Varsity View includes ties to the University of Saskatchewan and Royal University Hospital.
- Varsity View contains many older heritage homes.
- Varsity View has changed.
- The residents who live in Varsity View are diverse in terms of age, culture, and income.
- The housing stock is diverse.
- Varsity View is a safe place to live.
- Residents of Varsity View are physically active.
- The urban forest is a great asset of the neighbourhood.
- Varsity View is a desirable place to live.

- People use varying modes of transportation in Varsity View.
- The neighbourhood has a great location.
- Varsity View is affected by the University of Saskatchewan and Royal University Hospital.
- Varsity View can be characterized by diverse housing stock, university students, and a mature urban forest.
- Challenges include parking pressures, aging infrastructure, and expensive housing.
- Varsity View strives to maintain its heritage and diversity.
- Varsity View’s residents are multi-generational.

The following principles and general goals were identified by the Varsity View LAP Committee to guide the Local Area Plan process:

- Varsity View will be a model sustainable community.
- Citizens of Varsity View will be engaged.
- Varsity View will be renewed and have its renaissance.
- Varsity View will maintain its diversity, character, and architectural heritage.
- Varsity View will accommodate pedestrians and cyclists.
- Varsity View will encourage diversity.

***“Varsity View will be a model sustainable community.” – Varsity View LAP Vision***

# Varsity View Yesterday

## Historical Overview



***Aerial view of Varsity View and the University of Saskatchewan (1927)***

The history of Varsity View began during Saskatoon's first economic boom. Limited development of the area began around 1912, when the first home in the area was built by a prominent businessman and real estate owner, Richard M. Bottomley. His land, known as Bottomley Addition, was bound by College Drive to the north, Osler Street to the south, Cumberland Avenue to the east, and Clarence Avenue to the west. Areas making up today's Varsity View were originally known as University Annex, Varsity Park, and College Park<sup>3</sup>.

All of these areas exploited the proximity of the University of Saskatchewan by using it as a marketing tactic and including a reference to the University in the neighbourhood's name<sup>4</sup>. Varsity View began as, and still is today, an ethnically diverse neighbourhood with many scholastic institutions.

The land that makes up Varsity View was annexed before 1913, but development along Elliott Street and College Drive did not begin until the 1920s, and the rest of the area was not substantially built until the 1950s<sup>5</sup>. In later years, the four subdivisions in Varsity View were combined into two areas, Albert and Brunskill, most likely named after the two schools in the area. Today, Varsity View is bound by College Drive to the north, 8<sup>th</sup> Street to the south, Cumberland Avenue to the east, and Clarence Avenue to the west.

The following section is merely an overview of the neighbourhood. More information about Varsity View can be found by researching the references provided, or by contacting the City Archivist, Saskatoon Heritage Society, and the Local History Room at the Saskatoon Public Library.

<sup>3</sup> William P. Delainey and William A.S. Sarjeant, *Saskatoon: The Growth of a City*, Saskatoon: Saskatoon Environmental Society, 1974. pg. 26.

<sup>4</sup> Don Kerr and Stan Hanson, *Saskatoon: The First Half Century*, Edmonton: NeWest Press, 1982, pg. 79.

<sup>5</sup> *Ibid.* pg. 123.



**Albert School** (Photograph A-30 by Leonard A. Hillyard courtesy Saskatoon Public Library – Local History Room)

### **Albert School**

Sources differ on the decision to name Albert School. Some sources cite the naming to be in honour of Prince Albert of Saxe-Coburg and Gotha, husband of Queen Victoria during the mid-1800s, while others say it may have been in recognition of Albert J. Sparling, the School Board chair at the time<sup>6</sup>. Opened in 1912, the facility was designed by David Webster and constructed by Shannon Bros. and Cassidy. Albert School was one of nine schools built in Saskatoon between 1907 and 1914<sup>7</sup>. The gothic style of architecture is typical of many schools built during this time period. Albert School closed its doors as an elementary school in 1978<sup>8</sup>. The school had been built to the same plans as the former King Edward School that was demolished in 1979 and Albert School could have suffered a similar fate, but local residents were able to save the facility from demolition. From 1978 to 1982, the building was leased to the Saskatoon French School and in 1985 became the Albert Community Centre<sup>9</sup>. The centre is now home to many cultural and community activities. The building was designated as a heritage property in September 1983<sup>10</sup>.

### **Board of Trade Office**

The Board of Trade Office, built in 1907, currently resides at 1022 Temperance Street. To look at the inconspicuous residential dwelling, one would never imagine it was the former office of the Saskatoon Board of Trade Commission, the most aggressive promoters of Saskatoon during that era. At its original location on First Avenue, Board of Trade member F. Maclure Sclanders even went so far as to tend a garden located outside of the office that consisted of semi-tropical plants such as tobacco, hemp, and cayenne peppers to convince newcomers of Saskatoon's mild climate<sup>11</sup>. The building was moved six feet closer to the street in 1909, and in 1920 was relocated to Temperance Street<sup>12</sup>. The building was designed by Neil Stewart and constructed by Osborn and Brooks in a

<sup>6</sup> COS Archives. Albert School Essay. (MHAC, 1983), p. 4.

<sup>7</sup> Elizabeth Diamond, *Saving Our City: Saskatoon's Protected Heritage Structures*, Saskatoon: Municipal Heritage Advisory Committee, 1994, pg. 2.

<sup>8</sup> Len Roberts, *Albert School Back In Service as Community Centre*, StarPhoenix.

<sup>9</sup> Municipal Heritage Properties: Albert School, Retrieved May 26, 2008 from [www.saskatoon.ca/org/development/services/heritage\\_properties](http://www.saskatoon.ca/org/development/services/heritage_properties).

<sup>10</sup> Ibid.

<sup>11</sup> Elizabeth Diamond, *Saving Our City: Saskatoon's Protected Heritage Structures*, Saskatoon: Municipal Heritage Advisory Committee, 1994, pg. 12.

<sup>12</sup> Ibid.

classical, opulent style with four pilasters on each side of the structure, multiple windows and a metal roof<sup>13</sup>. To better function as a residential dwelling, a kitchen and bedroom were added, two windows were removed and the roof was replaced<sup>14</sup>.



### **Bottomley House**

The stately Queen Anne Revival style house located at 1118 College Drive was the original home of Richard M. Bottomley. Bottomley, a real estate investor from Yorkshire, England, was pivotal in establishing the neighbourhood of Varsity View. His home, constructed in 1912, was one of the first houses built in the area<sup>15</sup>. Built during the economic boom, this house reflects the opulence and optimism that was rampant from 1910 through 1913. The house has an irregular roof pattern, a bell-cast tower and magnificent columns, all surrounded by a wrap-around veranda<sup>16</sup>. This elegant home was recognized as a heritage property on April 24, 2006.

### **1110 Elliott Street: Teacher's Hostel**

The teacher's hostel located at 1110 Elliott Street was built prior to 1913 by Thomas E. Farley and designed by Thomson and Crockart<sup>17</sup>. The structure was built near the University to house young female teachers who were from out of town and were attending Normal School<sup>18</sup>. When the Normal School opened a new building on Avenue A (now Idylwyld Drive), the residents of the hostel were relocated to be closer to the school. From 1925 to the mid 1970s, 1110 Elliott Street served as a lodge for the staff of Emmanuel College and the hostel was renamed the *Emmanuel Annex*<sup>19</sup>. Today, the house is a private residential dwelling and a notable part of Saskatoon's history.

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<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Municipal Heritage Properties: Bottomley House, Retrieved May 26, 2008 from [www.saskatoon.ca/org/development/services/heritage\\_properties](http://www.saskatoon.ca/org/development/services/heritage_properties).

<sup>16</sup> Ibid.

<sup>17</sup> *Elliott Street House Played Important Role in Anglican History*, Saskatoon Sun, December 28, 1997.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

## Prominent People

The streets of Varsity View are named after many of Saskatoon's prominent businessmen. Bottomley Avenue, Munroe Avenue, Wiggins Avenue, and Elliott Street were all named after men who had significant influence over the development of Saskatoon. The stories of Richard M. Bottomley and Hugh Edwin Munroe are of particular interest.

### **Bottomley Avenue** – *Richard M. Bottomley*

Bottomley Avenue is named for Richard M. Bottomley, an influential developer of Varsity View<sup>20</sup>. Bottomley and his partners W.T. Wiggins and W.D. Cowie established the Royal Realty Company in 1911<sup>21</sup>. Their company developed properties such as Mount Royal, Broadway Addition (now part of Nutana), Highbury Park (now Hudson Bay Park), and Bottomley Addition (now part of Varsity View)<sup>22</sup>. During the boom of the 1910 through 1913 period, Bottomley is said to have invested \$1.5 million in Saskatoon<sup>23</sup>.



**Hugh Monroe**  
(Photograph LH-5068 by  
Ralph Dill courtesy  
Saskatoon Public Library  
– Local History Room)

### **Munroe Avenue** – *Hugh Edwin Munroe*

Munroe Avenue was named after Hugh Edwin Munroe, “one of the most permanent developers of Saskatoon, and one of its most ardent sponsors.”<sup>24</sup> Born in Ontario, Munroe graduated from the College of Medicine at McGill University and practiced in Saskatoon in 1904<sup>25</sup>.

After travelling briefly overseas, Munroe returned to Saskatoon in 1905 and became an active member of the community. He was a member of the first city council, chairman of the City Hospital Board from 1905 through 1914 and Lieutenant-Governor of Saskatchewan from 1931 to 1936<sup>26</sup>. Munroe also served with the Canadian Army and received the Order of the British Empire for his services in World War I<sup>27</sup>.

Not only are many of the streets in Varsity View named after prominent Saskatoon businessmen, a few

<sup>20</sup> Municipal Heritage Properties: Bottomley House, Retrieved May 26, 2008 from [www.saskatoon.ca/org/development/services/heritage\\_properties](http://www.saskatoon.ca/org/development/services/heritage_properties).

<sup>21</sup> Saskatoon Phoenix, Industrial Number, September 25, 1912.

<sup>22</sup> Ibid.

<sup>23</sup> Municipal Heritage Properties: Bottomley House, Retrieved September 26, 2011 from

<http://www.saskatoon.ca/DEPARTMENTS/Community%20Services/PlanningDevelopment/DevelopmentReview/HeritageConservation/HeritageProperties/Pages/BottomleyHouse.aspx>

<sup>24</sup> Saskatoon Phoenix, Harvest Edition, August 1914.

<sup>25</sup> N.F. Black, *The History of Saskatchewan*, Regina: Saskatchewan Historical Co., 1913, pg. 879-880.

<sup>26</sup> Saskatchewan Lieutenant Governors, Retrieved May 23, 2008 from [www.saskarchives.com/web/seld/2-00.pdf](http://www.saskarchives.com/web/seld/2-00.pdf).

<sup>27</sup> John Hawkes. *The Story of Saskatchewan and its People*, Chicago: Clarke, 1924.

resided in the neighbourhood as well. Elliott Street, being one of the first streets to develop in Varsity View, was the home of Frank S. Dunn, Nathan Adilman, Leon Prescesky, and Senator Sidney Buckwold; influential people who helped shape Saskatoon.

### **1128 Elliott Street – Frank S. Dunn**

Frank S. Dunn was known as the owner of the largest men’s clothing store between Winnipeg and Vancouver<sup>28</sup>. In 1926, he built his home at 1128 Elliott Street.

### **1137 Elliott Street– Nathan “Nat” Adilman**

Originally from Kiev, Ukraine, Nathan “Nat” Adilman came to Canada and began his career as a fur trader in northwestern Ontario<sup>29</sup>. In 1919, Adilman arrived in Saskatoon and went into partnership with his brothers, Max and Harry<sup>30</sup>. They opened Adilman’s Department Store at 20<sup>th</sup> Street and Avenue B and, in 1937, Nat became the sole owner<sup>31</sup>. Famed architects Webster and Gilbert designed Adilman’s house and contractor W.A. Peberdy built the home in 1931<sup>32</sup>.

### **1138 Elliott Street – Leon Prescesky, Senator Sidney L. Buckwold**

Leon Prescesky was the manager of Saskatoon Contracting and the owner of Home Comfort Fuel<sup>33</sup>. In 1931, he built what was described as one of the highest price per square foot homes in the city and the house is noted for being “far beyond ordinary”<sup>34</sup>.

From 1949 to 1963, Senator Sidney L. Buckwold resided in the house<sup>35</sup>. Buckwold was born in Winnipeg, Manitoba and moved to Saskatoon with his parents<sup>36</sup>. He graduated with a degree in Commerce from McGill University, and came back to Saskatoon to work for the family company, Buckwold Limited<sup>37</sup>. Buckwold served in the military, was elected as an alderman of Saskatoon and served as Mayor of Saskatoon for eleven years<sup>38</sup>. On November 4, 1971, he was appointed to the Senate and served there until his retirement in 1991<sup>39</sup>.

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<sup>28</sup> Ibid.

<sup>29</sup> Ruth Miller, *Jewish Life and People in Saskatoon at Mid Century*, Saskatoon History, 2001.

<sup>30</sup> Ibid.

<sup>31</sup> Ibid.

<sup>32</sup> Star Phoenix, December 1931.

<sup>33</sup> Leslie Clark, Prescesky Property, Meewasin Valley Authority, August 1983.

<sup>34</sup> Ibid.

<sup>35</sup> Ibid.

<sup>36</sup> University of Saskatchewan Archives, University Degrees: Honorary Degree Recipients, *Retrieved May 23, 2008 from [www.usask.ca/archives/history/hondegrees.php](http://www.usask.ca/archives/history/hondegrees.php)*.

<sup>37</sup> Ibid.

<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

### **1011 University Drive** – *Evan Alan Hardy*

Evan Alan Hardy moved into the residence at 1011 University Drive in 1931. Hardy lived in three residences in the Varsity View area<sup>40</sup>, but spent the majority of his years in Saskatoon at this address<sup>41</sup>. Born in Sioux City, Iowa, Hardy moved to Saskatoon in 1917 and accepted a position as an instructor in the College of Agriculture at the University of Saskatchewan<sup>42</sup>. In addition to teaching students, Hardy also taught former soldiers how to operate farming machinery<sup>43</sup>. Later in his life, he accepted a position with the United Nations as an Advisor to the Government of Ceylon (now Sri Lanka) for the Food and Agriculture Organization<sup>44</sup>.

In 1983, the site was purchased for the new location of the Ronald McDonald House. The former residence was demolished to make way for a 3-storey, 13-bedroom facility designed by architect David Thane<sup>45</sup>. The sod-turning ceremony occurred on September 28, 1984 and the house opened for guests in September of 1985<sup>46</sup>. The Ronald McDonald House still operates at this location today and, in 2013, work began on an expansion to increase the number of rooms from 13 to 34. It serves as a temporary residence for parents of children receiving medical treatment in the city<sup>47</sup>.

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<sup>40</sup> Hardy also lived at 826 10<sup>th</sup> Street E., and 1037 Aird Street

<sup>41</sup> Henderson's Saskatoon Directory, 1931-1945.

<sup>42</sup> Mark W. Hislop, *Evan Hardy— A Pioneer of Modern Agriculture Technology*, Liaison, Fall 1987, pg. 4-6.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> Gerry Klein, *McDonald House Ready for Guests*, StarPhoenix, September 13, 1985.

<sup>46</sup> Ibid.

<sup>47</sup> Ibid.

# Varsity View Today

## Overview



This section of the Local Area Plan provides a statistical overview of various demographic data and development information for Varsity View, while often making comparisons to city averages and other neighbourhoods where it is appropriate<sup>48</sup>.

Varsity View has a large population of residents 75 years of age and older, due to the presence of a seniors' home and special care home. As a result of the senior population, combined with the student population attending the University of Saskatchewan, the Varsity View neighbourhood has a very low median household income when compared to the city average.

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<sup>48</sup> Although steps have been taken to ensure consistency, the City of Saskatoon cannot guarantee this data is without error.

### Population

**Table 1. Varsity View’s Population Distribution**

Age	Population	
	1996	2006
0 to 4	130	120
5 to 9	125	95
10 to 14	110	105
15-19	220	260
20 - 24	645	375
25 - 29	390	475
30 - 34	280	235
35 - 39	235	145
40 - 44	225	205
45 - 49	160	155
50 - 54	115	200
55 - 59	100	120
60 - 64	110	105
65 - 69	80	50
70 - 74	85	80
75+	385	390

**Varsity View’s population distribution has remained fairly consistent from 1996 to 2006.**

Varsity View had a population of 3,445 in 2006, which is a 1% increase since 1996 (3,410)<sup>49</sup>. The neighbourhood’s estimated population as of 2011 is 3488<sup>50</sup>. In 2006, Varsity View residents aged 20-29 comprised nearly 27% of the neighbourhood’s total population, compared with the city average of 17%. This is most likely attributable to the close proximity of the University of Saskatchewan. Individuals under the age of 20 and between the ages of 35-49 were consistently lower in Varsity View than Saskatoon’s proportion. Individuals above 75 are four times more prevalent in Varsity View than in Saskatoon. This higher proportion is likely due to the presence of LutherCare Communities, a seniors’ housing complex located in Varsity View.

### Aboriginal Population

In 2006, Varsity View had a relatively small Aboriginal population at 3% of the neighbourhood’s total population<sup>51</sup>. The overall Aboriginal population accounts for approximately 10% of Saskatoon’s population. The comparison of Varsity View’s Aboriginal community to Saskatoon’s Aboriginal community in 2006 shows 33% of Aboriginal individuals residing in Varsity View were between the ages of 20-24, whereas the city average was 10% for the same age bracket<sup>52</sup>. This high proportion is consistent with the high numbers of residents among this age bracket in Varsity View’s total population due to the proximity of the University of Saskatchewan.

### Ethnic Diversity

In 2006, the majority (80%) of Varsity View residents identified their mother tongue as English. Other ethnicities identified during the Census include Chinese, Ukrainian, German and French<sup>53</sup>. Varsity View’s Ethnic Diversity Cumulative Index was 1.1, slightly higher than Saskatoon’s index of 0.92<sup>54</sup>. 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. An accurate comparison to data

<sup>49</sup> Statistics Canada – Federal Census 1996 and 2006

<sup>50</sup> Generation 5 2011 Estimate

<sup>51</sup> City of Saskatoon (2006). *2006 Census Aboriginal Profile*

<sup>52</sup> Ibid.

<sup>53</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*

<sup>54</sup> Ibid.

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 Varsity View in 2006 was 1.8 occupants per household, slightly lower than the 1996 average of 1.9<sup>55</sup>. This average is below Saskatoon's 2006 average household size of 2.4 occupants per household. The total number of Varsity View households in 2006 was 1,865, up 5% from 1,775 in 1996.

### **Family Structure**

Of the 1,865 households in 2006, 35% were one-family households, an increase since 1996<sup>56</sup>. Non-family households account for the remainder of the household composition with 65%.

**Table 2. Varsity View and Saskatoon Household Composition, 1996 to 2006<sup>57</sup>**

<b>Family Structure</b>	<b>2006</b>	<b>Trend (1996 to 2006)</b>	<b>Saskatoon (2006)</b>
One-Family Households	35%	Steady (> 1%)	62%
Multiple-Family Households	0%	-	1%
Non-Family Households	65%	Steady (> 1%)	37%
Lone Parent Families	5%	Steady (2%)	12%

### **Seniors Population**

Senior citizens (aged 65 and over) make up approximately 17% of the Varsity View population as of 2006. Those aged 75 and over comprise 75% of this figure, while 25% of seniors residing in the neighbourhood are between the ages of 65 and 74.

The percentage of residents over the age of 75 living in Varsity View is four times the average for Saskatoon. Senior housing facilities operated by LutherCare Communities comprise approximately 86% of the seniors aged 75 and over in the neighbourhood. There are 195 suites in Luther Tower (which can accommodate couples), and 129 beds in the adjacent Luther Special Care Home with a total of 339 residents as of May 2012. The average age of a resident at LutherCare Communities in Varsity View is 86 years old<sup>58</sup>.

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<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

<sup>57</sup> Ibid.

<sup>58</sup> LutherCare Communities, Luther Tower. May 11, 2012.

**Education Level**

Table 3 outlines the education level achieved by residents in Varsity View over the age of 15. 89% of residents in Varsity View over the age of 15 hold a high school certificate (or equivalent), trade certificate or diploma, college certificate or diploma, or are a university graduate compared to the citywide average of 79%<sup>59</sup>.

**Brunskill School/Kinsmen Children’s Centre**

Brunskill School is an elementary school located in Varsity View. In 1985, it was joined by the Kinsmen Children’s Centre (KCC). Enrollment at Brunskill/KCC has fluctuated slightly since 1995. School enrollment was at a low in 1995 at 385 students, and since then increased to 424 students in 2003<sup>60</sup>. In 2010, Brunskill/KCC had 416 students enrolled. In 2006, there were 200 children between the ages of 5-14 residing in Varsity View<sup>61</sup>.

**Table 3. Education Levels in Varsity View, 2006**

Highest Level Attained for those Aged 15 Years and Older	# of People	% Population 15 & over	% Saskatoon
No Certificate/Diploma/Degree	365	11%	21%
High School Certificate or Equivalent	850	27%	27%
Apprenticeship/Trade Certificate/Diploma	180	6%	10%
College/Non-University Diploma	335	11%	17%
University Diploma or Degree	1,395	45%	25%

**Bishop Murray High School**

Bishop Murray High is a Catholic high school located in Varsity View. Enrolment increased from 145 students in 1995 to 229 students in 2005. Enrolment reached a low in 1997 at 126 students<sup>62</sup>. In 2010, there were 226 students enrolled at Bishop Murray High<sup>63</sup>.

**University of Saskatchewan**

University students residing within Varsity View have increased over the years, but experienced a slight decrease from 802 in 2009 to 754 in 2010<sup>64</sup>.

<sup>59</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*

<sup>60</sup> Saskatoon Public School Board. *September Enrolments*

<sup>61</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*

<sup>62</sup> Saskatoon Catholic School Board. *September Enrolments*

<sup>63</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*

<sup>64</sup> University of Saskatchewan Enrolment Data (2009-2010). *September Enrolments*

### Average Household Income

The average household income in Varsity View dropped from \$38,546 in 1996 to \$28,924 in 2006<sup>65</sup>. In comparison, Saskatoon’s average household income increased from \$44,636 in 1996 to \$64,254 in 2006<sup>66</sup>. The estimated average Varsity View household income in 2011 was \$63,505<sup>67</sup>.

Average income is the total aggregate income of a group divided by the number of household incomes reported. Average income is vulnerable to statistical outliers (e.g. higher incomes will skew the average income higher). For this reason, average income is typically higher than the median income of a particular data set. Median income is the amount (50<sup>th</sup> percentile) which divides the income distribution equally into one group above that amount, and one group below.

### Median Household Income

The median household income in Varsity View in 2006 was \$31,476, up from \$28,655 in 1996<sup>68</sup>. Saskatoon’s median household income increased from \$36,957 in 1996 to \$49,313 in 2006<sup>69</sup>. The estimated median household income for Varsity View in 2011 was \$38,764<sup>70</sup>.

### Poverty

A commonly used definition of poverty is the Low Income Cut-Off measure (LICO). LICO is useful as it incorporates both absolute and relative views of poverty; it is calculated based on an average family’s expenditure on essentials such as food, clothing, and shelter. A family is considered below the LICO if it spends more than 56.2% of total income on these essentials. People below the poverty line tend to rent rather than own housing and are often one parent families<sup>71</sup>. In 2006, 15% of families within Varsity View were low income.

**Table 4. Distribution of Households by Income Bracket in Varsity View**

Income Bracket	Number of Households
Under \$10,000	202
\$10,000 to \$19,999	310
\$20,000 to \$29,999	232
\$30,000 to \$39,999	221
\$40,000 to \$49,999	163
\$50,000 to \$59,999	141
\$60,000 to \$69,999	72
\$70,000 to \$79,999	57
\$80,000 to \$89,999	36
\$90,000 to \$99,999	29
\$100,000 and over	276
<b>Total Households</b>	<b>1739</b>

Source: 2011 Generation 5 Estimates

<sup>65</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*

<sup>66</sup> Ibid.

<sup>67</sup> Generation 5 2011 Estimate

<sup>68</sup> Statistics Canada – Federal Census 1996 and 2006

<sup>69</sup> Ibid.

<sup>70</sup> Generation 5 2011 Estimate

<sup>71</sup> Jackson, Maureen. “Closer to Home: Child and Family Poverty in Saskatoon.” Community – University Institute for Social Research, University of Saskatchewan, 2004. [http://www.usask.ca/cuisr/docs/pub\\_doc/health/Jackson.pdf](http://www.usask.ca/cuisr/docs/pub_doc/health/Jackson.pdf).

Other mature neighbourhoods, such as City Park have a lower proportion of families below the LICO, at 10%; Nutana has a slightly higher proportion at 13%<sup>72</sup>.

## Occupation and Employment

### Employment

In 2006, the total population in Varsity View above the age of 15 was 3,125, and 68% (2,110) were considered to be part of the labour force<sup>73</sup>. This value is comparable to the overall Saskatoon average of 70%<sup>74</sup>. The employment rate in Varsity View was 63% in 2006, which is slightly lower than the Saskatoon average (66%)<sup>75</sup>.

### Occupation

In 2006, the Sales and Service industries and Social Science/Education/Government/Religion industries topped the list of occupations of individuals in Varsity View at 22% and 20%, respectively<sup>76</sup>. The next five major occupations as a proportion of total employment for Varsity View in 2009 were:

- Business/Finance/Administration (13%)
- Trades/Transport/Equip Operators (12%)
- Natural-Applied Sciences (9%)
- Health (8%)
- Management (8%)

## Housing

### Housing Type

There were 1,870 dwelling units in Varsity View in 2006, including 595 single-family dwellings (32% of total) and 1,275 (68% of total) multiple unit (two or more) dwellings<sup>77</sup>. In 2006, Saskatoon had 84,405 dwelling units, of which 47,190 (56%) were single-family and 37,715 (44%) were multiple unit dwellings.

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<sup>72</sup> Statistics Canada Federal Census. 2006.

<sup>73</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*.

<sup>74</sup> Ibid.

<sup>75</sup> Ibid.

<sup>76</sup> Ibid.

<sup>77</sup> Ibid.

### **Development Density**

Varsity View's total gross neighbourhood area is 312.7 acres and its development density is 6.0 dwelling units per acre<sup>78</sup>. Surrounding neighbourhoods, such as Nutana, have a development density of 7.4 dwelling units per acre, while Grosvenor Park has a development density of 4.4 dwelling units per acre.

### **Age of Housing Stock**

Varsity View has existed for more than 100 years, making it one of Saskatoon's oldest neighbourhoods. Approximately 55% of the housing stock (1025 dwellings) was constructed before 1960. Following 1960, construction slowed in the neighbourhood, 30% of the housing stock (530 dwelling units) was built between 1961 and 1980. Following 1980 construction has declined<sup>79</sup>.

### **Housing Affordability**

The Housing Affordability Index is a ratio of a neighbourhood's median dwelling sale price to Saskatoon's median household income. A number below or equal to 3.0 represents relatively affordable housing; a number above 3.00 represents relatively less affordable housing. In 2006, Saskatoon's index was 3.0; Varsity View's index was 3.8, which suggests housing is less affordable compared to other neighbourhoods<sup>80</sup>. Varsity View is considered to be less affordable when compared to similar neighbourhoods in the area, such as Nutana (3.7) and City Park (2.6). In 2010, Varsity View's Housing Affordability Index was estimated at 5.19, compared to a citywide index of 5.04. This estimate reflects the dramatic increase in housing prices in Saskatoon since 2006.

### **Home Ownership**

In 2006, 39% of the dwellings in Varsity View were owner-occupied (725), and 61% were rented (1,145). Saskatoon has an overall home ownership rate of 64%<sup>81</sup>.

### **Real Estate Statistics**

Based on the 2010 Real Estate Sales, the average selling price of a single family dwelling in Saskatoon was \$323,086 compared to \$331,196 in Varsity View<sup>82</sup>.

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<sup>78</sup> Ibid.

<sup>79</sup> Statistics Canada – Federal Census, 2006.

<sup>80</sup> City of Saskatoon (2010). *Neighbourhood Profiles 10<sup>th</sup> Edition*.

<sup>81</sup> Ibid

<sup>82</sup> City of Saskatoon Assessment Division. 2010 Real Estate Sales

## **Average Assessed Value**

The average assessed value for a single-family dwelling in Saskatoon was \$179,854 as of Dec. 31, 2011. The average assessed value for Varsity View was \$214,589<sup>83</sup>.

## **Comparison to Other Neighbourhoods**

The following tables compare Varsity View to four other Saskatoon neighbourhoods on a number of indicators. These four neighbourhoods (Caswell Hill, City Park, Grosvenor Park, and Nutana) were chosen either for their proximity to Varsity View or similarity in terms of the age and character of housing stock. Table 5 includes indicators related to housing and income and incorporates data from both the 2006 Census and 2011 estimates provided by the City of Saskatoon. Table 6 compares these neighbourhoods by dwelling type using data from the 2006 Census.

**Table 5. Comparison of Neighbourhoods by Housing and Income-Related Indicators**

Neighbourhood	Indicator							
	Affordability*		Housing Tenure (Ownership) Rate		Median Household Income		Incidence of Low Income Families (%)	Density (Dwelling Units Per Acre)
	2006	2010***	2006	2011**	2006	2011**	2006	2006
Caswell Hill	2.0	3.60	59.68%	58.79%	\$36,170	\$39,824	24.1%	5.2
City Park	2.6	3.80	29.87%	28.62%	\$29,820	\$36,141	9.5%	8.0
Grosvenor Park	4.3	6.68	51.43%	52.47%	\$49,444	\$65,898	11.5%	4.4
Nutana	3.7	5.60	51.13%	51.34%	\$42,619	\$51,141	12.6%	7.4
Varsity View	3.8	5.19	38.77%	39.85%	\$32,451	\$38,764	15.4%	6.0

\* 3.0 is considered the affordability standard (3 or less is considered more affordable; over 3 is considered less affordable).

\*\* 2011 figures are estimates only (Source: Generation 5 2011 Estimates).

\*\*\* 2010 figures are estimates only (Source: Generation 5 2010 Estimates).

<sup>83</sup> City of Saskatoon Assessment Division, 2011

**Table 6. Comparison of Neighbourhoods by Dwelling Type (2011 Estimates)**

Neighbourhood	Dwelling Type					Total
	One Unit	Semi-Detached	Row House	Multiple Unit	Other Single Attached	
Caswell Hill	1110	1	5	492	1	1609
City Park	567	2	13	2140	0	2722
Grosvenor Park	336	0	0	392	0	728
Nutana	1232	14	45	2108	2	3401
Varsity View	581	18	8	1130	2	1739

Source: Generation 5 2011 Estimates

## Community Spaces

### Schools

#### Brunskill School



**Brunskill School (Photograph B-4904 by Leonard A. Hillyard courtesy Saskatoon Public Library – Local History Room)**

Brunskill School is a public elementary school located in Varsity View. It was built in 1951 and named after long-time public school board member William “Cy” Brunskill. The school was the first public school to be erected since 1938 and was designed by John Gilbert of the Gilbert and Webster architectural firm. It was described as one of the most modern schools in Canada and the United States because of its one-storey layout<sup>84</sup>. Brunskill was also the first elementary school in Saskatoon to have a library<sup>85</sup>, which is named after Sylvia Birnie, an avid promoter of Saskatchewan academics<sup>86</sup>. The Kinsmen Children’s Centre (KCC) was built adjacent to Brunskill School and opened its doors in 1985<sup>87</sup>. The KCC is a community centre that provides children with the tools to enhance their mental, physical, emotional and social development<sup>88</sup>.

<sup>84</sup> *Brunskill School Officially Opened*, StarPhoenix, November 3, 1951, pg. 3.

<sup>85</sup> *Brunskill School Gets First Central Library*, StarPhoenix, November 15, 1960.

<sup>86</sup> Superannuated Teacher’s of Saskatchewan, *Outreach*, Vol. 27 (4), 2005, pg. 5, Retrieved May 26, 2008 from [www.sts.sk.ca/newsletter/Outreach\\_27\\_4.pdf](http://www.sts.sk.ca/newsletter/Outreach_27_4.pdf).

<sup>87</sup> Brunskill School, *A History of Our School*, Retrieved May 26, 2008 from [schools.spsd.sk.ca/brunskill/history.htm](http://schools.spsd.sk.ca/brunskill/history.htm).

<sup>88</sup> Saskatoon Health Region: Kinsmen Children’s Centre, Retrieved May 26, 2008 from [www.saskatoonhealthregion.ca/your\\_health/facilities\\_kinsmen\\_about.htm](http://www.saskatoonhealthregion.ca/your_health/facilities_kinsmen_about.htm)

In 1999, after a large push from the community, a major renovation of Brunskill School got underway. Students were housed in Brevoort Park and Roland Michener schools for the 1999-2000 school year while the work was completed. It re-opened in the fall of 2000 having been almost completely rebuilt. The efforts of the community to have the school renovated were a great source of pride for the neighbourhood<sup>89</sup>.

### Bishop Murray High School

Bishop Murray is a Catholic high school located in Varsity View. It originally opened in 1954 as an elementary school, but now serves the community as an alternate high school for grades nine through twelve<sup>90</sup>. The school has a small student body compared to other high schools in the city and is structured to meet the needs of those who might find a larger mainstream school challenging<sup>91</sup>. Alternate and modified academic programs are available along with support services such as counselling and daycare to ensure “total development” of students<sup>92</sup>. The school was named after Archbishop Gerald C. Murray, who was appointed Bishop of the Catholic Diocese of Saskatoon in 1934<sup>93</sup>.

### Parks



**Left to Right: Cumberland Park, President Murray Park, Raoul Wallenberg Park, Albert Park**

There are four parks in Varsity View: Cumberland Park, President Murray Park, Raoul Wallenberg Park, and Albert Park. Cumberland Park is located at 8<sup>th</sup> Street and Cumberland Avenue and is the only district park in the neighbourhood. The preservation of the park from development may be the result of the price of corner lots before 1950. Many corner lots served as impromptu parks because of

<sup>89</sup> Peter Wilson, *Neighbourhood of Higher Learning*, StarPhoenix, September 7, 2006.

<sup>90</sup> Sheri Brown and Barbara Tomoporowski, *Foundation for the Future: Saskatoon Catholic Schools 1991-1986*, Saskatoon Catholic Board of Education.

<sup>91</sup> Reg Nakoneshny (Producer, Director). (2007). *Bishop Murray High School Video* [Video]. Retrieved February 1, 2012 from: [http://www.scs.sk.ca/bmh/School\\_Video.html](http://www.scs.sk.ca/bmh/School_Video.html)

<sup>92</sup> Ibid.

<sup>93</sup> Catholic Hierarchy, *Retrieved May 26, 2008 from www.catholic-hierarchy.org/bishop/bmurrayg.html*.

their high price<sup>94</sup>. Corner lots typically had higher prices than mid-block parcels because of the increased infrastructure costs needing to be recouped by the City, due to the additional adjacent street and sidewalk. During tough economic times, corner lots would sometimes go unsold and, in certain cases, the City chose to develop parks at corner sites to take advantage of the visibility and accessibility of the location. The three remaining parks are neighbourhood parks. Albert Park is adjacent to the Albert Community Centre. President Murray Park, located on the 1100 and 1200 blocks of Aird Street and Colony Street, was named for Walter Charles Murray, the first president of the University of Saskatchewan<sup>95</sup>. The third neighbourhood park is Raoul Wallenburg Park, located next to Congregation Agudas Israel, a Jewish community centre. The park, originally called Elks Park, was changed by Mayor Clifford Emerson Wright when he granted the Jewish community's request for the area to be named after Raoul Wallenburg, a Swedish diplomat who saved the lives of thousands of Hungarian Jews in the 1940s<sup>96</sup>. The four parks in Varsity View occupy 16.7 acres of the neighbourhood<sup>97</sup>.

## **Cultural Centres**

### **Mohyla Institute**

Mohyla Institute, named for St. Petro Mohyla, an educationalist and dignitary of the Orthodox Church in Kiev, Ukraine, began operations in Saskatoon in 1917<sup>98</sup>. Originally located at Victoria Avenue and Main Street, the institute moved to its current location on Wiggins Avenue to be closer to the University<sup>99</sup>. Mohyla Institute opened at its current location in August 1965 and since then has operated as a place of residence. It has also “developed courses for studies in Ukrainian literature, history and arts, and has fostered the finest cultural elements and traditions of the Ukrainian people, including folk music, folk dancing, handicrafts and domestic arts and crafts.”<sup>100</sup>

### **Congregation Agudas Israel**

The growth of the Jewish community in Saskatoon after World War II brought about the need for another synagogue in the city. Congregation Agudas Israel began construction on May 15, 1957 and held its first service in 1958<sup>101</sup>. Sidney L. Buckwold, a member of the Jewish community and Mayor of Saskatoon, cut the ribbon at the opening ceremony<sup>102</sup>. The synagogue also served as a community

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<sup>94</sup> Don Kerr and Stan Hanson, *Saskatoon: The First Half Century*, Edmonton: NeWest Press, 1982, pg. 122-123.

<sup>95</sup> Peter Wilson, *Neighbourhood of Higher Learning*, StarPhoenix, September 7, 2006.

<sup>96</sup> Untitled, StarPhoenix, October 8, 1985.

<sup>97</sup> Varsity View Neighbourhood Profile, City of Saskatoon, 2007, Retrieved May 26, 2008 from [www.saskatoon.ca](http://www.saskatoon.ca).

<sup>98</sup> *The Saint Petro Mohyla Institute History In Brief*, Mohyla Institute, Retrieved May 26, 2008 from [www.mohyla.ca/history.htm](http://www.mohyla.ca/history.htm).

<sup>99</sup> *Ukrainians to Replace Institute*, StarPhoenix, June 25, 1953.

<sup>100</sup> *The Saint Petro Mohyla Institute (SPMI) Welcomes You!*, Mohyla Institute, Retrieved May 26, 2008 from [www.mohyla.ca/welcome.htm](http://www.mohyla.ca/welcome.htm).

<sup>101</sup> Gladys Rose, *Agudas Israel Synagogue / Jewish Community Centre*, The Encyclopaedia of Saskatchewan, Regina: Canadian Plains Research Centre, 2006, Retrieved from [esask.uregina.ca/entry/agudas\\_israel\\_synagogue\\_\\_jewish\\_community\\_centre.html](http://esask.uregina.ca/entry/agudas_israel_synagogue__jewish_community_centre.html).

<sup>102</sup> Ibid.

centre and was designed to meet religious, educational and social needs<sup>103</sup>. It is still used in the same capacity today, enhancing the cultural depth of the neighbourhood.

### Sheptytsky Institute

The Sheptytsky Institute on the corner of Wiggins Avenue and College Drive is a Ukrainian Catholic co-ed residence for students pursuing a post-secondary education. Its beginnings date back to the 1930s when it was established as a Ukrainian, male-only student residence and existed at two previous locations, each quickly outgrowing their capacity. In 1945, six lots were purchased on College Dr. where the current residence sits<sup>104</sup>. Construction on the new facility began under the supervision of contractors Shannon Bros and Cassidy in 1950<sup>105</sup> and it was officially opened on August 16, 1953<sup>106</sup>. The new building accommodated seventy students, a chapel with a choir loft and seating for 100, and a museum<sup>107</sup>. The school year 1978-1979 marked the final year of the building as an all-male residence, for in the following school year it was opened to females<sup>108</sup>. In 1984, the building underwent renovations and alterations for expansion purposes<sup>109</sup>. The institute is named for Andrew Sheptytsky who housed Jews during World War II in his home and monastery in Ukraine<sup>110</sup>.

### Luther Special Care Home and Luther Tower

LutherCare Communities offers nursing care for seniors at the Luther Special Care Home, located in the 1200 block of Osler Street. Formerly known as Luther Sunset Home, the affiliate of the Saskatoon Health Region officially opened its doors to senior residents on June 11, 1955<sup>111</sup>. The original facility had 58 rooms, and in 1962 an additional 63 units were added. Today, Luther Special Care Homes provides nursing care for 129 residents.

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<sup>103</sup> Ibid.

<sup>104</sup> Ibid.

<sup>105</sup> *Ukrainian Residence Being Built*, StarPhoenix, July 10, 1950.

<sup>106</sup> Sheptytsky Institute History, Retrieved May 26, 2008 from [www.sheps.ca/Introduction/history.html](http://www.sheps.ca/Introduction/history.html).

<sup>107</sup> Ibid.

<sup>108</sup> Ibid.

<sup>109</sup> Ibid.

<sup>110</sup> *Andrew Sheptytsky*, Retrieved May 26, 2008 from [www.lvivbest.com](http://www.lvivbest.com).

<sup>111</sup> LutherCare Communities, *History – 50 Years of Caring*, Retrieved May 26, 2008 from [www.luthercare.com/history.html](http://www.luthercare.com/history.html).

In 1978, after much controversy, the adjacent 195-suite Luther Tower senior housing facility opened. When first proposed in 1974, a group of area residents petitioned to block construction of the 22-storey building due to its height and an opinion that high-rises were unsuitable housing for senior citizens<sup>112</sup>. In an attempt to settle the controversy, the City even offered free land near Market Mall as an alternate location for the tower<sup>113</sup>.

Following City Council approval for the development to occur at the Osler Street location, the group of area residents again attempted to block construction through legal proceedings. However, construction was able to proceed after the Supreme Court of Canada rejected a final appeal bid in April 1976<sup>114</sup>.

One of the many dedicated Varsity View LAPC members involved throughout the development of the Varsity View LAP was Pat Funk. She is also a resident of Luther Tower and submitted the following about her home at Luther Tower, reinforcing the positive benefit the facility provides to the Varsity View neighbourhood:

*“Over the years, this housing facility has been home to up to 200 people at any given time. Residents have always enjoyed their walks around their Varsity View neighbourhood, stopping to praise their neighbours for their landscaping and renovations.*

*Varsity View residents are in the unique situation that should they not be able to continue to live in their present homes, they could hope to make the Tower their new home or get needed care in the Luther Special Care*



**Luther Tower – A LutherCare Communities Senior Housing Facility**

<sup>112</sup> *Opposing factions to meet in hearing on high rise*, StarPhoenix, April 23, 1974.

<sup>113</sup> *Council to offer free city land for high rise*, StarPhoenix, April 30, 1974.

<sup>114</sup> *Turbulent times behind Luther Tower*, StarPhoenix, April 1, 1985.

*Home, while remaining close to neighbours they hold dear and continuing to walk familiar streets.*

*Even more, the Tower stands as a landmark for Varsity View, visible from many vantage points throughout Saskatoon.”*

While there was controversy when Luther Tower was built, it must not be overlooked that LutherCare Communities provides a valuable service in the Varsity View neighbourhood through not only the Luther Special Care Home, but also the senior housing of Luther Tower. Varsity View residents have a strong connection to the neighbourhood and appreciate that LutherCare Communities provides an opportunity for local residents to remain in familiar surroundings throughout their days.

See *Appendix 2* for a short story written by Pat Funk titled “Wolves of President Murray Park”, where she recollects a few memories from growing up in the local area, as well as the importance of helping to create community connections and memories for future generations.

# Goals & Discussion Reports

Throughout the process of creating the Varsity View Local Area Plan, the Varsity View Local Area Planning Committee (LAPC) identified 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 topic-based working papers are based on the issues and opportunities identified by the Varsity View LAPC. They include:

- 1.0 Land Use
- 2.0 Infill & Redevelopment
- 3.0 Parks & Open Space
- 4.0 Municipal Services
- 5.0 Traffic & Circulation
- 6.0 Active Transportation
- 7.0 Heritage & Culture
- 8.0 Campus-Community Relations
- 9.0 Neighbourhood Safety
- 10.0 Implementation & Priorities

Each report includes an overview of the topic and its relation to the neighbourhood, followed by the goals that were determined by the Varsity View LAPC. This information provides the foundation for the content of each report. Recommendations to assist in achieving the identified goals for the neighbourhood are noted throughout.

# 1.0 Land Use

## 1.1 Overview



Land use in Varsity View is characterized by a large area of stable low density residential land, with a long strip of multi-family residential land along Clarence Avenue and a small pocket of high density at Wiggins Avenue and Temperance Street. In the south, small single-storey commercial properties dominate 8<sup>th</sup> Street. In the north, College Drive is undergoing a redevelopment to mixed uses that are complementary to the adjacent University of Saskatchewan.

This section examines the corridors that bound the neighbourhood and include a focus on Cumberland Avenue, in particular. The plan proposes land use changes along this corridor that would be complementary to College Quarter and considers important aspects of any potential future Cumberland Avenue development, such as land use/density, design, parking, and interface areas.

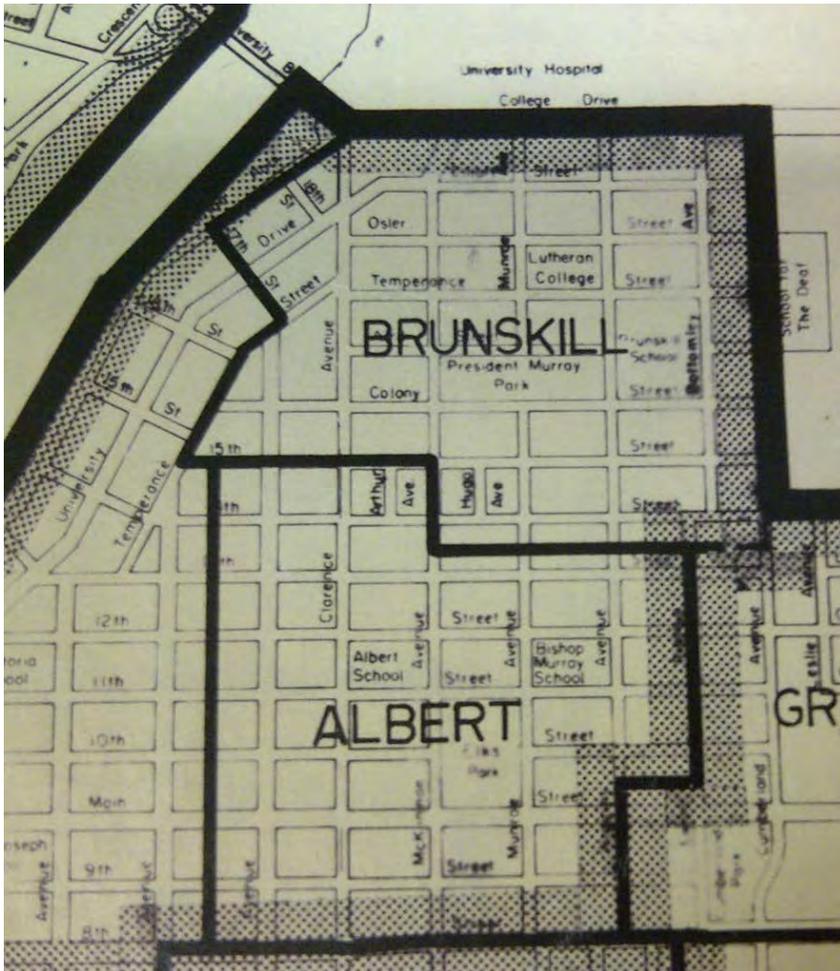
## 1.2 Land Use Goals



The Varsity View LAPC created a number of goals intended to guide land use in the Varsity View neighbourhood. They are as follows:

1. To preserve lower density residential areas in the heart of the neighbourhood.
2. To foster long term stability and enhancement of the neighbourhood through increased home ownership.
3. To encourage sensitive land redevelopment along major and upcoming traffic corridors east/west and north/south.
4. To establish a sensitive transition and approach to design and scale between different policy districts, such as traffic corridors and low density residential areas.
5. That redevelopment should enhance neighbourhood amenities, greenspaces, and public areas. Varsity View welcomes redevelopment in appropriate locations with the expectation of a net gain for residents.
6. That Varsity View recognizes the need to increase density of neighbourhoods in Saskatoon through thoughtful, considered development.
7. That development occurring along the borders of Varsity View promotes pedestrian connectivity and urban design integration with the University and adjacent neighbourhoods.

### 1.3 Land Use History



*Former neighbourhood boundaries*

The Varsity View area was first settled with limited development around 1912, when the first home in the area was built by a prominent businessman and real estate owner, Richard M. Bottomley. His land, known as Bottomley Addition, was bound by College Drive to the north, Osler Street to the south, Cumberland Avenue to the east and Clarence Avenue to the west. Early on, other areas in today's Varsity View were identified as University Annex, Varsity Park, and College Park<sup>115</sup>. Each of these areas utilized the proximity of the University of Saskatchewan as a marketing tactic, even including a reference to the university in the neighbourhood's name<sup>116</sup>.

While the area we now call Varsity View had been annexed before 1913, development along Elliott Street and College Drive did not begin until the 1920s, and the rest of the area was not substantially built until the 1950s<sup>117</sup>. In later years, the four subdivisions in Varsity View were combined into two areas, Albert and Brunskill, most likely named after the two schools in the area. The subdivision is now known as Varsity View, and it is bound by College Drive to the north, 8<sup>th</sup> Street to the south, Cumberland Avenue to the east, and Clarence Avenue to the west.

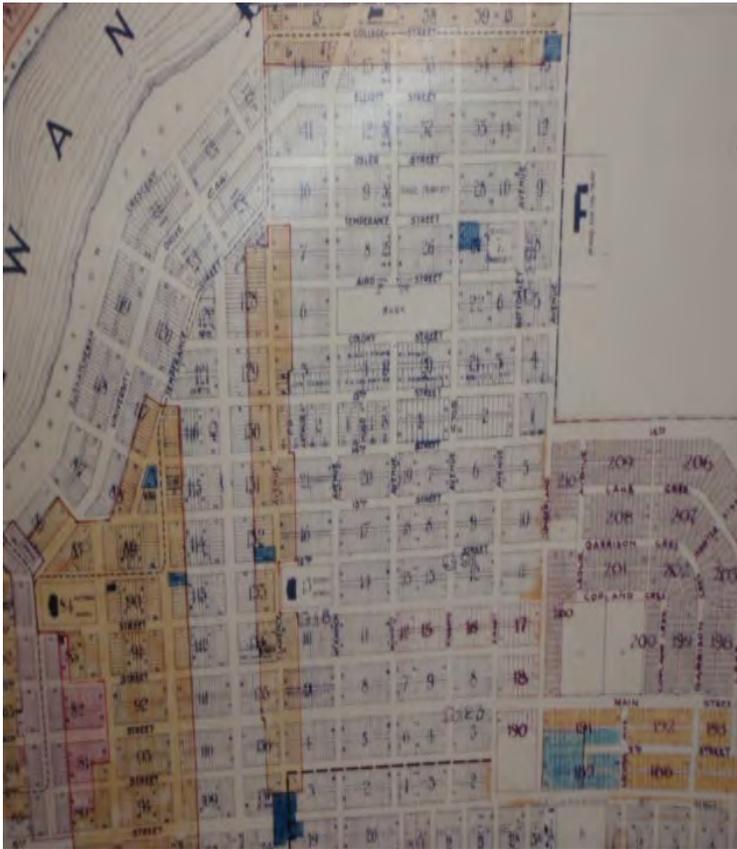
<sup>115</sup> William P. Delainey and William A.S. Sarjeant, *Saskatoon: The Growth of a City*, Saskatoon: Saskatoon Environmental Society, 1974. pg. 26.

<sup>116</sup> Don Kerr and Stan Hanson, *Saskatoon: The First Half Century*, Edmonton: NeWest Press, 1982, pg. 79.

<sup>117</sup> *Ibid.*, pg. 123.

Varsity View has had a relatively uniform and stable land use pattern characterized by low density residential development with medium density residential and institutional uses along Clarence Avenue and College Drive. There are also two small neighbourhood commercial sites, and a large strip of arterial commercial land at the southern boundary along 8<sup>th</sup> Street.

Saskatoon's first zoning bylaw was created in 1930. The Zoning Bylaw (No. 2051) designated most of Varsity View as Residence "A" District which permitted one and two-unit dwellings, with a strip of Residence "B" along Clarence Avenue which permitted multiple-unit dwellings. Varsity View's land use and zoning pattern has remained relatively unchanged since 1930.



*1930 Zoning Map of Varsity View area*

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 Varsity View 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 conducted 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. Although Varsity View (Brunskill and Albert) were not included in this study, it included Clarence Avenue and College Drive as part of the Nutana East Land Use Concept area. This study identified College Drive for a Mixed Land Use Policy District, suitable for multiple-unit residential and institutional uses due to its visible location and relation to the University. The Clarence Avenue corridor was identified as a Multiple Housing Policy District, suitable as an area to accommodate medium density apartment development due to its location on a major transportation corridor providing direct access to downtown and the University.

In 1990, City Administration conducted a review of the original core neighbourhood study. Albert and Brunskill were both included in these reviews and the land use remained primarily the same as it was in the 1978 study.

In 1997, a new review of the core neighbourhood land use policies for the Albert and Brunskill 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. A major amendment stemming from the 1997 review was the combining of Albert and Brunskill neighbourhoods into the present day Varsity View neighbourhood. The Land Use Policy map for Varsity View was last updated in 1997 as a result of this process and has remained relatively unchanged since.

## **1.4 Overview of Land Use and Zoning Policies**

Every parcel of land in Saskatoon is assigned a land use policy district under the Official Community Plan (OCP) Bylaw No. 8769 and a zoning designation under the Zoning Bylaw No. 8770. These two bylaws regulate development throughout the city. The land use policy district identifies the general type of land use appropriate for a particular site and the zoning district establishes more specific development regulations related to: permitted uses, building setbacks, parking requirements, minimum/maximum standards, etc.

### **1.4.1 The Official Community Plan Bylaw No. 8769**

The OCP is City of Saskatoon bylaw established under the provisions of *The Planning and Development Act, 2007* and adopted by City Council. It defines, directs, and evaluates development, while guiding development and land use decisions. Its purpose is to ensure development takes place in an orderly and rational manner, while balancing 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 OCP 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 OCP 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. Amendments to the OCP may occur for a variety of reasons, such as: changing circumstances, changing community values, new development trends, to increase certainty, and encourage growth. Amendments can include changes to the text and/or accompanying maps.

### **1.4.2 Overview of Existing and Proposed Land Use Policies in Varsity View**

Map 1.1 shows the Land Use Policy for Varsity View. The majority of Varsity View is designated as Low Density Residential Policy District. There is a Medium Density Residential Policy District along the Clarence Avenue corridor in the west of Varsity View and one pocket along Wiggins Avenue. Four different locations are designated Commercial Policy District, located in key corners of the neighbourhood. The major transportation routes of College Drive and 8<sup>th</sup> Street are designated Office/Institutional Policy District.

### **1.4.3 Development Density**

Table 1.1 shows a comparison of dwelling unit density for selected neighbourhoods in Saskatoon. Varsity View has a gross dwelling unit density of 5.5 units per acre. This is similar to neighbourhoods such as Massey Place and Caswell Hill, which both have dwelling unit densities of around 5.0 units per acre<sup>118</sup>. Varsity View’s dwelling unit density is moderate for a mature, centrally-located neighbourhood. Currently, the City of Saskatoon’s Official Community Plan calls for the gradual densification of the city<sup>119</sup>.

**Table 1.1 Dwelling Units Per Acre (2010 Estimates) – Selected Neighbourhoods**

<b>Neighbourhood</b>	<b>DU / Acre</b>	<b>Neighbourhood</b>	<b>DU / Acre</b>
Silverspring	3.4	Mayfair	4.8
Mount Royal	3.8	Haultain	5
Riversdale	3.8	Massey Place	5.1
Briarwood	3.8	Caswell Hill	5.3
Westmount	3.9	<b>Varsity View</b>	<b>5.5</b>
Silverwood Heights	4	Hampton Village (estimated at build out)	6.2
Greystone Heights	4.1	Pleasant Hill	6.5
Holliston	4.2	Nutana	7.5
Erindale	4.3	City Park	7.9
Grosvenor Park	4.7	<b>City of Saskatoon</b>	<b>4.9<sup>120</sup></b>

Source: Generation 5 2010 estimates

<sup>118</sup> City of Saskatoon (2010). Generation 5 2010 estimates

<sup>119</sup> 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

<sup>120</sup> The City average of 4.9 DU/Acre is calculated by removing non-residential neighbourhoods such as industrial areas and neighbourhoods that are not substantially completed. The City-wide density calculation would be 2.1 DU/Acre when industrial areas and unfinished neighbourhoods are included.

#### **1.4.4 Growing Forward Project**

The City is in the process of implementing the Growing Forward project, which will result in the development of the Growth Plan to Half a Million, outlining a city-wide servicing strategy for transit, water and sewer, land use, and roadways as Saskatoon grows towards a population of 500,000 residents. Implementation includes conducting a number of studies that are targeted for completion by 2016, including: Nodes, Corridors, and Infill Study; Infill Development Strategy; Rapid Transit Study; River Crossing Study; and Employment Area Study.

The Nodes, Corridors, and Infill Study aims to assess major transportation corridors and adjacent land uses across the city, with the goal to achieve more efficient use of land, while facilitating a more transit-oriented environment. Identifying appropriate locations for increased residential density through infill development and redevelopment of existing sites can allow for an increased level of transit service, more economical provision of infrastructure, improvement in amenities, and more viable commercial uses along and adjacent to these transportation corridors. By increasing the number of people living along corridors, such as 8<sup>th</sup> Street and College Drive, rapid transit to major destinations and higher-service “feeder” transit routes become more viable since more users live within a shorter distance of major routes. It is hoped that targeted and appropriate densification in Saskatoon will help to preserve the core of existing residential neighbourhoods and allow stable areas to remain at generally lower densities, while the neighbourhood-wide density may increase over time as a result of new development along and near significant transportation corridors.

For the city, increased residential density helps to ensure neighbourhoods remain viable by ensuring sufficient school enrolment, providing a market base for area businesses and providing a suitable population to support neighbourhood facilities and activities, such as parks and recreation programs. The Varsity View LAPC recognizes that established neighbourhoods near the downtown with key corridors, such as Varsity View, will play a role in the City’s goals and implementation of the Growing Forward project.

For more information about the Growing Forward project, view the website at: <http://www.growingfwd.ca/>.

## 1.5 Existing and Proposed Land Use and Zoning Policies



*Low Density Residential on Elliott Street*

Varsity View has a very stable land use pattern reflective of its current land uses. The existing land use and zoning pattern is also flexible enough to facilitate appropriate redevelopment in suitable peripheral locations, such as College Drive, over time while preserving the large low density residential area throughout the core of the neighbourhood. As such, limited land use policy changes are proposed and no changes are proposed for the existing zoning in the neighbourhood.

Over the next five years, as the City actively pursues the implementation of the Growing Forward project and Infill Development Strategy, land use and zoning patterns along corridors, such as Clarence Avenue, Cumberland Avenue, College Drive, and 8<sup>th</sup> Street will be revisited to ensure larger city-wide corridors make efficient use of land and City resources, while providing enough residential and commercial density to support a successful transit system. The following subsections include references to zoning designations. Appendix 1 includes a summary of zoning districts in Saskatoon.

### **1.5.1 Policy considerations for the relationship between higher intensity zoned developments and stable single-family residential**

Varsity View is surrounded on all four sides by ‘corridor streets’ that will face growth pressure as the City identifies intensification opportunities within its existing municipal boundaries.

The Varsity View LAPC recognizes their neighbourhood’s obligation to share in the broader City of Saskatoon goals to re-intensify the neighbourhoods located in the centre of the city. The LAPC believes it is critical to focus that growth primarily around the perimeter of the neighbourhood with the intent of reinforcing a stable single-family housing environment at the centre of the neighbourhood.

With this in mind, the Varsity View LAPC believes that the transition between medium and high density districts to lower density districts should not compromise, but rather reinforce through key considerations, a stable single-family environment. Developments on these perimeter areas should, as a general principle, utilize a mix of commercial and low to medium density residential purposes. In developments on the perimeter of the neighbourhood that are purely residential, medium density would typically be appropriate. It would be desirable to offer commercial services at-grade towards the outlying streets, with residences

at-grade in the rear of the property and upper floors of the development. The design of the back lane side of buildings is viewed as important and it was noted that building designs often focus only on the front façade, while ignoring what faces the rear of the property. The LAPC supports the idea of buildings having “faces” on both the main street and back lane sides. Developers are encouraged to incorporate design features to help the back side of buildings feel as though it could be the façade facing the front street.

While a majority of these transition considerations are consistent, there are some distinct considerations between each of the higher and medium density districts.

The unique considerations of Varsity View’s perimeter needs are:

**8<sup>th</sup> Street** – The LAPC recognizes that there is likely to be the highest level of intensification along 8<sup>th</sup> Street, given that it has been identified as an area for infill growth, accommodates high volumes of traffic and offers many amenities and services to residents.

The LAPC envisions increased opportunities for commercial purposes at-grade and upper levels, with an emphasis on residential units above commercial units and behind commercial units as a buffer. An emphasis should be made on providing parking underground rather than at the front or rear of the property at-grade.

Behind the laneway, an additional step-down of building height and mass would see medium density units along the south side of 9<sup>th</sup> Street that mimic elements of low density homes in form and frontage. Developments should be particularly sensitive to preserving the low density residential feel of 9<sup>th</sup> Street homes on the north side of the street.

This means that the ‘step down’ between 8<sup>th</sup> Street and the blocks north of it may need to occur between 8<sup>th</sup> Street and 9<sup>th</sup> Street blocks to ensure a gradual decline in density.

**Cumberland Avenue** – North of 14<sup>th</sup> Street, developments along the west side of this roadway will likely respond to College Quarter across the street, so the goal would be to stabilize the single-family dwelling environment on both sides of adjacent Bottomley Avenue. Given that the east side of Cumberland Avenue will contain retail and restaurant uses, the LAPC believe the west side of Cumberland Avenue should be developed with a slightly less commercially intensive form that sees an allowance for commercial and retail usage at-grade only that focuses on and encourages the provision of neighbourhood services, live/work space, and social gathering spaces that would provide a local amenity and benefit to Varsity View residents. Residential units should be required above-grade, and to the back face of the property, with at-grade units opening directly onto the site with the goal to make a healthy transition to the single-family residential on Bottomley Avenue.

Given the high pedestrian traffic along this corridor and set back of building development on the east side of the street, it would be highly desirable to provide symmetry and balance on the street by setting back west side developments a few metres and opening the space to a public and pedestrian-friendly walkway with opportunities for seasonal use (i.e. patio seating). See Section 1.5.7 “Transitional Land Use Policy District” for more information on Cumberland Avenue land use.

**Clarence Avenue** – The considerations for Clarence Avenue are unique because of the unusually close proximity between higher density districts and lower density districts due to the east-west orientation of the streets. With the exception of Arthur Street, the border between the multiple-unit dwelling districts and low density residential district occurs between directly adjacent lot lines.

To enhance the utility and functionality of Clarence Avenue, a stronger pedestrian realm needs to emerge, primarily at the front of the property. This could include a greater setback from the curb, wider sidewalks, and more engaging façade relationship to the street and its pedestrians. All sides of buildings need to see an emphasis on ground floor units opening directly onto grade to create a sense of community between neighbouring properties.

**College Drive** – Bordering many historic homes in the Varsity View neighbourhood, further development along College Drive requires careful consideration. Developments along College Drive need to be mindful of scale as they provide commercial opportunities at-grade, with residences above and facing the lane way. A modest height limit and a more sensitive interface at the back of the property is required to preserve the nature of treasured homes along the south laneways of College Drive that face Elliott Street.

It should be noted that the City of Saskatoon was in the process of developing the Growth Plan to Half a Million during the creation of the Varsity View LAP. The early findings and opinions expressed by the Varsity View LAPC were shared with members of the civic administration for consideration during the development and implementation of the Growing Forward project.

### **1.5.2 Low Density Residential Policy District and R2 Zoning**

Varsity View is predominantly a Low Density Residential Policy District containing primarily one and two-unit dwelling developments, with a few dwelling unit conversions. Dwelling unit conversions may accommodate new and existing residential development conversions up to four units. The Varsity View LAPC values the existing, unique single-family housing stock and would like to preserve the heritage and character homes in the area. They feel that a change to this district could change the character of the neighbourhood and that it may not foster the long term stability and increased owner-occupancy that they want to achieve.

Specifically, the Varsity View LAPC also feels that the R2 zoning blanketed across many residential neighbourhoods throughout Saskatoon, new and mature, does not recognize the various different styles of development. An example is Edmonton’s Mature Neighbourhood Overlay District created to ensure new developments fit appropriately with an area’s traditional character and design.

In 2013, an early draft of this section was shared with the consultant and committee for consideration during the creation of the Neighbourhood Level Infill Development Strategy.



*Medium density residential along Clarence Avenue*

**Map 1.2 illustrates the proposed policy designation of the blocks of 402 Cumberland Avenue N to 320 Cumberland Avenue S to Transitional Land Use from Low Density Residential. No zoning changes are proposed. For more information, see Section 1.5.7 Transitional Land Use Policy District.**

### **1.5.3 Medium Density Residential Policy District and Multiple-Unit Residential Zoning**

The Medium Density Residential Policy District is paired with “RM” zoning districts and allows for the development of single-unit dwellings, multiple-unit dwellings and street townhouses of six or more units, with a limit of four storeys. Medium density multiple-unit dwellings are appropriate in locations that have suitable access to neighbourhood entry points, collector or arterial streets, public transit, parks, and other public amenities. Medium Density Residential Policy Districts are located in Varsity View along and near Clarence Avenue, as well as at the LutherCare Communities property (1212 Osler Street), which includes a special care home and an adjacent seniors’ housing high-rise.

The 22-storey Luther Tower is located in a medium density policy district despite the fact it is a high density building. At the time of its construction in 1974, under the R.4 Zoning District, there were no height restrictions. The R.4, now the RM4 Zoning District, no longer permits buildings taller than 15 metres or approximately four storeys in height. This is considered a legal non-conforming building, which allows for continued use of the structure, but any additions or structural alterations must conform to the current requirements of the Zoning Bylaw. Another condition of legal non-conforming buildings is that if the building is damaged above the

foundation to more than 75% of its assessed value, it may only be repaired or reconstructed in conformance with current zoning bylaw requirements

Although the neighbourhood recognizes and appreciates LutherCare Communities for providing a valuable service and home for seniors in the Varsity View neighbourhood, there is strong opposition to any future development of high-rise construction in the area. As such, 1212 Osler Street is zoned appropriately to reflect the wishes of the community and prevent any further high density constructed on this property in the future.

**No changes are proposed for this policy and zoning districts.**

#### **1.5.4 Commercial Policy District and Commercial Zoning**

The Commercial Policy District is paired with commercial zoning districts and includes four commercial designations: Neighbourhood, District, Arterial, and Special Area. Three of these designations are applied in Varsity View.

Neighbourhood Commercial Policy Districts are intended to be located in each neighbourhood in order to provide for the daily convenience needs of neighbourhood residents. The only Neighbourhood Commercial Policy Districts in Varsity View is located near the corner of Wiggins Avenue and Temperance Street.

District Commercial Policy Districts are intended to facilitate the needs of two to five nearby neighbourhoods. These sites provide a variety of commercial uses, such as retail, restaurants, service stations, small shopping centres, medical clinics, and related health services. In Varsity View, there are two District Commercial Policy District; at the corner of College Drive and Cumberland Avenue and at the corner of 8<sup>th</sup> Street and Clarence Avenue.



***An example of a pedestrian scale street***



***1418 College Drive District Commercial***

Arterial Commercial Policy 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 Varsity View, there is one large Arterial Commercial Policy District on 8<sup>th</sup> Street in the southeast corner of the neighbourhood.

**No changes are proposed for this policy and zoning districts.**

### **1.5.5 Community Facility Policy District**

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. Varsity View contains two schools and a community centre that provide important functions in the neighbourhood as community facilities. These facilities – Bishop Murray High School, Brunskill School, and Albert Community Centre – are proposed to be designated Community Facility Policy District to ensure appropriate consideration is given to the continued use of a building as a community focal point in the event that the current use is discontinued. While this does not guarantee the current use will never change, it does ensure that discussions occur and efforts are made to avoid the loss of the facility for the neighbourhood.

**Map 1.2 illustrates the proposed designation of Bishop Murray High School, Brunskill School, and Albert Community Centre to Community Facility Policy District. No zoning changes are proposed.**

### **1.5.6 Office/Institutional Policy District and Institutional Zoning**

The Office/Institutional Policy District is paired with institutional zoning districts and is intended for small office complexes, institutional, and residential uses. The purpose of this district is to facilitate a range of institutional and community activities that are generally compatible with a neighbourhood setting.

There are two areas where the Office/Institutional Policy District has been applied, which are along College Drive and 8<sup>th</sup> Street. These districts serve as a buffer between low density residential areas and the major roadways. College Drive currently serves uses complementary to the University and Hospital, such as doctor's offices, while current services along this portion of 8<sup>th</sup> Street include several law and health practitioners.

As detailed earlier in this section, the City is developing a city-wide Growth Plan to Half a Million that includes a Nodes, Corridors, and Infill Study to assess major transportation corridors and adjacent land uses with the goal to achieve more efficient land use, while facilitating a more transit-oriented environment.

**As such, the 8<sup>th</sup> Street corridor policy districts and zoning will be under review to ensure the current Office/Institutional Policy District and institutional zoning facilitates the goals of the Growing Forward project and Growth Plan to Half a Million. Any proposed land use changes will be undertaken in consultation with the neighbourhood.**

### **1.5.7 Transitional Land Use Policy District**

The Transitional Land Use Policy District includes those parts of the city where significant land use changes are expected to occur and where additional studies may be required to determine appropriate future land use. There is significant change and investment planned for the University lands east of Cumberland Avenue as outlined in the College Quarter Master Plan. Development on College Quarter may trigger private interest and investment along Cumberland Avenue in Varsity View. Currently, Cumberland Avenue is mainly comprised of single-family homes. It also contains the highest concentration of rental homes in the neighbourhood (74%), suggesting redevelopment may occur along the street.

Future uses along Cumberland Avenue could mirror those of the College Quarter, which envision *"a shop lined pedestrian scale street, with small lot development of mixed use properties such as coffee shops, boutiques, and offices with residential above"*<sup>121</sup>.

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<sup>121</sup> College Quarter Master Plan. University of Saskatchewan.

Redevelopment of this nature in Varsity View would likely be triggered by development of “Block A and B”<sup>122</sup> from the College Quarter Master Plan, commencing closer to College Drive and moving south along Cumberland Avenue to Osler Street. From Osler Street to 14<sup>th</sup> Street, the area may be more suitable for low to medium density residential in the future. Rezoning would be required to facilitate any redevelopment along Cumberland Avenue.

The proposed application of the Transitional Land Use Policy District to these blocks will not change the current zoning designation of these properties today, but would identify these lands as appropriate for transition to higher density uses in the future.

**Map 1.2 illustrates the proposed designation of the blocks of 402 Cumberland Avenue N to 320 Cumberland Avenue S to Transitional Land Use. The zoning is proposed to remain R2 until such time as an appropriate use for the identified blocks is determined. As with all land use changes, a public consultation process will be undertaken to provide an opportunity for local stakeholders to comment on any proposed changes to Land Use Policy Districts or Zoning Designations.**

#### **RECOMMENDATION:**

**1.1 PROPOSED VARSITY VIEW LAND USE POLICY MAP:** *That the Community Services Department, Planning & Development Division, initiate the necessary procedure to amend the Varsity View Land Use Policy Map in the Official Community Plan No. 8769 with the proposed land use designations in Map 1.2, titled “Varsity View Proposed Land Use Policy Map”.*

The proposed amendments in this section are intended to guide future land use in the neighbourhood and to encourage the long-term objective of maintaining the stable single and multi-family residential land uses in the area. It also serves to recognize the potential transition along Cumberland Avenue as the College Quarter develops and the desire to retain community facilities, such as the schools and community centre in the neighbourhood.

These proposed land use amendments will be implemented over time following the adoption of the Varsity View LAP by City Council and will require additional consultation with local stakeholders.

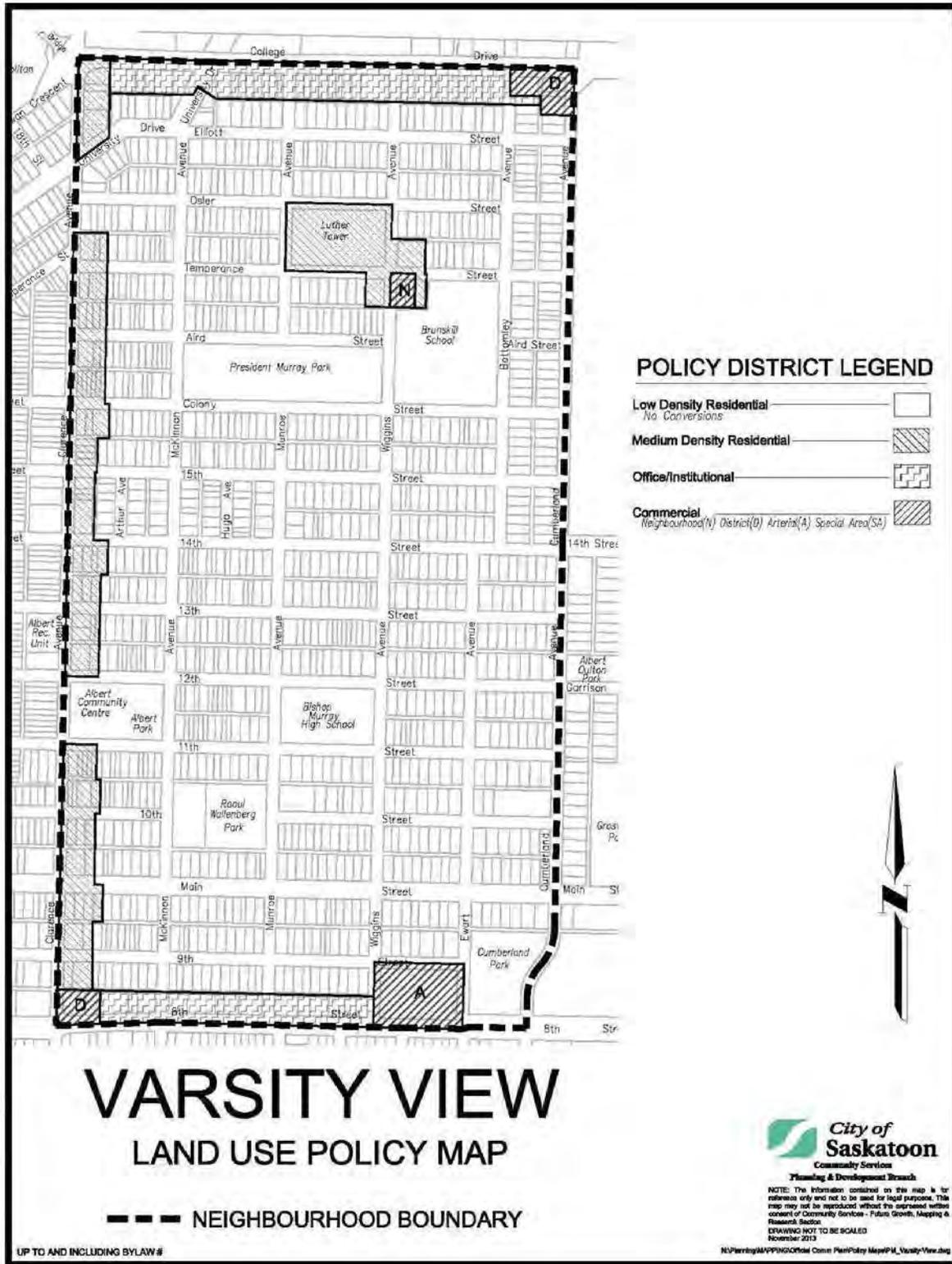
In addition, the LAPC believes that as Cumberland Avenue transitions over time, it could develop a unique culture that is influenced by students and University employees coming from outside of the province and internationally. The LAPC would like to ensure the following elements are considered with any new development on Cumberland Avenue:

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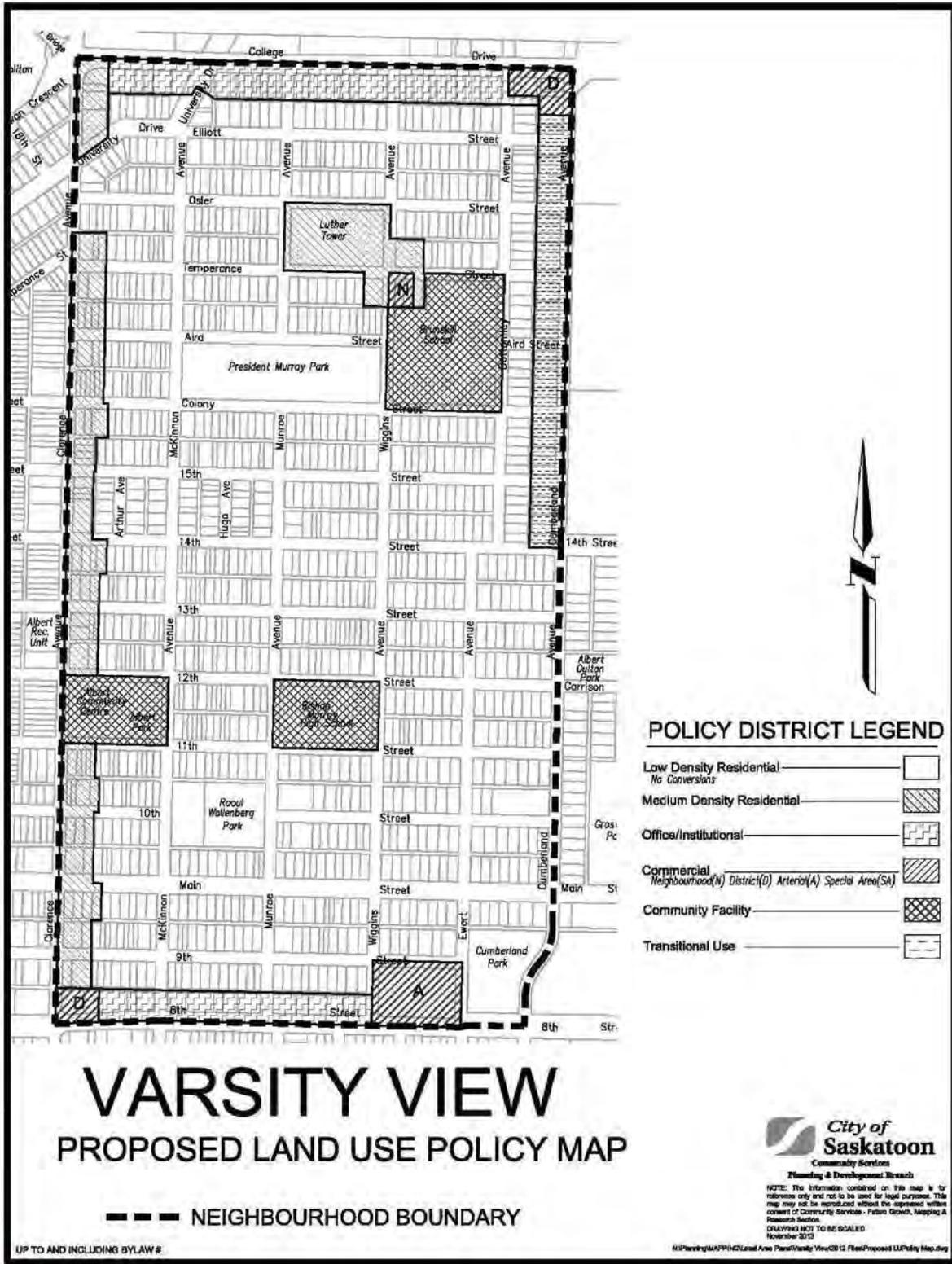
<sup>122</sup> Ibid, p. 26.

Land Use/Density	Design	Parking	Interface Areas
<ul style="list-style-type: none"> <li>• Higher intensity uses are scaled down from College Drive to 14<sup>th</sup> Street in three zones that parallel uses in the College Quarter Master Plan, ideally they would follow the below development pattern, but are not limited to it:               <ul style="list-style-type: none"> <li>○ <b>College Drive to Elliott Street</b> – Mixed use</li> <li>○ <b>Elliott Street to Aird Street</b> – Multi-family residential</li> <li>○ <b>Aird Street to 14<sup>th</sup> Street</b> – Lower density residential, single-family residential</li> </ul> </li> <li>• Two-storey buildings are the most desirable; however, density may be increased with bonuses of public amenity space, underground parking, etc.</li> <li>• Mixed use developments are desirable with small scale commercial at-grade and residential above</li> <li>• Amenities provided by any commercial uses are aimed at the neighbourhood level services to complete the neighbourhood, not city-wide attractions, such as nightclubs or bars</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian-oriented and encourages a vibrant street life with active store fronts</li> <li>• Blurs the border between the University and Varsity View in terms of design, connectivity, and flow</li> <li>• Street symmetry is created through the use of no front yard setbacks of buildings</li> <li>• Front yard setbacks may be accommodated for those creating patio, outdoor spaces, and/or common public gathering places only</li> <li>• No front yard setbacks for parking</li> <li>• Transitions from private to public space should be fluid</li> </ul>	<ul style="list-style-type: none"> <li>• Parking meters may be desirable in the future to permit turnover of parking for commercial uses</li> <li>• Parking should be mitigated in rear lanes as much as possible</li> <li>• Any new residential developments should provide parking on-site</li> </ul>	<ul style="list-style-type: none"> <li>• Soft transitions are required at the interface of medium and lower density areas (i.e. Cumberland Avenue and Bottomley Avenue)               <ul style="list-style-type: none"> <li>○ Step down buildings at the interface of lower density areas behind</li> <li>○ Encourage two-faced buildings – tiering may be used in rear of buildings to scale down density</li> <li>○ Use garage or lane houses to gradually transition between medium density uses on Cumberland Avenue to Bottomley Avenue</li> <li>○ Adding residential to the rear of properties to assist in beautifying the lanes behind Cumberland Avenue</li> </ul> </li> </ul>

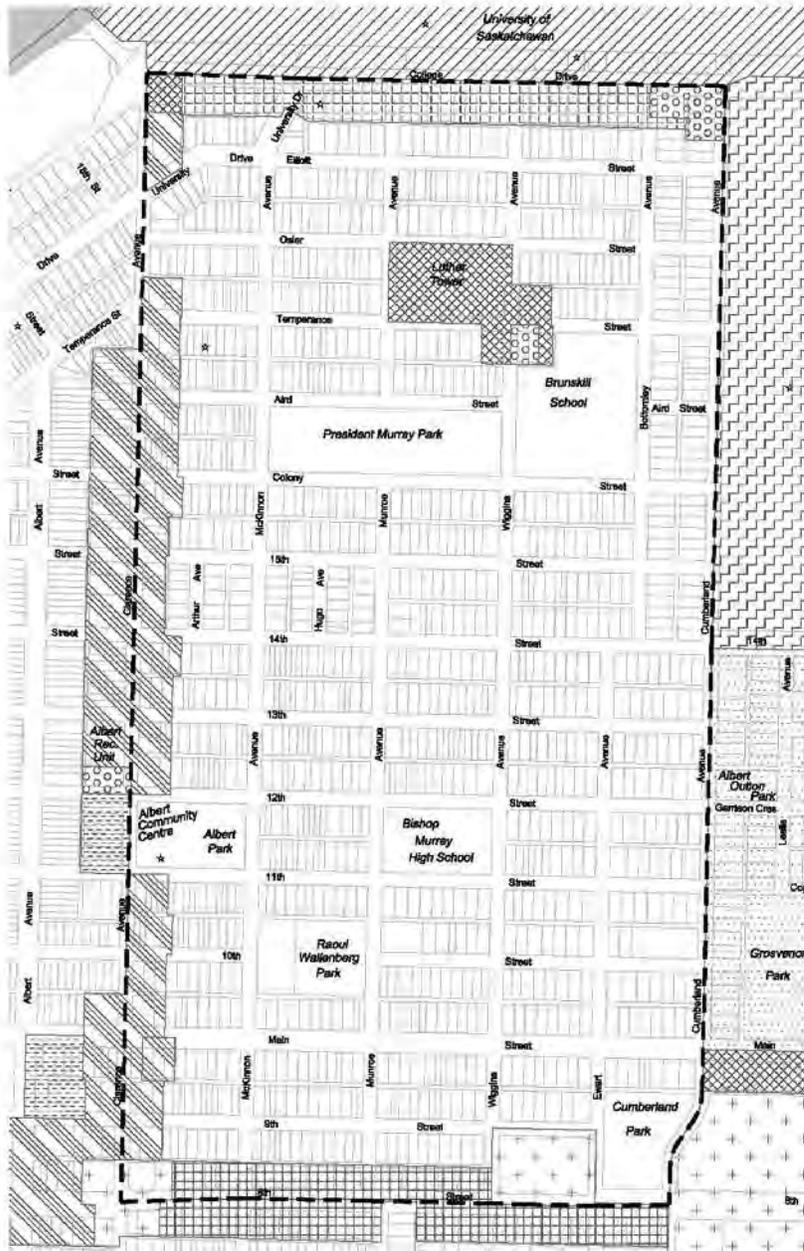
Map 1.1 Varsity View Existing Land Use Policy Map



Map 1.2 Varsity View Proposed Land Use Policy Map



# VARSITY VIEW LOCAL AREA PLAN EXISTING ZONING MAP



### ZONING DISTRICT LEGEND

- R1
- R2
- R2A
- RM3
- RM4
- M1
- M2
- B2
- B4
- AG
- DCD7

--- NEIGHBOURHOOD BOUNDARY  
 ☆ HERITAGE SITE



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Map 1.3 Varsity View Existing Zoning Map

## 1.6 Home Ownership and Secondary Suites

Table 1.2 Varsity View Owner-Occupancy Rates (1996-2011)

Neighbourhood	Owner-Occupancy (%)			
	1996	2001	2006	2011 (*estimate)
Caswell Hill	54%	58%	59%	59%
Nutana	42%	48%	51%	51%
Grosvenor Park	46%	48%	51%	52%
<b>Varsity View</b>	<b>41%</b>	<b>38%</b>	<b>39%</b>	<b>40%</b>
City Park	21%	32%	30%	29%

Owner-occupancy rates and the abundance of secondary suites in single-family homes is a concern for residents of Varsity View. The owner-occupancy rate in Varsity View is approximately 40%. Rental properties appear concentrated along Cumberland Avenue, and 12<sup>th</sup> and 14<sup>th</sup> Streets; however, rental properties are spread throughout the neighbourhood. Table 1.2 illustrates owner-occupancy rates in Varsity View (principal occupant of the dwelling is owner)<sup>123</sup>.

The LAPC feels increased home ownership among residents will also increase neighbourhood stability with a lower resident turnover, increased pride and investment in the community, and more engaged residents in community activities and events.

Due to its proximity to the University of Saskatchewan, the neighbourhood has become an ideal location for students seeking rental accommodation within walking distance of the University. During a LAPC meeting, residents discussed the negative impacts to the neighbourhood associated with a high number of rental properties, such as single-family homes overcrowded with too many individual students renting rooms in the house, parking issues associated with rental units (residents view the result as “parking lots in front/rear yards of homes”), poor property maintenance, and the image associated with rental homes and yards that are not maintained regularly.

The City of Saskatoon’s Zoning Bylaw defines a secondary suite as “a self contained dwelling unit which is an accessory use to, and located within a detached building in which the principal use is a one-unit dwelling”. They conform to the following regulations:

- a) May only be located in detached one unit dwellings and not occupy more than 40% of the gross floor space ratio, including the basement area;

<sup>123</sup> The owner-occupancy rate is calculated by dividing the number of owner-occupied dwellings by the total number of private-occupied dwellings.

- b) The principal building must have a gross floor space area, including the area of the basement, of at least 100 m<sup>2</sup>;
- c) The maximum size of a secondary suite shall be 65 m<sup>2</sup>;
- d) No more than one secondary unit may be located in any detached one unit dwelling;
- e) No more than three persons can occupy a secondary suite; and
- f) One off-street parking space is required for a secondary suite, in addition to at least one off-street parking space for the principal dwelling unit<sup>124</sup>.

In 1999, the Zoning Bylaw was modified to provide owners with a greater opportunity to legalize suites throughout Saskatoon. It quickly became apparent, however, that most existing suites in the city would not meet the requirements of the National Building Code, and the cost to upgrade would be prohibitive. In seeking a solution, the City of Saskatoon, in consultation with the community, adopted new occupancy standards for existing suites that focus on life, health, and safety issues. In order to legalize an existing suite under relaxed occupancy standards, the suite must have been developed and occupied prior to January 1, 1999. A letter of verification regarding the age of the suite is required. Suites built after January 1, 1999 must fully comply with the National Building Code. Since 1999, approximately 30 existing secondary suites have been legalized in the Varsity View neighbourhood. This total does not include new suites that may have been established through the building permit process.

Illegal secondary suites are currently brought to the attention of the Business License and Zoning Compliance Section by complaints from the public, referrals from other City of Saskatoon departments and by property owners (submitting an application to legalize an existing suite). Once notified, a Zoning Compliance Bylaw Inspector follows the process of the Legalizing Existing Suites program and the owner of the property will have the option to pursue the approval of a permit to have a legal secondary suite or the suite will need to be removed to the satisfaction of the bylaw enforcement officer, such as the removal of a kitchen or secondary interior entrances. For more information about legalizing an existing suite or to lodge a complaint about a known illegal suite, contact the Business License and Zoning Compliance Section at (306) 975-2645.

### **RECOMMENDATION:**

- 1.2 HOW TO LEGALIZE AN EXISTING SUITE BROCHURE:** *That the Community Services Department, Planning & Development Division, distribute the 'How to Legalize an Existing Suite' brochure to property owners in the Varsity View neighbourhood.*

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<sup>124</sup> City of Saskatoon. Zoning Bylaw No. 8770.

## 2.0 Infill & Redevelopment

### 2.1 Overview



Infill plays a significant role in the ongoing growth and renewal of the city. If done well, infill can assist in reducing traffic congestion, increasing civic sustainability, and create more livable, complete communities.

In Varsity View, the design quality of infill and redevelopment in the area is a major concern for residents. As a historic neighbourhood, residents feel reinvestment can be positive, but can also change the unique fabric and character of the neighbourhood if not done sensitively.

During the creation of the LAP, participants considered the structures that line the streets of Varsity View and were able to identify subtle changes in design, prompting the group to realize their neighbourhood is comprised of many unique character areas.

## 2.2 Infill and Redevelopment Goals



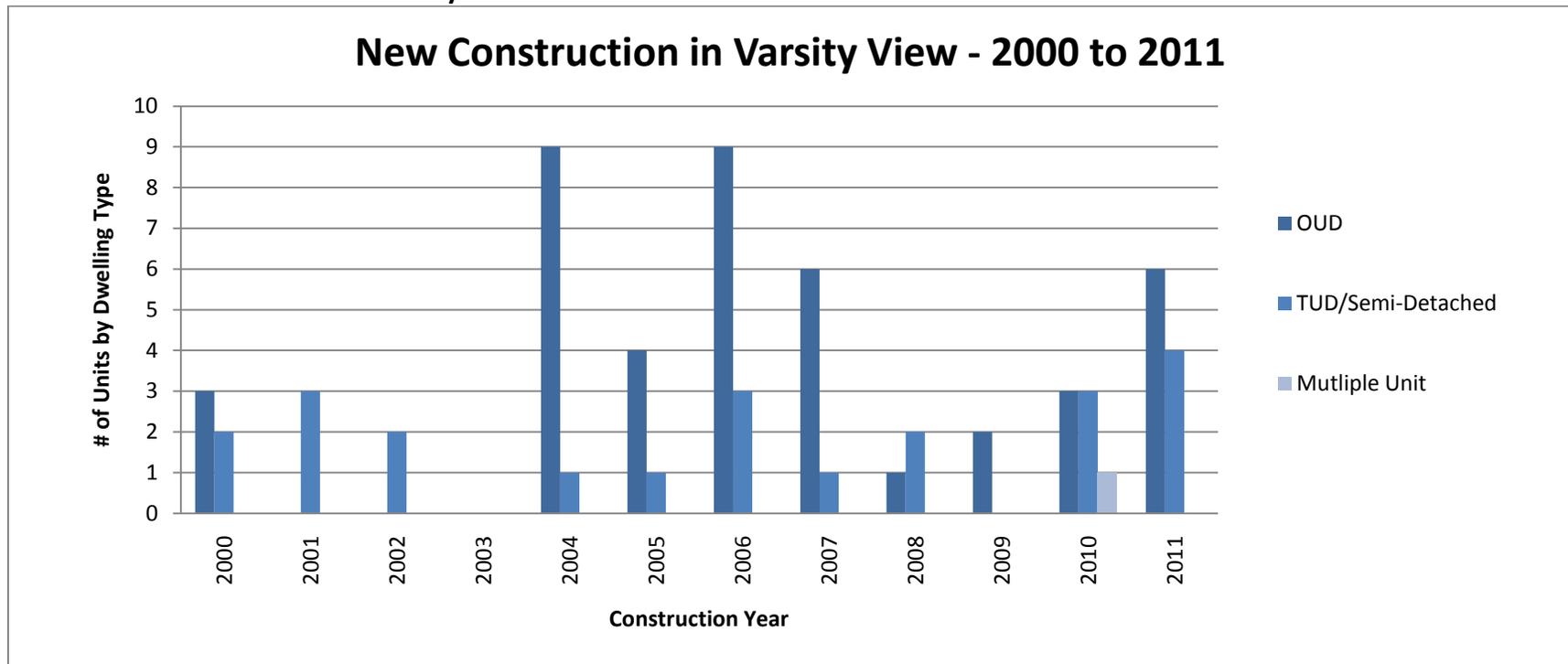
The Varsity View LAMP created a number of goals intended to guide infill and redevelopment in the Varsity View neighbourhood. They are as follows:

1. That comprehensive infill and redevelopment design policies, guidelines, and regulations for Saskatoon be developed, which will be fundamental to the success of future redevelopment in Varsity View.
2. That infill and redevelopment guidelines incorporate all forms of land use districts, scales and building classifications.
3. That Varsity View is recognized as having a variety of identifiable character areas within the neighbourhood that parallel other mature Saskatoon neighbourhoods.
4. That Varsity View infill and redevelopment fits harmoniously with the built character of the surrounding neighbourhood.
5. That Varsity View infill and redevelopment reinforces the prevailing pattern on the block with respect to the relationship between buildings and between buildings and the streetscape.
6. That Varsity View infill and redevelopment be 'neighbourly' and respectful to adjacent properties.
7. That Varsity View infill and redevelopment be of a design quality that positively contributes to the neighbourhood.

## 2.3 Redevelopment in Varsity View

There are very few vacant sites available for infill development in Varsity View; however, demolitions of single-family homes have occurred for redevelopment. Over the last 11 years, there have been 67 newly constructed residences in the neighbourhood, illustrated in Table 2.1 New Construction in Varsity View. These are comprised of one, two, semi-detached and multi-unit dwellings. Although one-unit dwellings (OUD) have been the prominent form of redevelopment, two-unit dwellings (TUD) and semi-detached units are becoming more prevalent. Property owners can choose to demolish existing buildings instead of repairing or remodeling them, and where site size is appropriate, two-unit or semi-detached units can be built in their place. Typically, due to high land values in Varsity View, redevelopment utilizes high quality materials and design.

Table 2.1 New Construction in Varsity View<sup>125</sup>



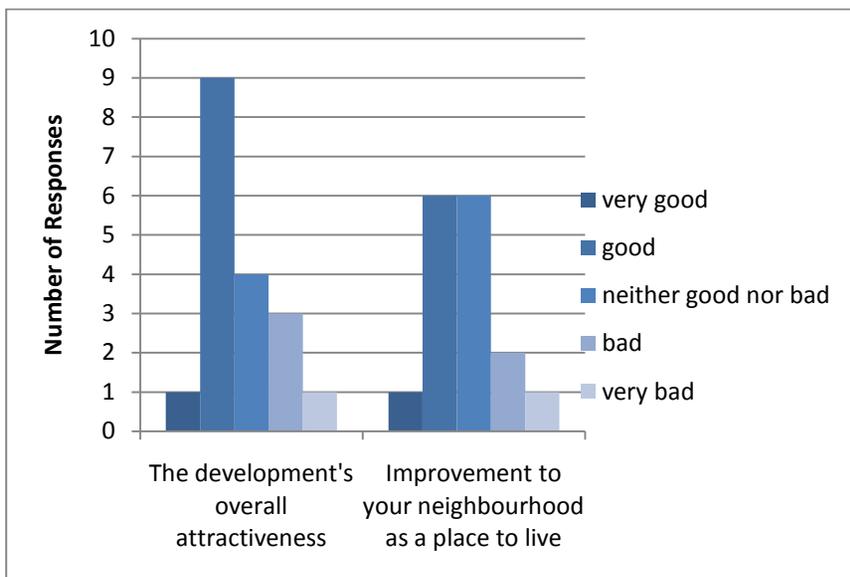
<sup>125</sup> City of Saskatoon. Building permit data. 2011

### 2.3.1 Neighbourhood Survey Feedback

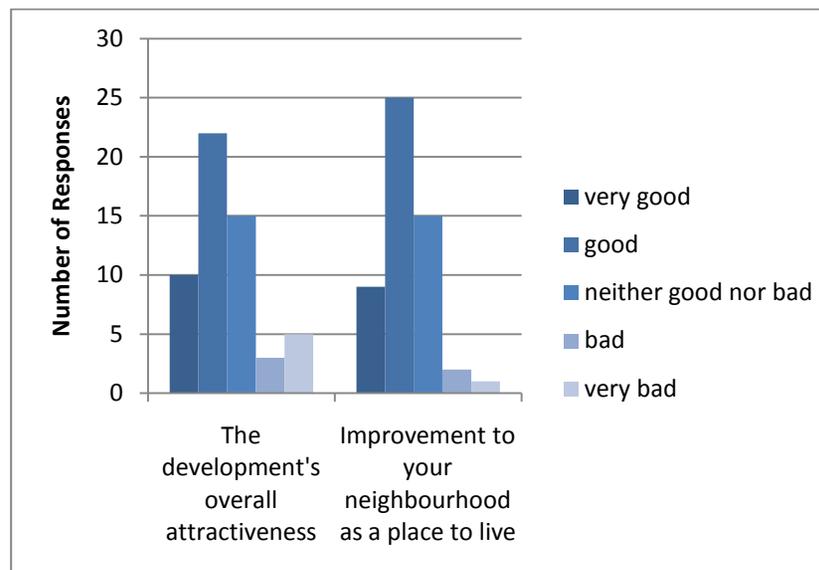
During the launch of the Varsity View LAP process, a neighbourhood survey was sent to all homes requesting feedback on a variety of topics in the neighbourhood. Specific questions regarding commercial and residential redevelopment were asked. The survey results showed 21% of respondents indicated commercial development had occurred in or near their neighbourhood in the last 2 years. 85% of respondents indicated residential development had occurred in or near their neighbourhood in the last 2 years. Table 2.2 and Table 2.3 illustrate respondent perceptions of new development in Varsity View and whether they are viewed as attractive and an improvement to the overall neighbourhood.

Generally, most respondents felt new developments were ‘good’ in terms of their attractiveness and were ‘good’ or ‘neutral’ in their improvement to the overall neighbourhood.

**Table 2.2 Perceptions of Commercial Redevelopment**



**Table 2.3 Perceptions of Residential Redevelopment**



### **2.3.2 Community Discussions on Infill and Redevelopment**

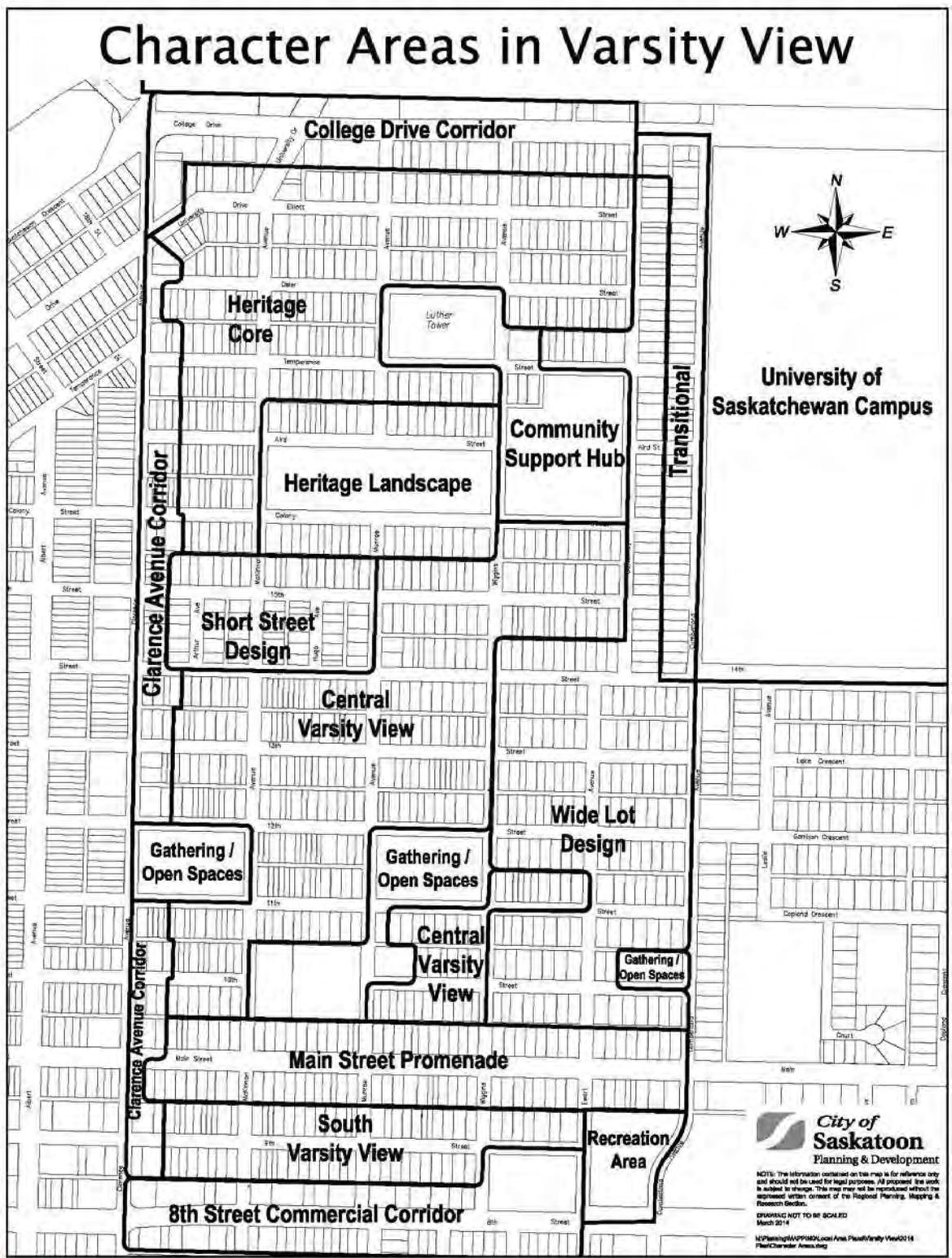
Infill development is a critical area of concern for Varsity View as it was the most commonly discussed issue and highly attended meetings during consultation. The Varsity View Local Area Plan Committee discussed the topic of land use and infill at three separate meetings, along with separate discussions with the University of Saskatchewan, regarding the College Quarter Concept Plan. In early-2011, many members of the Varsity View LAPC and various Community Associations from across the city attended an infill workshop by Harold Madi, a well-known planning consultant and architect. The session was titled “*Breathing Life into Old Neighbourhoods*” and was well received by the participants involved. During the presentation, the consultant introduced four key design principles for infill in neighbourhoods, which the LAPC would later add to the identified goals of this section:



**LAPC Participant Maps – Character Areas Exercise**

- Residential infill** should fit harmoniously with the built character of the surrounding neighbourhood.
- Residential infill** should reinforce the prevailing pattern on the block with respect to the relationship between buildings and between buildings and the streetscape.
- Residential infill** should be ‘neighbourly’ and respectful to adjacent properties.
- Residential infill** should be of a design and quality that positively contributes to the neighbourhood.

The LAPC held a community infill development workshop and discussed what infill is and what it meant to them. As well, they identified specific character areas and streetscapes within Varsity View, and identified key design objectives for new development in the future. Map 2.1 shows the results of the character area exercise. It serves to identify areas within the neighbourhood with unique characteristics and design features that are not found predominantly throughout other portions of Varsity View. This map was utilized during the review of existing land use policy and zoning within the neighbourhood as shown in Section 1.0 of this report.



**City of Saskatoon**  
 Planning & Development

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 PlanCharacter Areas.mxd

Generally, infill development issues in Varsity View focus on:

- building form, including building footprint and height;
- architectural character, including exterior finishes, doors, windows, etc;
- front street garages;
- compatibility between the neighbourhood and future redevelopment on the University of Saskatchewan - College Quarter; and
- rate at which neighbourhood homes are being redeveloped.

### **2.3.3 Infill Design Guidelines and City-Wide Strategy**

Varsity View's desire to preserve the existing character and design when redevelopment and infill occurs is not uncommon for a mature neighbourhood. Community feedback over the years has noted that a sensitive approach is needed to ensure infill fits appropriately with its surroundings. As such, the City has undertaken a city-wide process to review infill design through a broader Neighbourhood Level Infill Development Strategy, as previously mentioned in Section 1.0 of this report.

The neighbourhood or local level phase of this strategy included the following work:

- Development of guidelines and regulations that will identify relevant design qualities for infill development and a design review process where development approval is involved;
- Reviewing options and the potential suitability for alternative forms of small scale infill projects not currently permitted in Saskatoon, including garden and garage suites, and identifying appropriate development standards for those forms of development recommended for inclusion as part of the strategy; and
- Reviewing policies contained in the Official Community Plan (OCP) pertaining to infill housing development to ensure that development proposals address the neighbourhood context.

The neighbourhood phase of the Infill Development Strategy began in late-2012 with stakeholder meetings, including Community Association executive members, Local Area Plan committee members, and the general public. These meetings involved activities to identify general infill development objectives, principles, and preferences supported by the wider community.

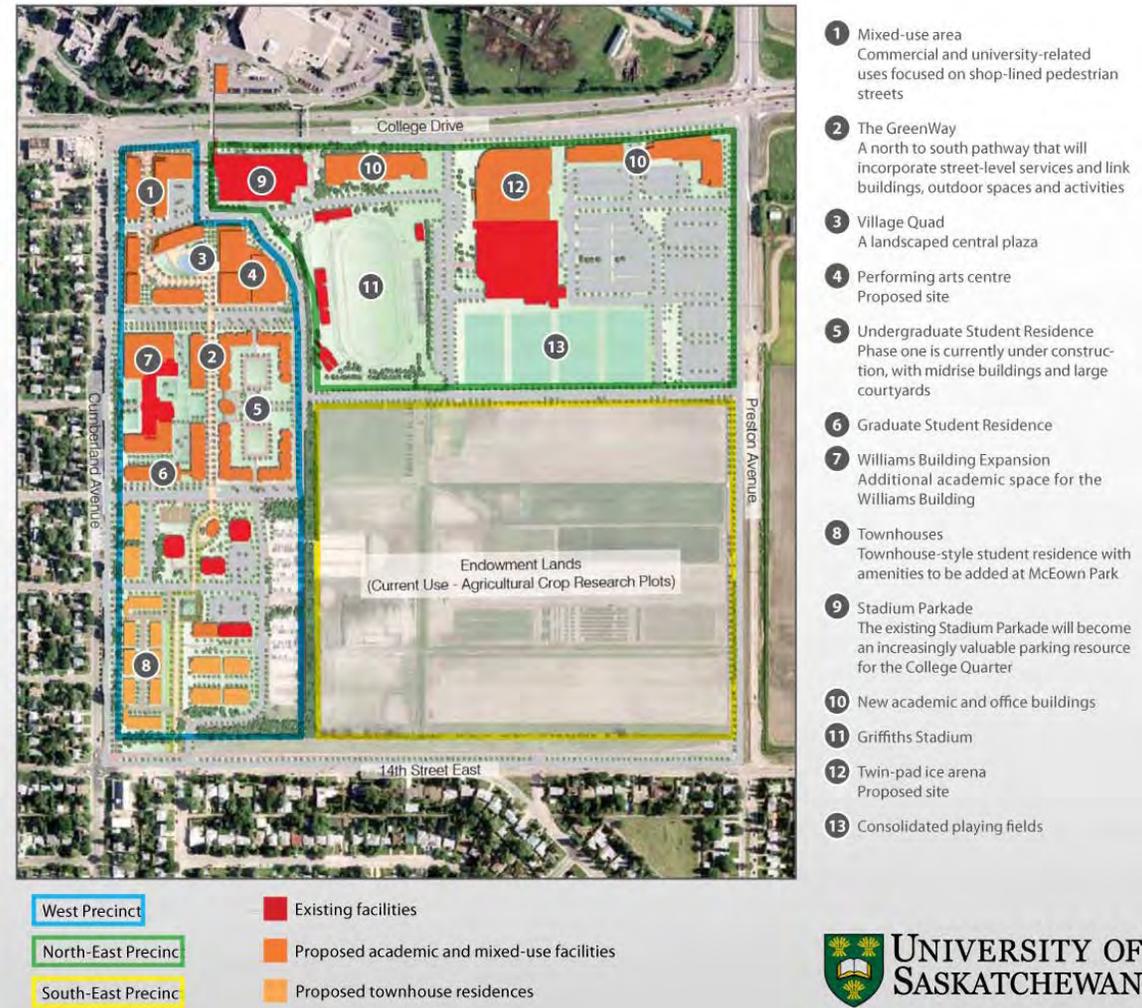
These findings were used to guide the creation of design guidelines, as well as proposed OCP and Zoning Bylaw amendments that would support and encourage infill development at the neighbourhood and intermediate level. Focused discussions also occurred with local architects, home builders, and developers.

The Neighbourhood Level Infill Development Strategy was approved by City Council in late-2013. The implementation will occur in several phases and include additional public consultation, as appropriate.

### 2.3.4 College Quarter Master Plan

College Quarter is a 59 hectare (146 acre) land area owned by the University of Saskatchewan located south of the main campus area framed by the established residential communities of Varsity View, and Grosvenor Park. The College Quarter Master Plan is a significant strategic infill project within the city. It provides a strategy for the incremental development of the University of Saskatchewan’s College Quarter lands over the coming years.

The Master Plan is a detailed block-by-block plan that identifies possible uses. In general terms, the uses proposed for the site are residences,



College Quarter Concept Plan

academic uses, office uses, retail uses, a performing arts centre, and a hotel<sup>126</sup>. While some uses are intended to serve the U of S, others are also intended to serve the broader community.

In February 2012, City Council approved in principle, a plan to establish a conceptual framework for the College Quarter within established design, land use, and servicing principles. It identifies the roadway configuration, access points, phasing, servicing concept, a development framework, and proposed land use and parcel configuration. Key details regarding implementation affecting Varsity View include:

1. **Integration with Adjacent Neighbourhoods** – Elliott, Osler, Aird, and Colony Streets will be extended to connect Varsity View to the College Quarter. Density will be sympathetic to the Varsity View neighbourhood, as density will be gradually reduced from the north end of College Quarter to the south. Development along Cumberland Avenue will also provide appropriate setbacks for the retention of mature trees, a multi-use pathway, a planted boulevard, sidewalk and landscaping.
2. **Residential Uses** – the plan identifies 2,500 to 3,000 new beds for students. The majority will be for single persons or non-families and approximately 260 will be for graduate students. Market housing will depend on business plans moving forward.
3. **Alternative Transportation** – pedestrians and cyclists will be accommodated along the Green-Way and a Cumberland Avenue multi-use pathway. There are existing transit stops along Cumberland Avenue that will serve the College Quarter.
4. **Parking** – parking will be assessed on a project-by-project basis and will meet the requirements of the University. Parking for non-related uses will meet the standards identified in the City of Saskatoon Zoning Bylaw No. 8770.

### **2.3.5 Garage and Garden Suites**

Garden suites are small, detached secondary suites located in the rear or side yard on a site with an existing one-unit dwelling (single-detached house). Garage suites are secondary suites that are attached (often above) to a detached garage on a site with an existing one-unit dwelling. Currently, garage and garden suites are not permitted in Saskatoon.

**Due to the low home owner-occupancy rate in the neighbourhood, Varsity View residents are very concerned with permitting garage and garden suites. The LAPC believe garage and garden suites would increase the number of rentals in the area, thus compounding the traffic and parking issues as a result. In addition, they feel the neighbourhood has been subject to some**

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<sup>126</sup> College Quarter Master Plan. University of Saskatchewan.

**undesirable redevelopment that has had a negative impact on the overall design and character of the neighbourhood. Other concerns identified by members of the LAPC include: Addition of new lane lights that shine into the property of neighbours; Lack of snow removal in rear lanes; Lack of paved rear lanes; and Traffic concerns related to the increase in traffic in rear lanes that typically have many blind spots for drivers.**

The Neighbourhood Level Infill Development Strategy recommended that garage and garden suites be permitted in certain areas of the city, but that proposals for each development should be subject to approval by the City on an individual project basis. As a result of stakeholder feedback on the idea from citizens across the entire city, it was also recommended that garage and garden suites should only be permitted in conjunction with a one-unit dwelling and should not be permitted if the one-unit dwelling already has a secondary suite. This is intended to address the concern raised that allowing garage and garden suites is simply another opportunity for a landlord to increase rental revenue by adding dwelling units to neighbourhoods that are already dense.

The installation of a garage suite is a substantial financial investment for a property owner. It is not typically possible to construct a garage suite through a simple renovation of an existing garage because building code requirements for dwellings are more stringent than building code requirements for garages, particularly with regard to the residential standard pile foundation/beams, etc, which increase the overall costs to build. As an example, the following is an overview of the typical approval process for garage suites in Edmonton:

1. Development Permit;
2. Building Construction Permit;
3. Basic Mechanical Permits (plumbing, gas and heating, ventilation and air conditioning-HVAC);
4. Electrical Permit fees;
5. Sanitary sewer trunk charges;
6. Construction water rates; and
7. Lot grading fees.<sup>127</sup>



***Garage suite – Edmonton, AB***

<sup>127</sup> City of Edmonton. [http://www.edmonton.ca/for\\_residents/services/garage-suites.aspx](http://www.edmonton.ca/for_residents/services/garage-suites.aspx)

### 2.3.6 Two-Unit and Semi-Detached Dwellings

Some residents of Varsity View have expressed concerns with the growing trend of two-unit and semi-detached dwellings replacing single-family homes in the neighbourhood. Despite its low quantity of vacant land and zoning restrictions that affect the development of new dwellings, Varsity View still has potential for infill development within the existing land use and zoning designations. Table 2.4 illustrates the diversity of existing dwelling types by neighbourhood. Varsity View has, by far, the highest number of semi-detached units when considering comparable or adjacent neighbourhoods.

**Table 2.4 Comparison of Neighbourhoods by Dwelling Type (2010 Estimates)**

Neighbourhood	Dwelling Type										Total	
	One Unit		Semi-Detached		Row House		Multiple Unit		Other Single Attached			
	# of Units	%	# of Units	%	# of Units	%	# of Units	%	# of Units	%	# of Units	%
Caswell Hill	1065	67.6%	15	1.0%	15	1.0%	480	30.5%	0	0.0%	1575	100%
City Park	615	22.4%	10	0.4%	30	1.1%	2090	76.1%	0	0.0%	2745	100%
Grosvenor Park	305	43.6%	0	0.0%	0	0.0%	395	56.4%	0	0.0%	700	100%
Nutana	1215	36.5%	10	0.3%	40	1.2%	2050	61.7%	10	0.3%	3325	100%
<b>Varsity View</b>	<b>595</b>	<b>31.8%</b>	<b>70</b>	<b>3.7%</b>	<b>10</b>	<b>0.5%</b>	<b>1180</b>	<b>63.1%</b>	<b>15</b>	<b>0.8%</b>	<b>1870</b>	<b>100%</b>

Of the 1033 sites zoned R2 in Varsity View, approximately 6% have site widths of 15 metres or greater and are potential candidates for subdivision or redevelopment into two-unit dwellings. Under the Zoning Bylaw No. 8770, there is potential for future subdivision into one-unit, two-unit and semi-detached dwellings. 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 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.

However, with a semi-detached dwelling unit, the 70% rule does not apply. A semi-detached home has four main advantages to a home builder: the 70% rule does not apply; maximizes square footage on a site; ease of subdivision for homeownership; and a fully shared common wall (that would be found in a duplex or two-unit dwelling) is not required, making it more desirable to a potential home buyer.

The Neighbourhood Level Infill Development Strategy reviewed all subdivision restrictions and recommended a reduction of the 70% calculation, which would allow additional property owners to construct one-unit dwellings. At the time of this report, no change to the 70% calculation had been made and the LAPC would like to ensure it is clear they support the initiative of a reduction.



**1330 and 1332 Colony Street  
New Semi-Detached Dwelling**

Table 2.5 illustrates the potential for subdivision of existing lots in Varsity View under the current Zoning Bylaw. A general review of Varsity View identified 63 potentially developable sites in the neighbourhood using the 70% calculation. However, if this percentage were lowered to 65%, the total number of potential development sites would increase to approximately 95. This unofficial review did not consider any other subdivision restrictions that may impact development. Large sites, 15 metres or wider, with deteriorated housing stock could be candidates for demolition and replacement, bringing reinvestment in the neighbourhood. Whereas a dwelling in relatively good condition situated centrally on a wide lot has less potential for infill since demolition of the unit is undesirable.

**Table 2.5 Subdivision Potential in Varsity View (2012)**

	70% Rule			65% Rule			
	Into 3 sites	Into 2 sites	Total Sites if Subdivided	Into 4 sites	Into 3 sites	Into 2 sites	Total Sites if Subdivided
<b># of New Lot Potential</b>	9	45	<b>63</b>	2	11	67	<b>95</b>

The Varsity View LAPC would like to lessen the number of semi-detached dwelling units constructed in the neighbourhood. They feel some of the semi-detached dwellings are not aesthetically or architecturally sensitive to the neighbourhood and are essentially two one-unit dwellings that are artificially separated, wasting valuable space between the homes. They also feel the 70% rule and other current zoning and building standards are decreasing the ability of builders to build single-family homes in Varsity View. A minor adjustment to the 70% calculation could allow for significantly more one-unit dwellings in the neighbourhood, rather than forcing redevelopment in certain cases to be in semi-detached or two-unit form. In the long-term, the calculation may not be necessary, but the LAPC is concerned that removing the calculation too quickly could negatively impact the character of the neighbourhood by eliminating a development control that is designed to encourage blocks to slowly transition over time.

The LAPC supports changes to subdivision and zoning requirements that facilitate increased building of single-family homes, instead of semi-detached dwelling units. The Varsity View LAPC notes that good design guidelines will assist new single, duplex, and even multiple-unit dwellings in blending appropriately with the mature neighbourhood in the future.

**RECOMMENDATION:**

- 2.1 ONE AND TWO-UNIT INFILL HOUSING:** *That the Community Services Department, Planning & Development Division, consider reducing the “70% of average site width” requirement for new construction of one and two-unit dwellings in the R2 Zoning District to 65%, in an effort to better facilitate infill development.*

# 3.0 Parks & Open Space

## 3.1 Overview



The accessibility of local parks and open space has a significant impact on the quality of life of residents in our neighbourhoods.

The Varsity View LAPC noted that local residents place a high value on both active and passive recreational opportunities for all ages. Preservation of existing park space and the urban forest is extremely important to residents in Varsity View.

The development of College Quarter presents new recreation opportunities. The University of Saskatchewan has engaged Varsity View residents in discussions on this topic. By addressing some of the local recreation needs, College Quarter could successfully establish itself as a popular destination for both students and non-students.

## 3.2 Parks & Open Space Goals



The Varsity View LAPC identified a number of goals intended to support and preserve the neighbourhood’s parks and open space. They are as follows:

1. Protect and maintain the urban forest that exists in the Varsity View neighbourhood.
2. Ensure the Varsity View neighbourhood continues to offer an array of active and passive recreational opportunities.
3. Promote community gardens as a source of locally grown food and activity that brings neighbours together.

### 3.3 Existing Parks, Recreation, and Open Space

Residents of Varsity View have a wide variety of recreational opportunities available within and near the neighbourhood. The following details many of these spaces and includes designated municipal reserve lands and open areas within the neighbourhood, as well as near Varsity View.

**NOTE:** Please see Section 9.6 for findings and recommendations of safety audits that occurred in Albert Park, Albert Recreational Unit, Cumberland Park, Raoul Wallenberg Park, President Murray Park, and Brunskill School & Kinsmen Children’s Centre Yard.

#### 3.3.1 Albert Park

Albert Park (1020 12<sup>th</sup> Street East) is a 3.4-acre neighbourhood park located east of the Albert Community Centre, which was formerly Albert School. The community centre faces Clarence Avenue, with the park located behind the facility. Sources differ on the naming of Albert School and the park. It may have been named for Prince Albert of Saxe-Coburg and Gotha, husband of Queen Victoria during the mid-1800s, or it could have been named in recognition of Albert J. Sparling, the School Board chair at the time<sup>128</sup>.

It is interesting to note this is the second Albert Park in Saskatoon’s history. The original Albert Park was established in the 1930s, located in the Haultain neighbourhood on Albert Avenue at Taylor Street, and was later renamed in honour of Parks Board member W.W. Ashley<sup>129</sup>.

Albert School was closed in 1978 and, five years later, was designated as a municipal heritage site. Renovations to the school and yard occurred, with the yard becoming designated as municipal reserve. The renovated facility and park were officially opened October 20, 1985<sup>130</sup>.

Albert Park now offers walking paths, two tennis courts, benches, picnic area with BBQ, bike racks, and playground equipment. The tennis courts can be reserved through the Leisure Services Division by calling (306) 975-3366.

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<sup>128</sup> COS Archives. Albert School Essay. (MHAC, 1983), p. 4.

<sup>129</sup> City Archivist, Jeff O’Brien.

<sup>130</sup> COS Archives 1101-006. “Albert School Back in Service”. Star Phoenix, 11 October, 1985.

### **3.3.2 President Murray Park**



*President Murray Park signage at southeast corner*

President Murray Park (1205 Colony Street) is a 7.3-acre neighbourhood park that was named in honour of the first president of the University of Saskatchewan. Walter Charles Murray served as president at the institution from 1908 until 1937.

This park is bounded by Colony Street, McKinnon Avenue, Aird Street, and Wiggins Avenue. The space that would become President Murray Park was identified by City administration as an opportunity to create a large recreation area because of the acquisition of local properties through non-payment of property taxes. In the late 1920s, the City owned 47 of the 80 lots that comprised the area. None of the remaining 33 lots had been developed, so the City entered into negotiations with the owners to purchase the properties. Some of the owners lived in Saskatoon, but many lived in the United States, United Kingdom, and even Australia, which led to complicated and lengthy negotiations.

During the challenging negotiations, other lots in the neighbourhood were offered in trade; however, the land swap offer would be later rescinded when City administration determined that funds from the sale of these lots were necessary to pay for sewer and water development in the neighbourhood. The last properties were finally acquired on May 5, 1931.<sup>131</sup>

No landscaping or planting occurred until 1942, when 1100 spruce trees were planted in President Murray Park. Prior to that, the City had been renting out space to local residents for gardening purposes, as was typical for vacant City-owned lots. The vast forest

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<sup>131</sup> City Archivist, Jeff O'Brien.

of spruce trees has resulted in rather colourful stories from the early days of the park space, such as in the early 1940s, when the tops of 21 trees had been mysteriously removed. This led to the principal of Albert School agreeing to talk to the students about the importance of allowing the trees to grow and thrive, while the Parks Board of the day was noted to have made a request for “special supervision” of the park during the week prior to Christmas “in view of the shortage of Christmas trees”<sup>132</sup>. See Appendix 2 for another story about the park titled “*Wolves of President Murray Park*”, written by Pat Funk, Varsity View LAMP member and resident of nearby Luther Tower.



The forest of fully grown spruce trees makes President Murray Park a rather unique Saskatoon park and is loved by the Varsity View neighbourhood. It is noted that the park is home to many varieties of birds and bats, which are drawn to the thick forest of trees. There is some concern in the neighbourhood the lack of tree diversity in the park could put the space at risk, if a disease were to someday affect the spruce trees; however, the community supports keeping this park as is and appreciates its unique uniformity of the spruce trees.

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<sup>132</sup> City of Saskatoon Archives File 2012-044.

President Murray Park currently offers benches, picnic tables, walking paths, and recently installed playground equipment. It is also on the City of Saskatoon Park Upgrade List (Capital Project 901), although the timing is undetermined. Timing is identified for parks that are targeted to receive upgrades within the next five years. Parks on the list with undetermined timing will be upgraded when budget resources allow, but will not occur for at least five years and could easily take longer than 10 years to allocate funding.

The Park Upgrade Program is an ongoing Capital project that provides improvements to existing neighbourhood parks through amenities such as: pathways, lighting, park signage, irrigation, play areas, sports fields, trees, shrubs, and turf. Candidate parks often have safety, programming, drainage, layout, or other issues. The goal is not to redevelop the entire park, but to address the specific issues identified and ensure the space meets current park development standards. Typically, the local Community Association and other known user groups will be consulted to identify the appropriate upgrades that should take place.

### **3.3.3 Cumberland Park**

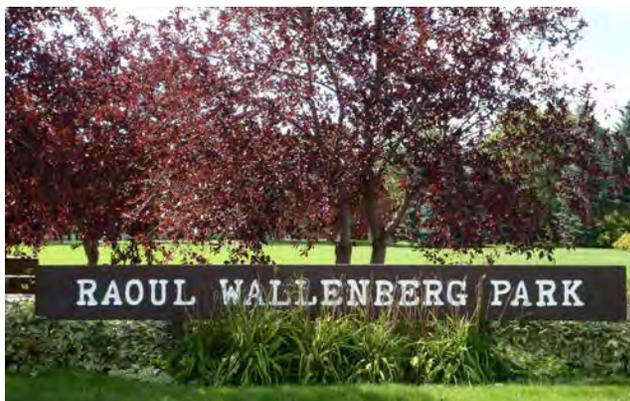


*Cumberland Park signage along south boundary*

Cumberland Park (1415 8<sup>th</sup> Street East) is a 3.3-acre district park at the corner of Cumberland Avenue and 8<sup>th</sup> Street East. The large, open area offers benches and is often utilized for organized recreational sports.

The flowerbed and bushes along the south boundary of the park are a positive contribution to the streetscape of 8<sup>th</sup> Street, providing colour and open space to the busy transportation corridor.

### **3.3.4 Raoul Wallenberg Park**



*Raoul Wallenberg Park*

Raoul Wallenberg Park (710 Munroe Avenue) is a 2.6-acre neighbourhood park named in honour of the famous humanitarian, who helped to protect Jewish citizens in Hungary during the Nazi occupation of that country in the 1940s. Raoul Wallenberg has parks, buildings, monuments, and streets around the world named in his honour. The west boundary of the park is shared with the Jewish Community Centre on McKinnon Avenue.

Raoul Wallenberg Park provides walking paths and benches, along with a large open area for recreational activities.

### **3.3.5 Albert Recreation Unit**

The Albert Recreation Unit (502 Clarence Avenue South) is located across the street from Varsity View, in the Nutana neighbourhood, but serves users from both neighbourhoods.

The City of Saskatoon took ownership of the space that would become the Albert Recreation Unit in the mid-1920s for non-payment of taxes. In 1927, it was among many properties set aside by City Council as the request of the Parks Division, citing a need for further recreational spaces to accommodate future growth in all parts of the city<sup>133</sup>.

The key amenity this 0.8-acre park features is a paddling pool, which was built as a result of a Kinsmen Club request submitted in 1944. The group approached City Council with a 722-name petition, asking that a paddling pool be built near Albert School. The Kinsmen Club offered to cost-share the construction costs with the City on a 50-50 basis to a maximum contribution of \$2,000. According to estimates calculated by the City, the pool and site fencing would cost less than \$4,000<sup>134</sup>.

In addition to the paddling pool and the recreation unit building that was added in 1966, the site also includes basketball hoops, play structures, benches, and picnic area with BBQ.

<sup>133</sup> City of Saskatoon Archives File 2012-048.

<sup>134</sup> Ibid.

### **3.3.6 Bishop Murray High School Grounds and Varsity View Bishop Murray Community Garden**



***Varsity View Community Garden (photo credit: Paige Goebel)***

The main feature of the yard at Bishop Murray High School (615 Wiggins Avenue) is the Varsity View Bishop Murray Community Garden, located on the southern half of the open area, nearest the intersection of 11<sup>th</sup> Street East and Munroe Avenue South.

The space had previously been underutilized until Bishop Murray High School partnered with the Varsity View Community Association on the community garden. Students participate in the preparation, planting, maintenance, and harvesting. The garden also provides the school with an educational opportunity, as each homeroom is assigned a plot and receives instruction to assist with the gardening.

In October of each year, the school celebrates the harvest with a dinner that utilizes the food produced<sup>135</sup>.

The garden was first planted in 2010 and additional plots have been offered each year, due to very strong demand. There are now more than 100 plots, with most being approximately 10 feet square<sup>2</sup>. The remaining plots are half that size and a couple dozen of those are in raised beds<sup>136</sup>, which can be more manageable for gardeners with limited mobility. Fruit-bearing trees have also been

<sup>135</sup> Bishop Murray High School Student Handbook.

<sup>136</sup> CHEP Good Food Inc. <http://www.chep.org/cg/newsletter-062011.pdf>.

recently added to the project. An annual \$25 membership fee helps the community gardening committee with costs. The group has also established a set of helpful guidelines for gardeners to ensure the space is tended to appropriately<sup>137</sup>.

### **3.3.7 Brunskill School & Kinsmen Children’s Centre Yard**



***Brunskill School and Kinsmen Children’s Centre***

The grounds behind Brunskill School (101 Wiggins Avenue) and the connected Kinsmen Children’s Centre (1319 Colony Street) provide a valuable location for local youth to enjoy both organized and informal active recreation.

While the area is not an official park, the open space provides the same function because it is generally available for community use. The grounds are maintained by the Saskatoon Public School Division.

The school yard includes a well-equipped play area with an outdoor hockey rink, basketball hoops, football field, various playground equipment, and open grassed space. There are also paved areas for other games.

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<sup>137</sup> Varsity View Community Association. <http://www.vvcasaskatoon.com/pages/garden.html>.

### **3.3.8 College Quarter**

Located adjacent to Varsity View on University of Saskatchewan lands, College Quarter is a significant development that provides opportunities and challenges to the neighbourhood, when considering park space. Bounded by Cumberland Avenue, College Drive, Preston Avenue, and 14<sup>th</sup> Street East, this area could someday provide housing for thousands of students. There is potential for these new neighbours to be a draw on Varsity View park resources, although there is also an opportunity for Varsity View residents to gain access to new open space options that will be incorporated into College Quarter, as it develops over the coming years.

In February 2014, the University of Saskatchewan held a public meeting to gather input from all local stakeholders. The information will contribute to the development of the College Quarter Recreation Plan.

#### **RECOMMENDATION:**

- 3.1 COLLEGE QUARTER RECREATIONAL OPEN SPACE:** *That representatives from the University of Saskatchewan, Business Opportunities Section, schedule a meeting with the Community Services Department, Community Development Division and Recreation & Sport Division, and Varsity View Community Association to identify future opportunities for active and passive recreational open space in the College Quarter that would welcome non-students to also utilize the area.*

### **3.4 Access to Local Parks and Recreation**

Varsity View has a total of 16.7 acres of dedicated park space. According to 2010 population estimates, this equates to approximately 206 residents per acre of park space. See Table 3.1 for a comparison with other neighbourhoods.

When considering nearby and comparable neighbourhoods, Varsity View has a relatively average resident-to-dedicated park space ratio; however, the neighbourhood is actually considered to be park space deficient. This is due to the methodology used by the City of Saskatoon when determining whether a neighbourhood has an appropriate amount of park space. Officially, the Varsity View neighbourhood is considered to have a park space deficiency of approximately 7.68 acres; however, this methodology only counts the neighbourhood park classification and disregards district, multi-district, or special use dedicated municipal reserve classifications, as well as any other available open greenspace in a neighbourhood. Many older neighbourhoods throughout Saskatoon are technically considered to be park space deficient using this methodology. In some cases, this is simply a result of the

methodology utilized, which does not acknowledge non-neighbourhood park classification municipal reserve. In other cases, there is a true shortfall of local, dedicated municipal reserve because, when the neighbourhood was developed, there was not the provincial requirement now included in *The Planning and Development Act* to dedicate a minimum of 10% of all residential land as municipal reserve. In the case of Varsity View, this means:

- Cumberland Park is removed from the calculation because it is a district park;
- Albert Recreation Unit is not considered in the calculation because it is located in Nutana, across the street from Varsity View;
- Open spaces in the neighbourhood, such as the yards at Bishop Murray High School and Brunskill School & Kinsmen Children’s Centre, are not included because they are not dedicated municipal reserve lands; and
- Open spaces in the adjacent College Quarter and main University of Saskatchewan campus are not included because they are university lands and outside of the Varsity View neighbourhood boundaries.

Table 3.1 shows Varsity View has a park space to population ratio that is fairly average, in comparison to other nearby or similar character neighbourhoods.

**Table 3.1 Dedicated Park Space and Residents Per Acre of Park Space, For Selected Neighbourhoods**

Neighbourhood	Park Space (acres)	Residents Per Acre
Haultain	6.9	401.5
Caswell Hill	10.5	320.0
Holliston	13.7	245.8
<b>Varsity View</b>	<b>16.7</b>	<b>206.4</b>
Nutana	41.4	151.3
Greystone Heights	16.1	150.6
Grosvenor Park	10.2	141.8
Buena Vista	25.7	107.1
City Park	53.0	81.5
<b>City of Saskatoon</b>	<b>2638.6</b>	<b>76.7</b>

Source: City of Saskatoon Neighbourhood Profiles – 10<sup>th</sup> Edition – November 2010

During the creation of the Varsity View LAP, an underutilized parcel of greenspace located south of College Drive was discussed. Currently, the roadway median (approximate dimensions of 280 feet in length and 45 feet in width) that separates the north and south lanes of University Drive for one block is sparsely populated with a few trees and bushes. While the Varsity View LAPC understands this area would not be considered appropriate for dedication as official park space because of its small area, there is interest in pursuing discussions with the City of Saskatoon and University of Saskatchewan to determine the feasibility of establishing a partnership to better utilize the space. It should be noted that any use of the site would need to ensure it is not creating negative implications in relation to traffic safety.

The University of Saskatchewan Fruit Program could be an ideal partner in a project at the site and help guide the neighbourhood toward the creation of an urban orchard. For more than 90 years, the U of S fruit researchers have been carefully breeding and selecting hardy plants for superior fruit quality and yield<sup>138</sup>. Developing an orchard at this location would be a benefit to all groups involved and an opportunity for the:

- University to promote the important work being conducted by the Fruit Program and its contributions to the study and preservation of fruiting plants on the prairies;
- Varsity View Community Association to promote and build upon the success of the community garden at Bishop Murray High School;
- Varsity View neighbourhood to gain a unique feature and strengthen connections to the adjacent University; and
- City of Saskatoon to promote the utilization of open space by adding life and colour to an underutilized parcel of land.

Given that the site is not suitable to be dedicated as park space and its proximity to the roadway creates safety implications to consider, an urban orchard at this location would need to be carefully designed to ensure it is viewed as a unique feature in the neighbourhood and not a destination. Decorative fencing or low shrubs to control access may be possible considerations. If the demonstration project were to be approved, it is also expected that the community and campus partners involved would be responsible for maintenance of the site.

### **RECOMMENDATION:**

**3.2 VARSITY VIEW URBAN ORCHARD:** *That the Community Services Department, Parks Division, and Transportation & Utilities Department, Transportation Division, schedule a meeting with representatives from the University of Saskatchewan Fruit*

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<sup>138</sup> University of Saskatchewan Fruit Program. <http://www.fruit.usask.ca/index.html>

*Program, Varsity View Community Association, and Varsity View Bishop Murray Community Garden Committee to discuss the feasibility of developing an urban orchard to be located within the University Drive median south of College Drive.*

### 3.5 Urban Forest

The urban forest is an important and loved neighbourhood feature for residents of Varsity View. The Varsity View LAP Committee has a clear desire to maintain the existing urban forest across their neighbourhood. This includes trees located within parks and along boulevards. Every effort should be made to preserve these trees.

It is noted that, in some cases, trees need to be removed due to utility line issues. The City of Saskatoon offers a program where homeowners can request a tree for the boulevard or City-owned portion of yards located between the sidewalk and property line. Various considerations may limit the opportunities for tree planting because of necessary setbacks, such as the minimum distance to safely plant near overhead utility lines, underground utility lines, streets, curbs, sidewalks, signs, structures, or other trees/bushes.



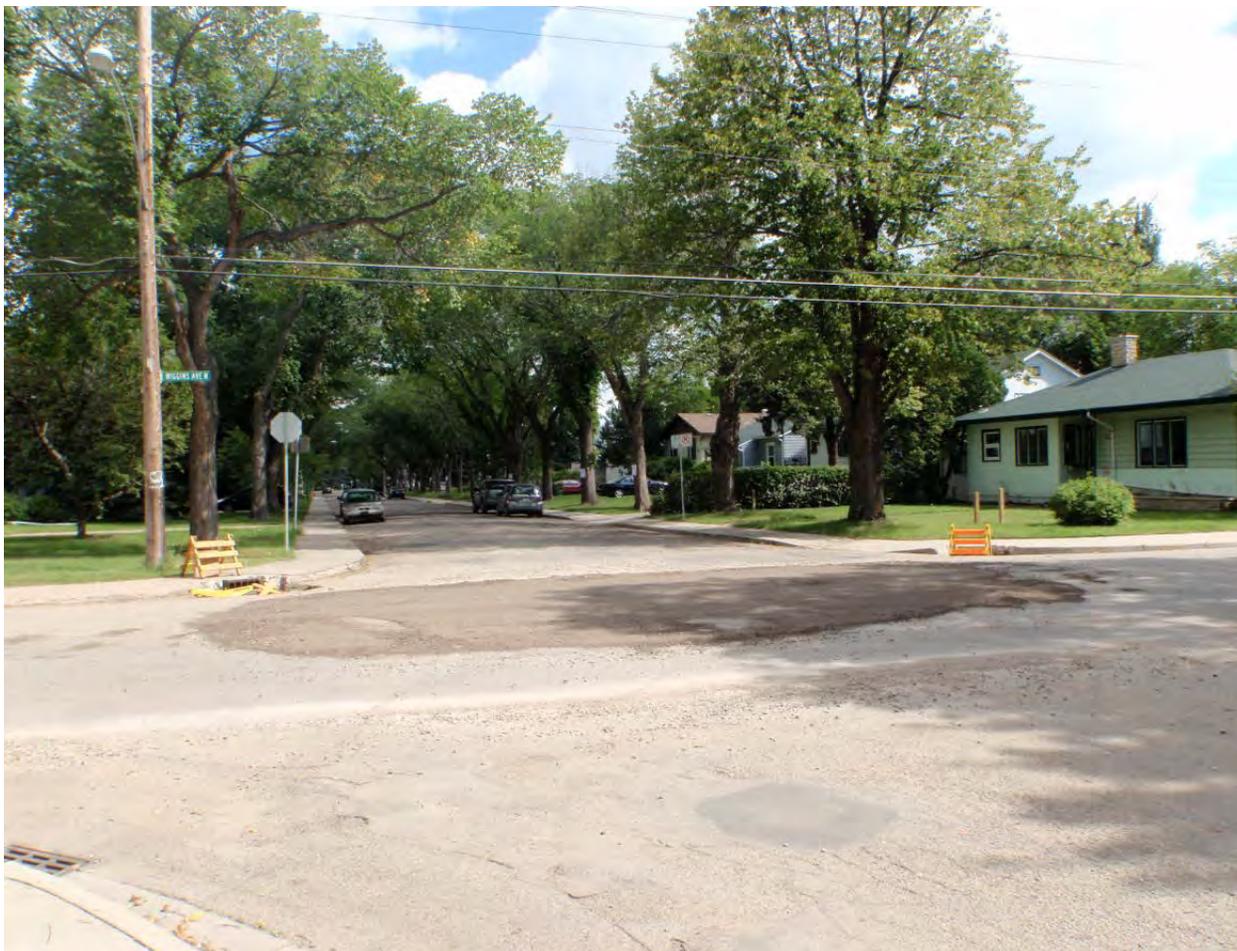
***Main Street centre median, located in south Varsity View***

If a tree can be planted, the homeowner may have input in the species selected, depending upon availability and site considerations. Watering to establish the tree will then become the responsibility of the homeowner. For more information about the City of Saskatoon Plant By Request Program, contact the Parks Division at (306) 975-2890.

Main Street, located between 9<sup>th</sup> Street and 10<sup>th</sup> Street, is one of the most recognizable residential streets in Saskatoon and makes a valuable contribution to the local urban forest. A wide centre median of grass and trees stretches from Idylwyld Drive at the west end in Nutana to Preston Avenue at the east end in Grosvenor Park. Varsity View residents place high value in protecting and maintaining this unique feature.

## 4.0 Municipal Services

### 4.1 Overview



This section deals with the above and below ground infrastructure in Varsity View. While issues related to this topic were rated to be of lower priority to the neighbourhood when compared to matters such as land use and traffic, the Varsity View LAPC did identify concerns that require attention.

Much of the discussion on this topic focused upon identifying opportunities to further encourage and support active transportation year-round. The LAPC is requesting a review of the city-wide Snow and Ice Program to consider placing higher priority for snow removal along cycling routes and to clear snow on all well-utilized, paved park pathways. Currently, only paved park pathways with lighting receive snow clearing.

## 4.2 Municipal Services Goals

The Varsity View LAPC identified a number of goals intended to guide the provision of municipal services in the neighbourhood.

1. Ensure that the lead pipe replacement program is promoted to the public and that such replacements under the program are done in a timely manner.
2. Provide waste collection, composting, and recycling services that are consistent, high-quality, and responsive to the neighbourhood's input and needs.
3. Improve the quality and condition of lanes in the neighbourhood.
4. Provide snow removal along the neighbourhood's principal arterial and collector streets, as well as park pathways in a timely and effective manner.

## 4.3 Replacement of Lead Service Connection Pipes

Homes in mature neighbourhoods such as Varsity View may still be serviced by lead connection pipes that connect a home to the water main. The use of these lead pipes ceased in 1949 when the City switched to copper, but an estimated 8,000 to 9,000 homes in Saskatoon still have lead connections.<sup>139</sup> Service connection pipes are about 50 feet long and are typically located half on City property and half on private property.

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.

Because of the adverse health effects associated with high rates of lead consumption, the City of Saskatoon is working to have all lead service connection pipes removed, including those on private property. The City's Utility Services Department, Public Works Division currently operates a cost sharing replacement program, whereby homeowners can have their service connection pipes replaced. A cost-sharing program, where the homeowner is responsible for 40% of the costs associated with the upgrade and the City covering the remaining portion, also includes an option for the homeowner's share to be added to monthly property taxes in

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<sup>139</sup> Saskatoon StarPhoenix, November 27, 2008. "Councillor suggests levy to fix lead-pipe problem"

installments to assist with financing this expense, interest-free. This replacement program is not solely targeted at lead pipe replacement, but also at other deficiencies with service connection pipes, including where tree roots have infiltrated lines.

For more information on lead pipes and drinking water visit the City's website at [www.saskatoon.ca](http://www.saskatoon.ca) (look under 'L' for Lead Pipes and Drinking Water). For inquiries into replacement of service connections, call the Public Works Division at (306) 975-2476.

## **4.4 Recycling, Composting, and Garbage Collection**

### **4.4.1 Mandatory Curbside Recycling Program**

As a result of extensive city-wide consultation, City Council approved the establishment of a mandatory curbside recycling program for Saskatoon in 2011. The program was implemented in 2013 and serves street-oriented residential properties, such as single family homes and townhomes. Among the wide variety of materials accepted are: paper, cardboard, tin cans, milk jugs, aluminum, and many plastics. These are all collected via single stream, which means the resident is not required to sort anything and all recyclables can go into the same container, although containers must be first rinsed. Every residential property served by a City-supplied 100 gallon or 65 gallon waste container was provided with a recycling container to be used for the curbside program.

Curbside recycling in Saskatoon will extend the life of the current landfill site by diverting recyclable material. Through a tender process, Loraas Recycle was awarded the collection contract for the entire city. The cost of the program in 2014 is \$4.89 per household per month and is added to the utility bill for each residential property.

The second phase of the recycling program involves extending the service to multi-unit apartment and condominium buildings. This plan is expected to be implemented in 2014.

The recycling depot program continues to operate in addition to the curbside program. There are six recycling depots owned and operated by the City of Saskatoon that accept newsprint, corrugated cardboard, mixed papers, tin cans, milk jugs, and other beverage containers. The nearest depot to Varsity View is located approximately 5 km away at the Lakewood Civic Centre (1635 McKercher Drive).

#### **4.4.2 Composting**

The City of Saskatoon currently operates a compost depot at near the intersection of Highway 7 and 11<sup>th</sup> Street West. The depot collects leaves, grass clippings, branches, stumps and tree trimmings free of charge. Elm trimmings and wood are not accepted. The depot typically operates from April to November of each year. They divert materials that might otherwise end up in the landfill and provide valuable topsoil amendment (compost) for Saskatoon's parks and community gardens.

The City of Saskatoon offers a \$10 rebate to Saskatoon residents for the retail purchase of a compost bin or rain barrel. Proof of purchase and residence in Saskatoon is required to receive the rebate, which is limited to one per household per year. Rebates are administered by the Saskatchewan Waste Reduction Council and forms are available online at: [www.saskwastereduction.ca](http://www.saskwastereduction.ca).

The City's Leaves and Grass Collection Program diverts organic materials from the Saskatoon Landfill. The cost for an annual subscription to the program in 2014 is \$55. Subscribers are provided with a green roll-out cart for their leaves and grass. The contents of these carts are collected by the City of Saskatoon every two weeks between May and November. As of 2014, the program is capable of handling as many as 6,000 household subscribers.

For more information on the Leaves and Grass Collection Program or the rebate program for compost bins and rain barrels, refer to the City of Saskatoon website at [www.saskatoon.ca](http://www.saskatoon.ca) (click "L" for Leaves or "C" for Composting) or call (306) 975-2487.



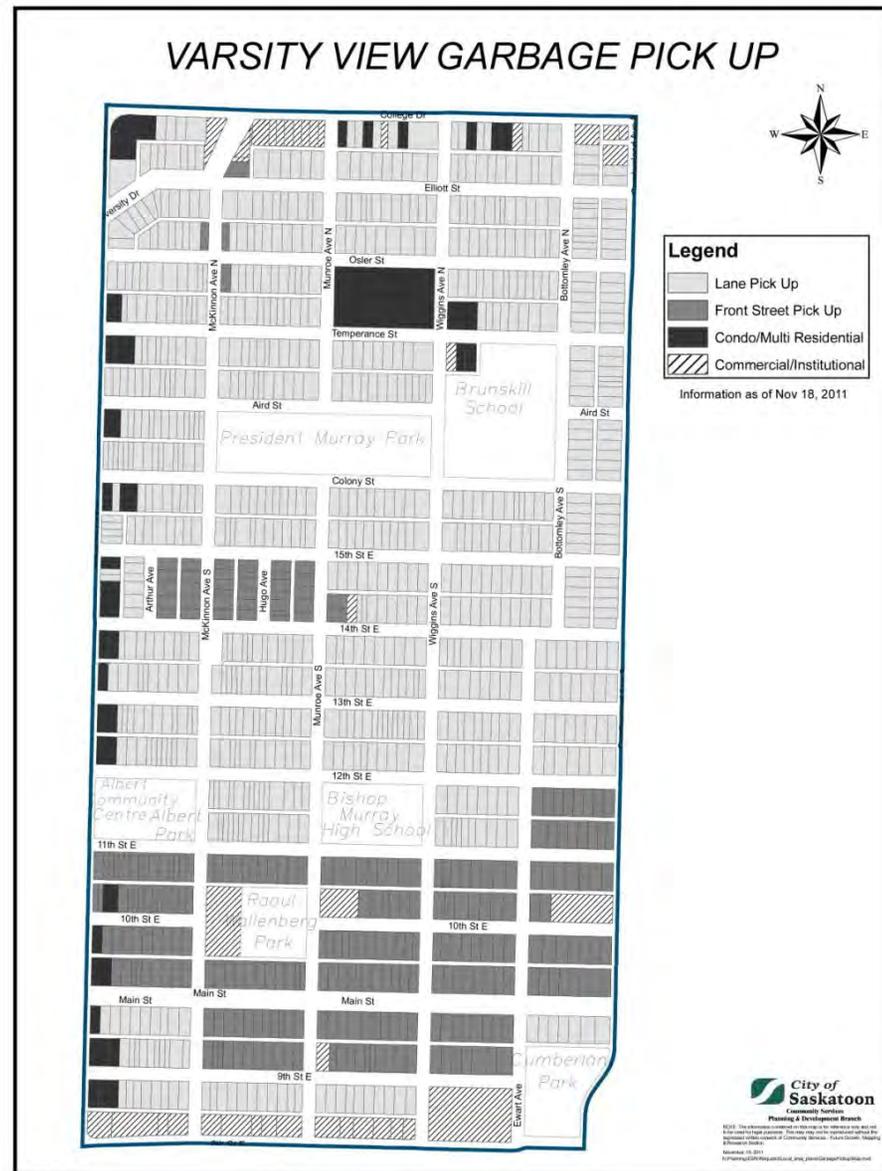
#### **4.4.3 Garbage Collection**

Garbage collection in the Varsity View neighbourhood is predominantly through individual roll-out carts with pick-up in the rear lane. However, several blocks in the southern portion of the neighbourhood between 12<sup>th</sup> Street and 9<sup>th</sup> Street have front street pick-up instead (see Map 4.1). Rear lane pick-up is necessary in areas where front street pick-up is challenging because of issues such as narrow residential lots, narrow street widths, and an abundance of vehicles regularly utilizing on-street parking. This is the case with the central and northern portions of Varsity View, whereas front street pick-up is viable in the southern portion, where streets and lots are wider and there are more driveways, leading to less on-street parking congestion. The City's objective is to have

front street pick-up wherever possible as it improves service efficiency, reduces litter in the back lanes, and encourages residents to bring their cart back on to their property in a timely manner.

In 2007, City Council approved the Saskatoon Waste and Recycling Plan, a 20 year plan for waste management in our city. One of the recommendations of the plan was to convert all neighbourhoods to individual roll-out carts from communal back lane bins for garbage collection. The conversion process for Varsity View began in 2009 with an Open House, followed by the first collection from individual roll-out carts later that year. Following a three month trial period with the new waste carts, residents were surveyed as to their preference of having either front street or rear lane pick up. While lane pick up was necessary for much of Varsity View due to high traffic volumes and other operational considerations already mentioned, residents around Main Street did vote in favour of front street pick up. Initial issues with the conversion in the neighbourhood were quickly resolved as residents adapted to the new system of waste collection.

No major changes to waste collection in the neighbourhood have occurred since this conversion took place.



Map 4.1 – Varsity View Garbage Pick-up

## 4.5 Streets and Lanes

### 4.5.1 Street Repair

All streets in Varsity View are paved. The City of Saskatoon's Roadways Section is responsible for providing services for the construction, preservation, and operation of all roadway assets, which includes roads, sidewalks, interchanges, bridges and structures, lanes and pathways. Their activities 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.

Each year, the City of Saskatoon schedules a variety of preservation programs to maintain the existing street infrastructure. Any roads requiring repairs identified through customer inquiries or by the field staff that have not been scheduled for a major repair in the current year, will receive routine maintenance, primarily consisting of pothole patching and maintenance.

The City has developed a condition rating program for paved streets. Local (Residential), Collector, and Arterial streets are rated on a three year cycle, while Expressways are rated on a 1 to 2 year cycle. The condition rating information determines what streets qualify for treatment. Types of treatment, as determined by the condition rating, include preservation (micro-surfacing, ultra thin overlays, and crack sealing), restoration (profile correction and resurfacing), and rehabilitation (reconstruction and deep patching).

The Varsity View LAPC noted many neighbourhood streets that are in need of repair. While the intent of the condition rating program to prioritize preservation and treatment was understood, it was felt that the resources allocated to street repair are still inadequate to properly address the condition of Varsity View's streets.

### **4.5.2 Lanes**

The City of Saskatoon has approximately 400 kilometres of gravel lanes to maintain. It is the goal of the City to grade these lanes on an annual basis. The Varsity View LAPC expressed concern with regard to the grading of lanes, as many lanes in the neighbourhood have so little gravel that it is simply pushed aside during grading, causing drainage problems. The LAPC also expressed concern regarding the narrow width of some lanes due to backyards with plantings and vegetation growing out into the right-of-way. It was noted that where plantings do extend into the technical lane space, the City tries to be conscious of them and work around the vegetation when doing maintenance. Debris and large items such as old furniture are often dumped in lanes in Varsity View. The LAPC feels that the transient nature of many renters in the neighbourhood contributes to this ongoing problem as people are frequently moving in and out of the area. Such dumping worsens clutter in the lanes and contributes to a dirty, unsightly, and potentially unsafe environment.

#### **RECOMMENDATION:**

- 4.1 ASSESSMENT OF LANE CONDITIONS:** *That the Transportation & Utilities Department, Public Works Division, conduct an assessment of lane conditions in Varsity View and determine appropriate measures to address issues including, but not limited to, drainage, clutter, and lane width.*

### **4.6 Snow Removal**

The City of Saskatoon's Snow and Ice Program is comprised of five major components: sanding/salting, snow plowing, snow removal, snow disposal sites, and snow fencing. Roads are sanded and plowed based on weather and safety conditions and the priority of the roadway. The City has three priority rankings that are assigned to principal arterials and collector roads in Saskatoon that determines the order in which they will be plowed and sanded. Priority 1 roadways include freeways, access to fire halls, hospitals and ambulance sites, and major thoroughfares. Priority 2 roadways include streets adjacent to emergency facilities, rapid transit bus routes, and other busy roads. Priority 3 roadways include local bus routes, access to schools, and important neighbourhood streets. Generally, residential streets that fall outside this priority ranking system are not plowed unless conditions become unsafe or they become impassable.

Varsity View is bound to the north and south by two Priority 1 roadways: College Drive and 8<sup>th</sup> Street, respectively. Clarence Avenue and Cumberland Avenue are identified as Priority 2 roadways, while Wiggins Avenue, 12<sup>th</sup> Street, and Main Street are considered Priority 3 roadways.

#### **4.6.1 Sidewalk Snow Clearing**

The *Sidewalk Clearing Bylaw* requires owners or occupants of a property to clear sidewalks of snow and ice to prevent injury or inconvenience to pedestrians. Under the bylaw, residential sidewalks must be clear of snow and ice within 48 hours of a snowfall. Sidewalks in designated commercial areas must be clear within 24 hours. Residents are encouraged to report uncleared sidewalks by calling the Public Works Customer Service Line at (306) 975-2491. Those that fail to comply with the requirements of the bylaw may be ticketed or have the cost of clearing the sidewalk by the City charged to the owner's property tax.

The City is responsible for clearing sidewalks adjoining civic facilities, leisure centres, fire halls, auditoriums, and the Meewasin Trail within 48 hours after a snowfall. Lit pathways in City parks are also cleared within this time frame; however, it has generally been the practice of the City to clear all hard surfaced pathways in parks when time or budget permits, regardless of whether the pathway is lit or not. The City does not clear walkways or lanes.

With respect to snow clearing on City-owned property, the Varsity View LAPC would like to see more consistent and timely snow removal along cycling routes and on pathways in neighbourhood parks, especially those that have a high volume of pedestrian traffic in winter. The committee feels that ensuring these routes are clear of snow and ice will encourage active transportation during the winter months and improve safety and mobility for all neighbourhood residents.

#### **RECOMMENDATION:**

**4.2 REVIEW OF SNOW AND ICE PROGRAM TO ENCOURAGE ACTIVE TRANSPORTATION IN WINTER:** *That the Transportation & Utilities Department, Public Works Division, review the Snow and Ice Program to consider including designated cycling routes in the priority system for snow removal, and to consider adding well-utilized, paved, non-lit pathways through parks and public spaces to the Snow and Ice Program's snow clearing list to encourage active transportation throughout the winter months.*

# 5.0 Traffic & Circulation

## 5.1 Overview



Varsity View's proximity to major destinations, the city centre, Royal University Hospital, and University of Saskatchewan, all contribute to the busy pedestrian and vehicular traffic environment in and throughout the area. As a result, the Varsity View LAPC has identified on-street parking pressures, increasing vehicle traffic on Clarence Avenue and Cumberland Avenue, and pedestrian safety as concerns. The committee would like to balance the needs of residents and traffic without feeling isolated by major road networks as the city grows.

In particular, this section includes several recommendations aimed at increasing the effectiveness of the Varsity View Residential Parking Permit Program, as well as encouraging additional Saskatoon Transit ridership.

## 5.2 Traffic and Circulation Goals



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

1. Improve safety for pedestrians, particularly near parks, along or near roadways that carry a high traffic load, and in school zones.
2. Investigate options to lessen parking pressures and residents concerns in Varsity View.
3. Recognize the significance of College Drive through future public investments.
4. Ensure connectivity between the future University College Quarter Plan and Varsity View as it develops.
5. Encourage traffic on local streets in Varsity View to be primarily a result of local destinations and not short-cutting.

## 5.3 Transportation Network & Characteristics



**Map 5.1 Varsity View Transportation Networks**

<sup>140</sup> City of Saskatoon (2012). *Traffic Characteristics Report, 2012.*

Varsity View is characterized by a large number of local streets in a grid pattern. Map 5.1 shows the transportation network for the Varsity View 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 College Street East, Clarence Avenue South, 8<sup>th</sup> Street East, and Cumberland Avenue East. All four roadways serve to funnel traffic between the Central Business District and the eastern neighbourhoods of Saskatoon.

In 2013, City Council approved the Traffic Control Neighbourhood Retrofit Program, which resulted in all uncontrolled intersections throughout the Varsity View neighbourhood having either yield or stop signs installed. Early response from the neighbourhood has been supportive of this program.

Appendix 3 includes approximate daily traffic volume counts for Varsity View and University of Saskatchewan (U of S) streets, as well as the major corridors that comprise the boundary of Varsity View<sup>140</sup>.

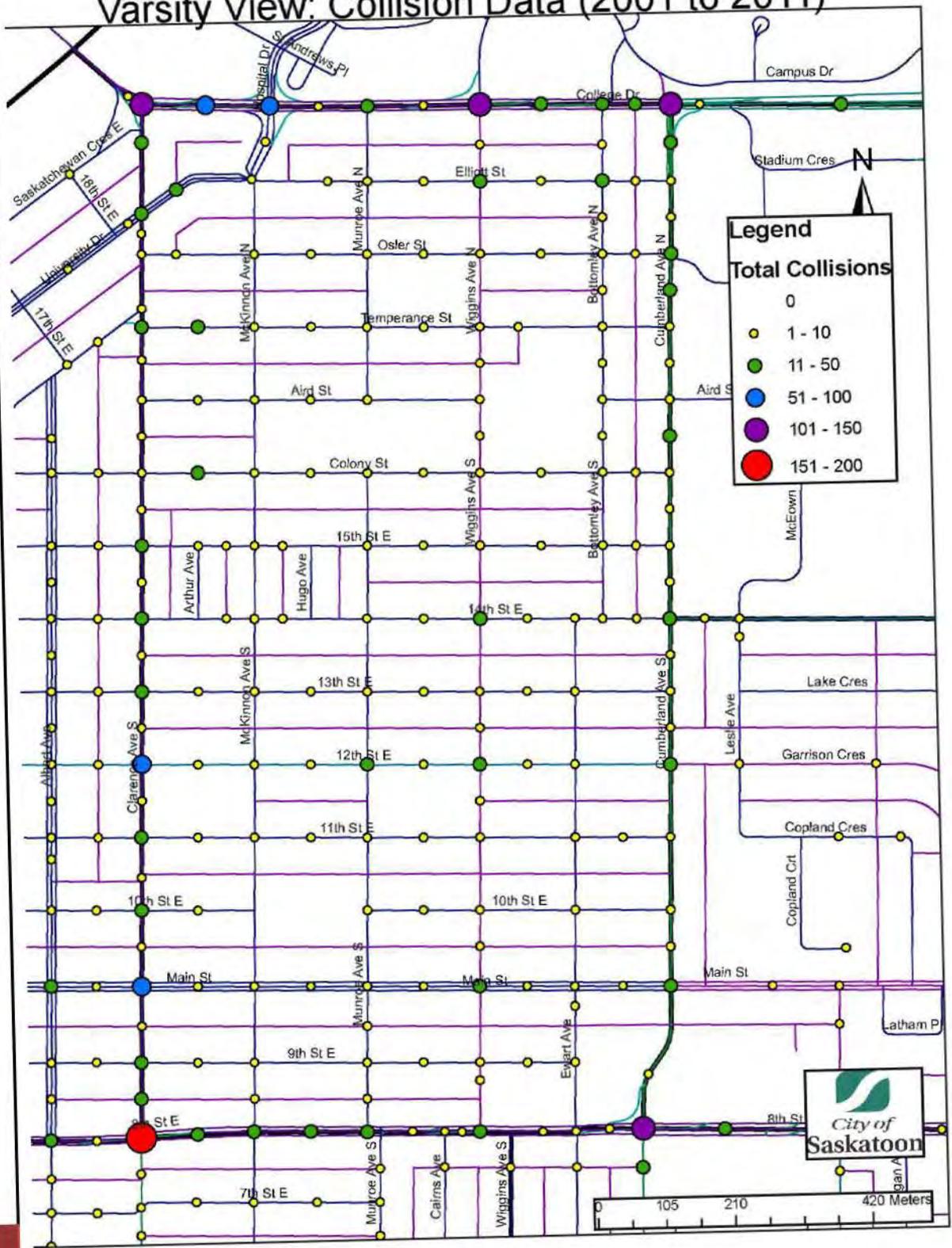
### **5.3.1 Traffic Collisions and Personal Injury**

Map 5.2 and Map 5.3 illustrate Varsity View Collision and Personal Injury data from 2001 to 2011. Personal Injury can include any bodily harm, visible or complaint thereof of any driver, occupant or pedestrian caused by the collision.

During this period of time, the intersections with the highest occurrence of traffic collisions are those located along the neighbourhood boundary. In particular, the intersections with the highest total of traffic collisions in Varsity View are: 8<sup>th</sup> Street and Clarence Avenue, Clarence Avenue and College Drive, College Drive and Wiggins Avenue, College Drive and Cumberland Avenue, and Cumberland Avenue and 8<sup>th</sup> Street. This is not surprising given the roadways that bound the Varsity View neighbourhood are all significant transportation corridors with high traffic volumes, which leads to more opportunities for accidents.

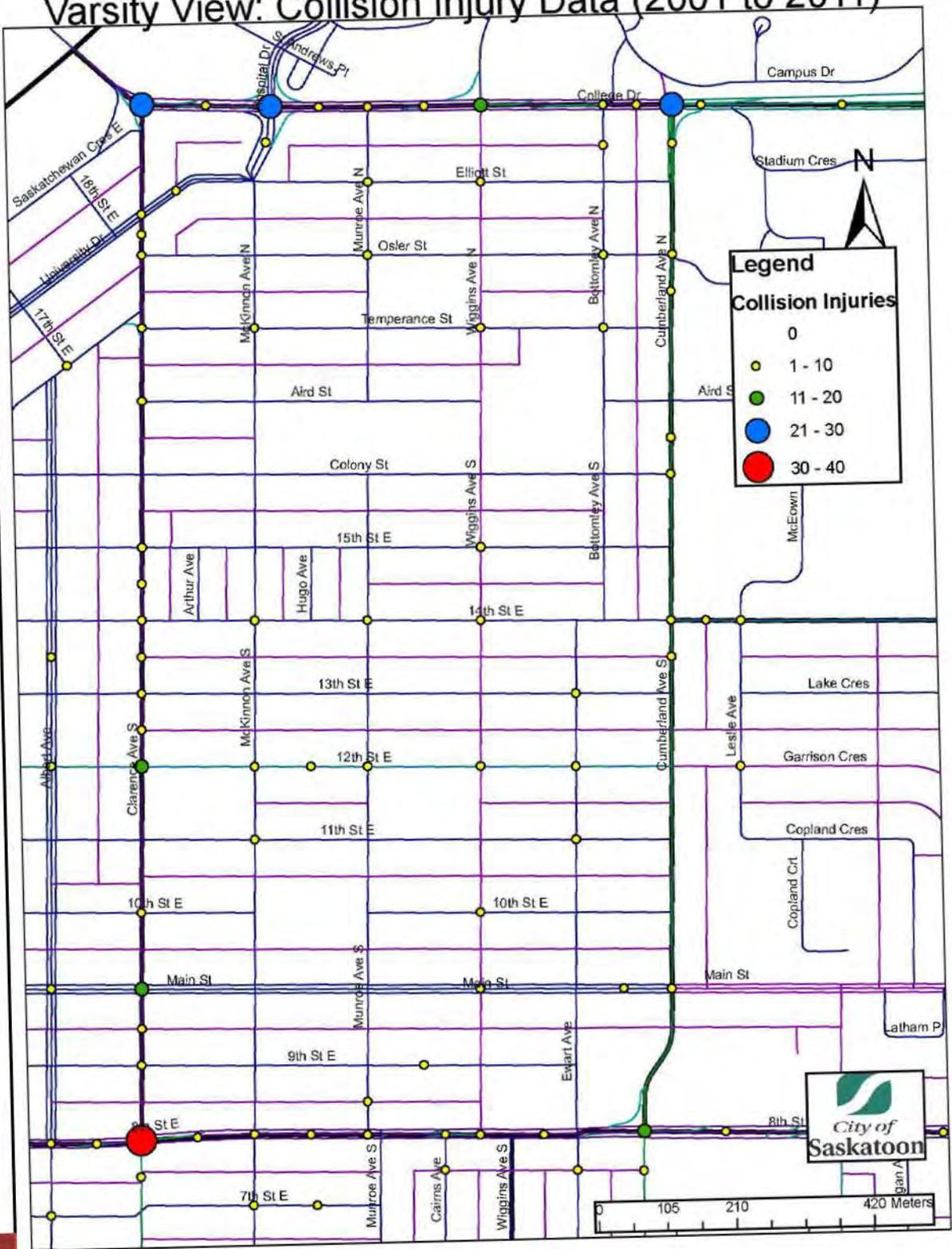
The intersections with the highest number of collisions resulting in personal injury also involve the roadways that bound the Varsity View neighbourhood. Between 2001 and 2011, the highest number of collisions resulting in injury occurred at the corner of: 8<sup>th</sup> Street and Clarence Avenue, Clarence Avenue and College Drive, College Drive and University Drive, and College Drive and Cumberland Avenue.

# Varsity View: Collision Data (2001 to 2011)



Map 5.2 Varsity View - SGI Collision Data - 2001 to 2011

# Varsity View: Collision Injury Data (2001 to 2011)



Map 5.3 Varsity View – SGI Collision Injury Data – 2001 to 2011

## 5.4 College Drive

College Drive is currently classified as a major arterial roadway. As the City continues to grow, College Drive is becoming increasingly important as a major commuter route serving large employment areas, the U of S and the downtown. In the future, significant development will continue at the east limits of the city. This includes the continued growth of the Evergreen and Rosewood neighbourhoods, as well as the future neighbourhood of Aspen Ridge in the northeast and the Holmwood Sector to the east. Each of these developments is expected to result in additional traffic volumes along College Drive.

College Drive is also a significant roadway due to its location adjacent to the U of S and the Royal University Hospital (RUH). It is a hub for student life and activity, as well as providing local services for patrons visiting the Hospital. The nearby Broadway business district has typically served the area; however, as land redevelopment occurs with projects, such as the College Quarter and J.B. Black Estates, College Drive will become a more attractive business area.

Residents of Varsity View have the following concerns with College Drive:

- Pedestrian and cyclist safety at crossings at Cumberland Avenue, Wiggins Avenue, and Munroe Avenue;
- Inadequate snow clearing of the boulevard on Munroe Avenue and College drive, making it challenging to crossing the street;
- Feels like an “expressway” through the neighbourhood with the speed and volume of traffic; and
- Maintaining connectivity and safe crossings for residents so major perimeter roadways connect them to the University and Nutana rather than isolate them.

### **5.4.1 College Drive Master Plan**

In March 2011, the draft College Drive Master Plan was presented to the Varsity View LAPC. The Master Plan outlined a number of proposed public realm improvements on College Drive, such as a river look out, community orchard at University Drive, and improved pedestrian infrastructure to ensure safe and enhanced crossings particularly at Wiggins Avenue and Cumberland Avenue.

The draft College Drive Master Plan was put on hold as the Transportation & Utilities Department and Saskatoon Transit identified a need to assess current and future uses on this street prior to any public realm investments. Prior to completion of this assessment, the City of Saskatoon unveiled plans to develop the Growing Forward project and Growth Plan to Half a Million, which will include an examination of all major transportation corridors across the city. As a result of the city-wide Growing Forward project and infill

studies, the City will not be proceeding with the adoption of the College Drive Master Plan. The Growing Forward project and infill studies, as well as the Rapid Transit Study, will impact major transportation corridors across the city, including College Drive. See Section 1.4.4 *Growing Forward Project* for more information.

The Varsity View LAPC had been in support of the draft College Drive Master Plan and hopes the recommendations of the Growing Forward project, Growth Plan to Half a Million, and Rapid Transit Study will help guide College Drive forward through efficient and safe traffic flows along the corridor via a variety of transportation modes, but also recognizes the importance of safety for pedestrians needing to cross busy corridors. The Varsity View LAPC looks forward to opportunities to provide input into future public realm improvements along College Drive. It should be noted that Section 3.4 *Access To Local Parks and Recreation* includes a recommendation to investigate the feasibility of developing an urban orchard, which was a proposed feature of the College Drive Master Plan.

## 5.5 Clarence Avenue

Clarence Avenue is currently classified as a major arterial roadway that extends from the northwest corner of Varsity View at College Drive to the southern city limits. Since the opening of the overpass at the intersection of Clarence Avenue and Circle Drive on November 20, 2007, Varsity View residents feel as though vehicular traffic has increased on Clarence Avenue. The perception is that there is an increase in traffic volume due to commuters using the roadway to travel to/from the Stonebridge neighbourhood. Clarence Avenue traffic counts from before and after the overpass construction show significantly increased volumes in segments south of 8<sup>th</sup> Street, but minor decreases along the portion of the roadway that bounds the Varsity View neighbourhood. It is possible this perception could be related to changes in other traffic characteristics, such as average vehicle speed, adjacent traffic volumes, or distribution of volume by time of day. As a result, residents of Varsity View are concerned with pedestrian safety because of the topography of the roadway that includes a significant change in elevation, the number of lanes of traffic, and volume of traffic that makes it unsafe for pedestrians crossing at many locations. The group would like to see improvements made at specific locations to increase pedestrian safety on this street. Specific locations identified for improvement include:

1. **Elliott Street and Clarence Avenue** – there is currently a pedestrian actuated light at this location. Due to the awkward layout of this intersection and high volume of cars turning off the University Bridge, residents felt this location could warrant a full signal for vehicles and pedestrian.
2. **14<sup>th</sup> Street and Clarence Avenue** – this crossing has restricted sightlines, as it is located at the bottom of a hill when traveling south. Residents have identified traffic speeds are very high as vehicles accelerate downhill.

3. **12<sup>th</sup> Street and Clarence Avenue** – this crossing is located beside the Albert Community Centre, Albert Park, and Albert Recreation Unit. Residents believe there is a high volume of families, especially children, crossing at this location and it requires enhanced crossings.
4. **8<sup>th</sup> Street and Clarence Avenue** – due to the high number of personal injuries reported at this location, residents feel this intersection should be reviewed and improvements made.

In early-2011, the City's Transportation & Utilities Department (formerly Infrastructure Services Department) undertook a Preston Avenue South Corridor Review. The objective of the Preston Avenue South Corridor Review was to study Preston Avenue from 14th Street south to Circle Drive in order to determine the needs of the growing community and better understand the transportation corridor. This was also in anticipation of the Preston Avenue and Circle Drive overpass construction that recently opened and to take a proactive approach to downstream impacts and changes on Preston Avenue this crossing may require. The review included:

- Collection of pedestrian, cyclist and motorized vehicle data to create a snapshot of today's corridor;
- Evaluation of traffic operations and future development;
- Stakeholder engagement and open house to receive community feedback; and
- Summary of identified needs and priorities.

The LAPC wanted a similar review conducted on the portion of Clarence Avenue bounding the neighbourhood to identify potential improvements for the corridor, particularly for pedestrians. As improvements and changes to crossings along Clarence Avenue south of 8<sup>th</sup> Street have already been made recently to address other concerns identified by the Transportation & Utilities Department, it was believed to not be necessary to re-examine the entire corridor to Circle Drive. This assessment of Clarence Avenue is occurring through the Neighbourhood Traffic Management Program, as part of the neighbourhood-wide traffic plan that is being developed, as outlined in Section 5.9.

## 5.6 Cumberland Avenue

Cumberland Avenue is currently classified as a minor arterial roadway with higher volumes closer to College Drive. Cumberland Avenue acts as an interface between Varsity View and the developing University College Quarter. As College Quarter develops, Cumberland Avenue will transition to a more pedestrian-oriented environment over time. As part of the College Quarter Master Planning process, the University undertook a Traffic Impact Study in 2010. The Traffic Impact Study outlines a number of traffic,

pedestrian and cycling improvements to be undertaken as phasing and build out of the proposed development warrants it. Proposed improvements and changes to be undertaken by the University include:

- Upgrades at Cumberland and 14<sup>th</sup> Street;
- Pedestrian crossing improvements with channelized right-turns at the intersection of College Drive and Cumberland Avenue
- Upgrades to traffic signals at the intersection of Cumberland Avenue and Aird Street;
- Upgrades to traffic signals at the intersection of Cumberland Avenue and Osler Street;
- Upgrades on east leg (right-in/right-out) at intersection of Cumberland Avenue and Elliott Street;
- Upgrades at the intersection of Cumberland Avenue and Colony Street; and
- East side of Cumberland Avenue cycling/multi-use pathway from 14<sup>th</sup> Street to College Drive<sup>141</sup>.

There are also a number of proposed improvements for College Drive and Preston Avenue that directly relate to proposed redevelopments to improve pedestrian and vehicular safety in the area.

As traffic improvements and changes advance with development, the City and U of S will work with the Varsity View Community Association to ensure the community is aware of proposed traffic changes that will affect them.

### **5.6.1 14<sup>th</sup> Street and Cumberland Avenue Intersection**

14<sup>th</sup> Street East is a local roadway in the middle of Varsity View. It is also a cycling linkage through the neighbourhood from the east directly to the Broadway commercial district. The intersection of Cumberland Avenue and 14<sup>th</sup> Street is well used by pedestrian and cyclists moving north to the U of S and east along 14<sup>th</sup> Street.

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<sup>141</sup> College Quarter Traffic Impact Study. University of Saskatchewan. May 7, 2010



*Pathway along 14<sup>th</sup> Street*

Currently, the intersection of Cumberland Avenue and 14<sup>th</sup> Street is controlled by a traffic light. The Varsity View LAPC feels although there is traffic control, pedestrian safety is still a concern. They also feel as the College Quarter Plan develops pedestrians/cyclists crossings at this intersection will increase. The LAPC suggest a 'no right hand turn on red' sign be installed at this location along with other warranted pedestrian friendly crossing measures.

As the College Quarter Traffic Impact Study recommends upgrades at this intersection, the City should work with the University to ensure this intersection is adequately upgraded as it serves not only pedestrians, but is also part of the City's cycling network.

## 5.7 Wiggins Avenue

Wiggins Avenue is classified as a minor collector roadway with higher volumes typically found south of Colony Street. For the community, Wiggins Avenue acts as a major through street as it connects major neighbourhood amenities like the University, LutherCare Communities (Luther Special Care Home and Luther Tower), Brunskill School and Bishop Murray High School, and the 8<sup>th</sup> Street commercial area. Pedestrian improvements have been made near Brunskill School to ensure safety for those crossing. As well, school zone signs are placed on the street during each school day to remind motorists to slow down to 30km/hr during school hours.

As a result of traffic safety issues noted by the Varsity View LAPC at the intersection of Wiggins Avenue and 14<sup>th</sup> Street, a 4-way stop was installed in the mid-2013 to improve safety for vehicles, cyclists, and pedestrians.

## 5.8 Parking

Members of the Varsity View LAP Committee have identified on-street parking demand and its transient nature as a major concern within the neighbourhood. The proximity of Varsity View to large regional services, such as the U of S and RUH, significantly increase on-street parking pressures in the area. Many students and staff from the Hospital, choose to park their cars on-street within the Varsity View neighbourhood and walk to their nearby destination to avoid paying for parking on campus. Varsity View also has a high number of rental homes that often accommodate multiple students adding to the on street parking congestion.

### 5.8.1 Varsity View Residential Parking Permit Program

The Residential Parking Permit (RPP) Program was implemented in Varsity View in 2003 to address parking issues in the neighbourhood. The RPP Program designates certain streets as limited residential parking zones and allows qualifying residents who live within the parking zone to buy a permit in order to park longer than posted terms. The provisions of the RPP Program are stated in City Council Policy C07-014 *Residential Parking Permit Program*. The zone imposes one and two-hour time limits on the area indicated on Map 5.4. It is estimated there are approximately 1670 available parking spaces within the Varsity View RPP zone. As of 2009, 438 residential and 338 visitor permits were sold, for a total of 776.

Although a parking program is desirable for Varsity View, there are concerns with the effectiveness of the current RPP Program and its overall benefits to residents. Concerns include:

1. The Zone does not currently account for the approximately 100 on-street parking spaces adjacent to President Murray Park.
2. Residents pay for parking while non-residents park for free.
3. Constant turn-over of vehicles due to the one and two-hour time limit, increases traffic flows & parking.
4. Impact on existing infrastructure due to consistent turnover of cars.
5. LutherCare Communities issuing parking permits to staff.
6. No maximum number of permits for single family homes, thus homes with multiple students living in them, may all qualify.



**Unregulated parking around President Murray Park**



Residents feel a number of changes are required to make the RPP Program more effective and efficient in Varsity View. They feel some basic changes could be made to improve the RPP Program by the City, but that the community association could also take a more active role in monitoring the program by surveying the community on how they are impacted and whether it needs to be expanded in the future. Members of the LAPC noted there has been increased parking enforcement recently. Parking enforcement is supported by the community and the LAPC encourages the City to ensure fines for violations are an appropriate deterrent, issuing multiple tickets to violators, and also to ticket those who park on the periphery of the zone in illegal ways (crowding on corners, blocking back lanes, parking near fire hydrants, etc).

The following table identifies proposed changes to the Varsity View RPP Program that would address concerns of local residents.

**Table 5.2 – Proposed Changes to Varsity View Residential Parking Permit (RPP) Program**

<b>Proposed Changes to Varsity View RPP Program</b>	
<b>(a)</b>	<b>RPP Zone Surrounding President Murray Park and Brunskill School:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, include the blocks surrounding President Murray Park and Brunskill School in the one and two hour regulated parking area.</i>
<b>(b)</b>	<b>No Parking Signage at President Murray Park and 14<sup>th</sup> Street &amp; Wiggins Avenue Intersection:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, install additional no parking signage at the corners of President Murray Park and along 14<sup>th</sup> Street at Wiggins Avenue to identify the minimum distance from the intersections that vehicles are permitted to park.</i>
<b>(c)</b>	<b>Cumberland Avenue Two Hour Parking:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, extend the two hour parking zone on the east side of Cumberland Avenue farther south to 14<sup>th</sup> Street.</i>
<b>(d)</b>	<b>Varsity View RPP Program and University Campus Parking Fines:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, consider working in partnership with the University of Saskatchewan, Parking &amp; Transportation Services Division, to ensure the fine structure for parking violations in the neighbourhood and on campus are comparable, as well as acting as an effective deterrent and encouraging appropriate parking.</i>
<b>(e)</b>	<b>Parking Enforcement Report to Community Association:</b> <i>That the Transportation &amp; Utilities Department, Transportation Division, report back to the Varsity View Community Association in 2015 to give an update on parking violation statistics and changes made to the Varsity View RPP Program.</i>

## **RECOMMENDATIONS:**

- 5.1 CHANGES TO THE VARSITY VIEW RESIDENTIAL PARKING PERMIT PROGRAM:** *That the Transportation & Utilities Department, Transportation Division, consider the feasibility of implementing the proposed changes outlined in Table 5.2 – “Proposed Changes to Varsity View Residential Parking Permit (RPP) Program”.*
- 5.2 IMPACT OF CHANGES TO THE VARSITY VIEW RESIDENTIAL PARKING PERMIT PROGRAM:** *That the Varsity View Community Association survey residents outside of the Varsity View Residential Parking Permit (RPP) zone to explain changes to the RPP Program that will occur and gain feedback on whether they would like to be included in the RPP zone and discuss feedback received with the Transportation & Utilities Department, Transportation Division.*

### **5.8.2 LutherCare Communities Parking**

Residents of Varsity View are concerned with the number of parking spaces the LutherCare Communities (LCC) site in the neighbourhood. LCC is comprised of the Luther Special Care Home and Luther Tower seniors’ home, which is situated on one full block within Varsity View. When the Varsity View RPP Program was established in 2003, the LCC entered an agreement with the City of Saskatoon related to on-street parking along the portions of Osler Street, Temperance Street, and McKinnon Avenue that border their property because of a lack of available parking on site.

On an annual basis, LCC pays the City for the total number of on-street parking spaces available on their side of the three streets surrounding their site at the same rate as the Varsity View RPP Program; however, LCC manages their own parking and issues their own permit passes. The permits used by LCC are only recognized by the City for parking along the LCC side of the street. Vehicles using the passes will receive tickets if they park anywhere else in the RPP zone.

The Varsity View LAPC raised this as a concern as LCC issues passes not only to residents and visitors, but also to their staff. Residents feel this is an unfair practice as other employers in the area do not have a similar agreement with the City of Saskatoon. The LCC is already a participant in the Saskatoon Transit Eco-Pass program, but the LAPC would like the City to encourage more LCC employees to join the Eco-Pass program to further reduce the number of permits utilized by staff.

## **RECOMMENDATION:**

**5.3 LUTHERCARE COMMUNITIES PARKING MANAGEMENT ASSESSMENT:** *That the Transportation & Utilities Department, Transportation Division, assist LutherCare Communities in conducting an assessment of the parking program at their facility on Osler Street, by providing information about parking management best practices. The assessment should consider options to encourage increased staff participation in the Saskatoon Transit Eco-Pass program, along with a review of procedures related to allocating on-street parking permit passes to visitors and staff.*

### **5.8.3 University of Saskatchewan and Royal University Hospital Parking and Future Strategies**

As previously mentioned, the Varsity View neighbourhood feels the U of S and RUH contribute to the overall parking pressures and the large volume of traffic in and surrounding the neighbourhood. The U of S has proactively put in place a variety of initiatives to facilitate active transportation for commuters to campus, in an effort to decrease reliance on travelling by personal automobile. Some of these initiatives include: the UPASS transit pass that is mandatory for all students; cost-sharing 200 Eco-Passes for faculty and staff; implementation of two car share stations on campus, available for short duration trips; addition of outdoor secure bike lockers for cyclists; and the addition of heated, indoor bike storage space in the Academic Health Science Building, as well as the new undergraduate and graduate residence buildings in College Quarter.

The university campus is one of the largest employment centers in the city. In total, there are approximately 32,000<sup>142</sup> staff and students who are employed or study on campus. This includes approximately 27,000 staff and students at the U of S and 4,800 employees at RUH. Due to the nature of hospital operations (shift work) and academic schedules, not all 32,000 people are at the campus at one time.

With more than 10,000 parking stalls available on campus, there are approximately 22,000 commuters without reserved parking. A significant number choose to arrive on campus by car pool, transit, cycling, or walking. The alternative that greatly concerns the LAPC is that many are choosing to not purchase a paid parking space on campus and parking in the Varsity View neighbourhood, where parking is free.

For the hospital, staff parking is provided at approximately 1:3 ratio. Due to the construction of the new children's hospital, approximately 750 parking spaces have been removed. RUH made arrangements with the University to temporarily replace more

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<sup>142</sup> City of Saskatoon, Business License data.

than 500 of those parking stalls. Patients and visitors to RUH also contribute to traffic and parking pressures in the neighbourhood as well, if they choose not to use the paid visitor parking lots.

The Varsity View community would like to see RUH work with Saskatoon Transit to identify opportunities to attract more transit riders from the hospital.

**RECOMMENDATION:**

**5.4 ROYAL UNIVERSITY HOSPITAL TRANSIT RIDERSHIP:** *That Saskatoon Transit schedule a meeting with representatives from the Royal University Hospital to review staffing schedules and transit schedules, with the goals to increase transit ridership rates and decrease demand for parking.*

**5.8.4 Residential Parking for Sale**



***Private parking signage***

It is not atypical to see parking for sale or ‘parking lots’ in front or rear yards of homes in Varsity View. The LAPC is concerned with residential homes renting parking spaces. They feel it increases traffic flow and contributes to poor aesthetics in the neighbourhood. The LAPC has noted residential parking lots are more abundant on the 300 and 400 blocks of Cumberland Avenue and Bottomley Avenue. In some cases, parking may be associated with single-family homes renting to more than one person or may have a secondary suite. In this case, there is no requirement to provide off-street parking; however, a landlord may choose to do so for the benefit of their tenants.

The Zoning Bylaw does not permit the rental of parking spaces at residential homes. The LAPC would like the City to enforce this bylaw by notifying property owners that selling parking from a residential home is not permitted. Compliance with the bylaw is complaint driven by residents. If residents have concerns with

parking for sale from residential properties, they are encouraged to call a Zoning Compliance Bylaw Inspector at (306) 975-2645the City Bylaw Enforcement group.

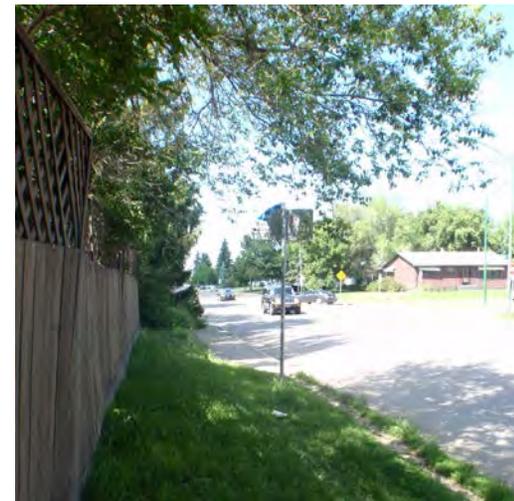
**RECOMMENDATION:**

**5.5 'PARKING FOR RENT' NOTIFICATION:** *That Community Services Department, Planning & Development Division, mail out information to remind property owners that the rental of parking on a residential property is illegal; and that Zoning Compliance Bylaw Inspectors further investigate the parking lots on the 300 & 400 blocks of Cumberland Avenue and Bottomley Avenue to ensure compliance with the bylaw.*

**5.9 Transit**

Saskatoon Transit provides service to Varsity View through a variety of bus routes. Students make up a large part of the ridership in the area. The universal transit pass for U of S students, the U-PASS, is mandatory for full and part time undergraduate students at the U of S. The U-PASS offers students substantial savings on transportation costs and has encouraged many students to utilize Saskatoon Transit.

The Varsity View LAPC would like transit ridership to remain high in the area and has identified two current bus stops that are in poor condition. The stop at the corner of Cumberland Avenue and Main Street is located on a private lawn with little room to stand and is often flooded with water. The second location of high priority is at the corner of College Drive and Clarence Avenue. This bus stop is situated on a narrow sidewalk, along a high traffic volume corridor. A portion of this sidewalk was recently replaced, but the rest remains in disrepair. The LAPC would like Transit to work with the Transportation & Utilities Department to address the current maintenance issues with these bus stops.



***Bus stop in Varsity View***

## **RECOMMENDATION:**

**5.6 BUS STOP MAINTENANCE:** *That Saskatoon Transit and the Transportation & Utilities Department, Transportation Division, address bus stop maintenance concerns on Cumberland Avenue near Main Street (both directions) and on Clarence Avenue near College Drive (southbound).*

## **5.9 Other Neighbourhood Traffic Concerns**

In August 2013, City Council approved a recommendation from the Transportation & Utilities Department to establish the Neighbourhood Traffic Management Program. The accompanying Neighbourhood Traffic Calming Guidelines and Tools document outlines a new process for addressing neighbourhood traffic concerns, which includes a community engagement process to develop joint solutions.

In addition, the Transportation & Utilities Department developed the Speed Management Program that outlines the use of a variety of tools, such as temporary speed signs, speed display boards, and community speed watch. These tools provide an opportunity for both the driver and community members to participate in speed reduction creating safer, more liveable streets.

Following approval of the program, the Transportation & Utilities Department launched an online reporting tool to address neighbourhood traffic issues across the city. The online tool allows residents to directly request a review of specific locations in their neighbourhood that are causing traffic concerns. By completing the form, residents will initiate a new multi-step review process that allows the City to review concerns, assess the area, and determine an appropriate response. The new process will evaluate concerns on a neighbourhood-wide basis and will include public input when considering potential solutions. The goal is for the Transportation & Utilities Department to conduct consultations in four neighbourhoods each year, with a priority list of neighbourhoods being developed each year based upon the level of known local traffic issues.

The Neighbourhood Traffic Calming Guidelines and Tools document, Speed Management Program, and online reporting form are available on the City's website at: <http://www.saskatoon.ca> (look under "N" for Neighbourhood Traffic Planning).

Late in the process of developing the Varsity View LAP, a number of additional local traffic concerns were raised by residents of the neighbourhood. While many of these issues involved concerns on roadways in the northern half of the Varsity View neighbourhood, when developing solutions to traffic issues it is important to consider the impact a decision may have in a different area. Developing a comprehensive plan for a large area can be more productive than attempting to simply address each individual issue on its own.

In the interest of avoiding a delay in the adoption of the LAP by conducting additional consultation, the Varsity View LAPC and Varsity View Community Association determined the best course of action was to bring the LAP forward without a full discussion of these issues. Instead, the Transportation & Utilities Department is utilizing the community engagement process identified in the Neighbourhood Traffic Calming Guidelines and Tools document to identify and assess traffic issues across Varsity View.

In January 2014, a neighbourhood-wide meeting was held to discuss local traffic issues, building upon the findings and recommendations of the Varsity View LAP document because the appropriate response to some of the traffic issues likely to be identified by local residents may already be contained within recommendations in this report. The Transportation & Utilities Department will respond to the issues identified by collecting additional local traffic data in the fall, developing a comprehensive plan to address the concerns, then presenting the proposed traffic plan to the Varsity View neighbourhood in late-2014. Once general consensus has been reached, the plan will be submitted to City Council for approval and implementation will follow. Some aspects of the traffic plan will be implemented immediately, while others may need to wait for funding to become available.

# 6.0 Active Transportation

## 6.1 Overview



The Varsity View LAPC would like to promote active transportation in and around their neighbourhood. The promotion of alternative transportation in the area can have environmental, health, and economic benefits for residents throughout the neighbourhood and help to mitigate traffic congestion and parking pressures.

With Varsity View's central location and riverbank linkage, the neighbourhood is a great place to walk and cycle in Saskatoon. The community feels that as the University of Saskatchewan and city continue to grow, added investments in walking and cycling are highly desirable and needed for the future.

## 6.2 Active Transportation Goals



The Varsity View LAPC created a number of goals intended to improve active transportation in the Varsity View neighbourhood. They are as follows:

1. Varsity View should serve as a model community for safe cycling and walking for all ages to enjoy.
2. Promoting walkability and cycling within the neighbourhood through infrastructure improvements and programs.
3. Creating primary routes and corridors for walking and cycling throughout the neighbourhood (east to west and north to south).
4. Developing a network of cycling and walking routes that are continuous and connected to the rest of the city.
5. Ensuring that safety is secured for all users.

### 6.3 Promoting Active Transportation

The Varsity View LAPC would like to promote active transportation in and around their neighbourhood. Active transportation refers to any form of human-powered transportation. There are many ways to engage in active transportation, whether it is walking to the bus stop, or cycling to school/work. Active transportation includes many active modes and methods of travel such as walking/jogging/running; cycling; in-line skating; skateboarding; non-mechanized wheelchairs; and snowshoeing/skiing.

There are numerous benefits from active transportation:

- **Health** – Active transportation provides an opportunity to be physically active on a regular basis.
- **Social** – Active transportation is accessible and increases social interactions.
- **Transportation** – Active transportation reduces road congestion.
- **Environmental** – Active transportation is environmentally-friendly and can contribute to reductions in greenhouse gas emissions.
- **Economic** – Active transportation saves money on gas and parking<sup>144</sup>.

### 6.4 Neighbourhood Active Living Potential (NALP)

Saskatchewan Population Health Evaluation Research Unit, a university health research unit based at the University of Saskatchewan and University of Regina, 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 Varsity View'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.

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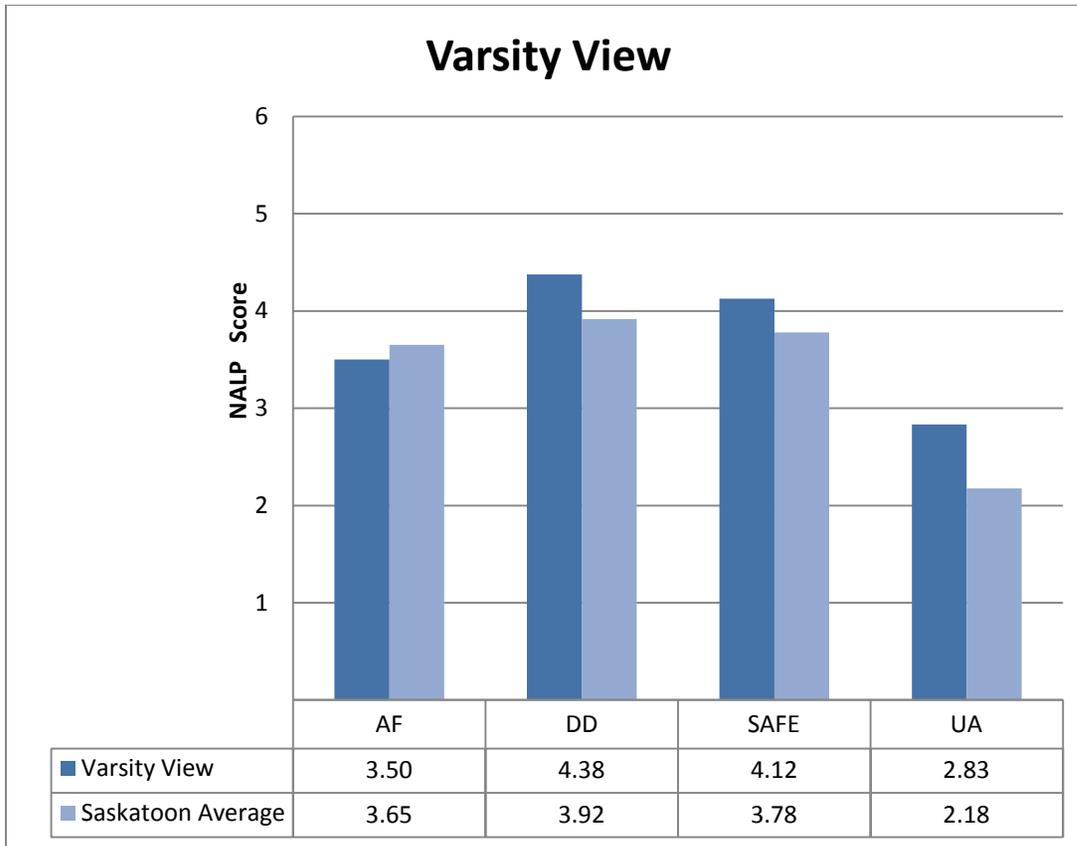
<sup>144</sup> Public Health Agency of Canada. 2012

2. Density of Destinations (DD) which includes:
  - a. The number of destinations 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 6.1 and 6.2 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. Varsity View scored a total score of 14.86, slightly better than the City average. 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 in Nutana Suburban Centre and Queen Elisabeth, with University Heights Suburban Centre and Willowgrove leading the Universal Accessibility category.

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](http://www.smartcitieshealthykids.ca).

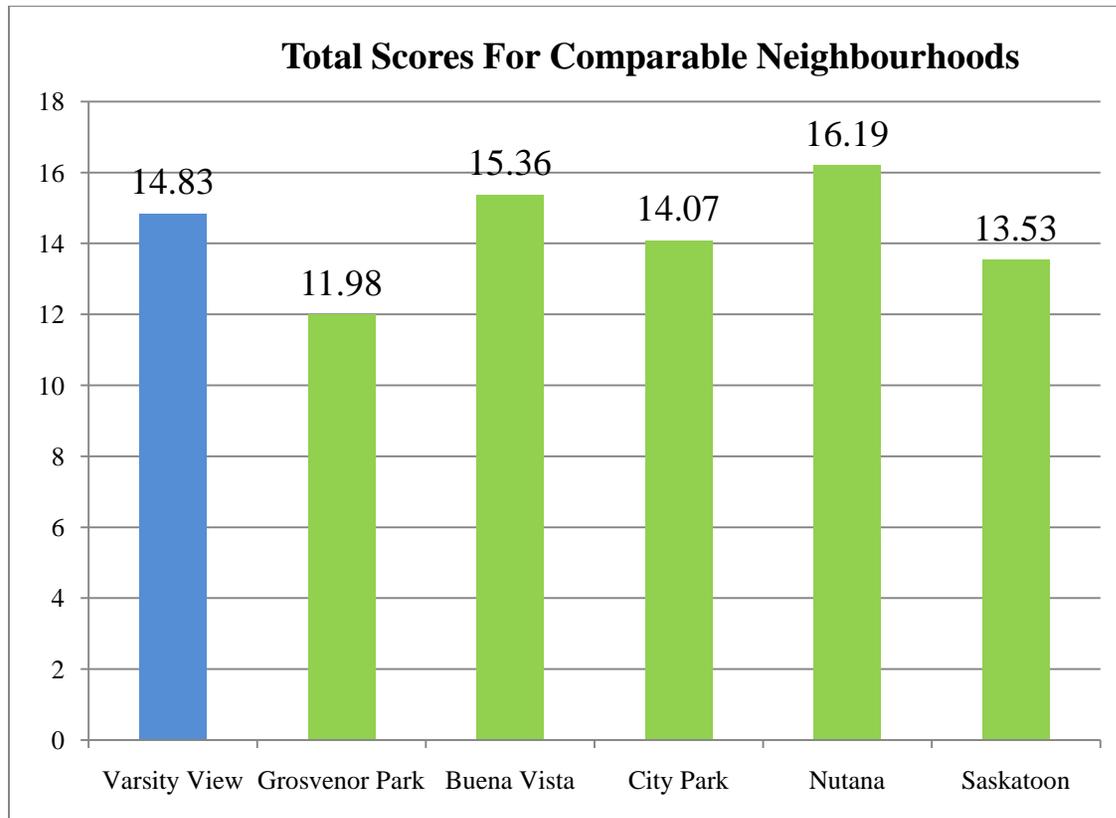
Figure 6.1 Varsity View Neighbourhood Active Living Potential Score (2009)



The Neighbourhood Active Living Potential total score for Varsity View is 14.83 out of 24 (62%).

**LEGEND**  
 AF – Activity Friendliness  
 DD – Density of Destinations  
 SAFE – Safety  
 UA – Universal Accessibility

Figure 6.2 Comparative Neighbourhood Active Living Potential Score (2009)



Varsity View has the third highest Neighbourhood Active Living Potential when the score is compared to surrounding neighbourhoods.

### 6.5 Walkability

The Varsity View community enjoys staying active in and around their community. In recent years, the City of Saskatoon has increased efforts to install curb cuts at intersections across the entire city. Curb cuts reduce trip-hazards and help to improve safety for those on the sidewalk, especially for citizens that have reduced mobility. The LAPC appreciates the efforts of the City of

Saskatoon to install curb cuts city-wide and suggests higher priority be placed on the intersections near retirement homes and along nearby corridors likely to be travelled by seniors.



The LAPC would like to have a dedicated walking path available year-round that would provide residents from throughout the neighbourhood with access to a reliable pathway. Munroe Avenue is a centrally located corridor ideal for a potential walking path, given its connection to the U of S campus, parks, Luther Tower, and Luther Special Care Home. Improvements along this corridor would encourage more active transportation in the neighbourhood. Currently, Munroe has some sidewalks, but the pathway is not complete. For historical reasons, sidewalks were not located along many parts of Munroe as no houses fronted the street and, therefore, sidewalks were not built. Map 6.1 Varsity View Sidewalk Map illustrates locations where sidewalks are missing or never installed.

It may be challenging to install sidewalks in certain locations within Varsity View, as the side yards of homes are very narrow and may not allow for enough space for a sidewalk.

## **RECOMMENDATIONS:**

- 6.1 MUNROE AVENUE SIDEWALK:** *That the Transportation & Utilities Department, Transportation Division, complete the sidewalk on the east side of Munroe Avenue from College Drive to 8<sup>th</sup> Street by installing panels between: Temperance Street and Aird Street (1 block), Colony Street and 15<sup>th</sup> Street (1 block), 14<sup>th</sup> Street and 11<sup>th</sup> Street (3 blocks), and 10<sup>th</sup> Street and 8<sup>th</sup> Street (3 blocks) through Capital Budget #0948 – IS – Sidewalk/Path Retrofit with highest priority assigned to the northernmost portions.*
- 6.2 AUDIBLE PEDESTRIAN TRAFFIC SIGNAL FOR VISUALLY IMPAIRED:** *That the Transportation & Utilities Department, Transportation Division, consider installing an audible pedestrian traffic signal suitable for use in a residential neighbourhood to assist the visually impaired at the corner of Temperance Street and Wiggins Avenue.*



Map 6.1 Varsity View Sidewalk Map



***Unpaved pathway on east side of Cumberland Avenue***

### **Clarence Avenue**

The Varsity View LAPC indicated the sidewalk on the west side of Clarence Avenue is in poor condition. It is currently overlaid with asphalt. Under Capital Budget #1532 – IS- Sidewalk Preservation, the City plans to replace/repair it. Locations are prioritized based on sidewalk usage, combined with sidewalk condition rating. The LAPC would like the identified sidewalk added to this list for repair in the future. The LAPC also felt the current sidewalk was too narrow for pedestrians and transit riders and would like it widened when it is improved. In the summer of 2012, the curb was replaced at this location and some minor asphalt patching occurred.

### **Cumberland Avenue**

The sidewalk on the east side of Cumberland Avenue is very well used as it is a direct route to the U of S campus. Currently, the sidewalk is paved from College Drive to Colony Street and turns into a well-worn, unpaved dirt path from Colony Street to 14<sup>th</sup> Street. Over the next 15 to 25 years, Cumberland Avenue is expected to become a commercial destination and pedestrian/cycling oriented environment under the U of S College Quarter Plan. This plan recommends this sidewalk be a multi-use pathway for both cyclist and pedestrians. The LAPC fully supports the extension of this sidewalk and notes the importance of multi-use pathways for pedestrians and cyclists.

## 6.6 Cycling

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 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 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 included enhancements, such as the creation of new downtown bike lockers and on-street painting for bike lanes.

Members of the Varsity View LAPC believe the shared use on-street cycling route on 14<sup>th</sup> Street is currently well used by cyclists, but safety is a concern with parked cars adjacent to the route and the speed of vehicular traffic on this street can act as a deterrent to some riders. It is also noted that cyclists face a challenge in safely crossing at the intersection of 14<sup>th</sup> Street and Clarence Avenue. This shared use cycling route on 14<sup>th</sup> Street runs from Saskatchewan Crescent to Cumberland Avenue. The route then turns into a paved off road multi-use trail along agricultural lands owned by the U of S. The LAPC would like the City to consider implementing a no parking zone on the south side of 14<sup>th</sup> Street, so cyclists feel safer using this linkage.

As Varsity View currently only has one dedicated cycling route, the LAPC would like additional cycling routes established in and near the neighbourhood. Particularly, routes to connect their parks and larger destinations, such as College Drive and the U of S campus. Suggested expansion could include the east side of Cumberland Avenue, which currently has no sidewalk along portions of the corridor. Additionally, Clarence Avenue may be another opportunity for route expansion, as it is a direct route to Saskatoon's most southern neighbourhood of Stonebridge that includes a significant commercial area. Conducting traffic counts of vehicles/cyclists/pedestrians along corridors could help to ensure appropriate routing. The LAPC also suggests the 14<sup>th</sup> Street Multi Use Trail be linked to the future College Quarter "GreenWay" that is proposed as part of the long term growth plan for the U of S.

The City of Saskatoon continues to work towards improving opportunities for active transportation and has established a Cycling Advisory Group. This group is comprised of members of the public and has a mandate to provide the City with advice and feedback on plans for cycling in Saskatoon.

In 2011, the City developed the Cycling Guide, which is a user-friendly information sheet illustrating Saskatoon's bike route and safe cycling practices. The Cycling Guide is available as a pocket-sized map and on the City of Saskatoon website at: [www.saskatoon.ca](http://www.saskatoon.ca).

City Council considered a report from the Transportation and Utilities Department in early-2014 that provided an update on cycling programs, along with consideration of the infrastructure throughout the city that will be required to ensure proper connectivity for cyclists. The report proposed that Wiggins Avenue be retrofitted to become a more cycling friendly environment to provide a valuable north-south route connecting to the U of S campus. Representatives from the local Saskatoon Cycles group shared their opinion that more consultation with the cycling community would benefit the overall plan and encouraged City Council to ensure infrastructure investments occur along the routes that will be most utilized by cyclists. City Council passed a resolution that the Administration report back with information regarding: the addition of representation from Saskatoon Cycles on the Cycling Advisory Group; a broader plan for the bicycle program; more detail on cycling initiatives to be undertaken in the next two years; and terms of reference for a renewed approach to an overall Active Transportation Plan for Saskatoon. In addition, City Council requested that a feasibility study be pursued to assess the potential for developing parking protected cycling lanes in Saskatoon, with a downtown route proposed to serve as a pilot project. As a result, it was decided that the Wiggins Avenue project be set aside for the time being. When it is appropriate, the LAPC would like City Council and Administration to reconsider developing parking protected cycling routes that travel north-south and east-west extending through the Varsity View neighbourhood.

### **RECOMMENDATIONS:**

- 6.3 14<sup>TH</sup> STREET CYCLING ROUTE IMPROVEMENT:** *That the Transportation & Utilities Department, Transportation Division, assess the 14<sup>th</sup> Street shared use on-street cycling route and consider opportunities to improve cyclist safety.*
- 6.4 PARKING PROTECTED CYCLING LANES:** *That the Community Services Department, Planning & Development Division, and the Transportation & Utilities Department, Transportation Division, consider creating a north-south and an east-west parking protected cycling lane in and near Varsity View. Suggested routes to consider are Wiggins Avenue (north-south) and 14<sup>th</sup> Street (east-west), although the proposed Active Transportation Plan is expected to evaluate all potential cycling corridors across the city and identify the routes of greatest benefit to cyclists.*

- 6.5 ADDITIONAL CYCLING ROUTES:** *That the Community Services Department, Planning & Development Division, and the Transportation & Utilities Department, Transportation Division, during the creation and implementation of the city-wide Active Transportation Plan consider adding cycling routes in and near Varsity View that link the neighbourhood amenities together, such as parks, the river, the University of Saskatchewan campus, College Drive and Clarence Avenue, as well as consider opportunities to establish commuter cycling routes that pass through the neighbourhood and connect primary destinations.*
- 6.6 COLLEGE DRIVE CYCLING:** *That the Transportation & Utilities Department, Transportation Division, and Community Services Department, Planning & Development Division, ensure any future changes to the College Drive transportation network that come as a result of implementing the Growth Plan to Half a Million also identify opportunities to safely accommodate cyclists and align with the key strategies that will be outlined in the city-wide Active Transportation Plan.*

## 6.7 Public Programs

The Varsity View LAPC is excited about the City of Saskatoon's commitment to improving cycling in the city and feel the City could better its efforts by implementing a user-friendly system much like Saskatoon Transit's 'Click and Go' online guide. A 'click and go' system allows a rider to trip plan by generating a cycling route based on their current location and destination. The LAPC felt by making the planning of trips via bicycle even more user-friendly and convenient, it would encourage more people to cycle in Saskatoon. Cities, such as Boulder, Colorado, have integrated their program with Transit in "GO Boulder" to promote all forms of alternative transportation. They have also created a smartphone application available for download that provides real time service information.

### **RECOMMENDATION:**

- 6.7 INTEGRATE 'ALTERNATIVE TRANSPORTATION' PUBLIC CAMPAIGNS:** *That the Transportation & Utilities Department, Transportation Division; Corporate Performance Department, Environmental & Corporate Initiatives Division; and Saskatoon Transit, consider working together to develop a comprehensive alternative transportation public campaign and user-friendly promotional materials.*

# 7.0 Heritage & Culture

## 7.1 Overview



*(Photograph A-30 by Leonard A. Hillyard courtesy Saskatoon Public Library – Local History Room)*

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

Varsity View has been home to many prominent people in the arts, politics and academic professions. As the neighbourhood changes, so does the historical landscape. Older homes are being replaced by new homes, and many long-time residents are no longer around to share the history of the neighbourhood with current residents. The Varsity View neighbourhood wishes to celebrate its legacy within Saskatoon and encourage future cultural events and exchanges that preserve the stories and history of its past while embracing its future.

## 7.2 Heritage and Culture Goals



The Varsity View LAPC created a number of goals intended to support and celebrate heritage and culture in the Varsity View neighbourhood. They are as follows:

1. Improve neighbourhood and campus relationships through cultural and heritage collaborations.
2. Preserve significant human, natural, and material<sup>145</sup> history in the neighbourhood.
3. Increased access to local venues for residents to learn and celebrate their heritage and host cultural events.
4. Foster stronger ties with the Albert Community Centre and the neighbourhood through programming opportunities.
5. Commemorate, interpret and raise awareness of the community's heritage through Civic Heritage Programs.

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<sup>145</sup> Material history is the conservation and interpretation of physical objects and sites such as buildings, landscapes, streetscapes, archaeological sites, artifacts, and document. Natural history is the conservation and interpretation of nature (for example, individual species of birds, fish, and trees, or entire ecosystems) and paleontological sites (study of life in the geological past, e.g. fossils).

## 7.3 Varsity View Built Heritage

As one of the Saskatoon's oldest neighbourhoods, Varsity View has a rich mix of material and human history. At Varsity LAPC meetings there was great interest in the built heritage and an expressed desire to expand residents' knowledge of the neighbourhood's heritage. There is also a great deal of interest in the conservation of built heritage and appropriate infill design sympathetic to the existing heritage areas. For the purposes of this report, all discussions regarding architectural and/or character retention have been included in Section 1.0 Land Use and Section 2.0 Infill & Redevelopment. The early development of Varsity View has been covered in the Yesterday & Today Section of this report. Significant built heritage is the subject of this section and has been provided by the Varsity View neighbourhood.

### 7.3.1 Civic Heritage Policy and Conservation Program

The City of Saskatoon Heritage Conservation Program provides incentives to encourage conservation of heritage properties. Property owners can apply for Municipal Heritage Property designation, although the City also has the authority to assign designation to a property without consent of the owner.

In 2012, a comprehensive review was conducted to investigate the current state of heritage policy and practices in Canada, provide an analysis of Saskatoon's Civic Heritage Policy created in 1996, and recommend appropriate measures to protect and interpret Saskatoon's heritage assets into the future. A multi-year implementation strategy was developed, based on key program priorities that will support an enhanced and effective municipal heritage program.

The City of Saskatoon provides support to heritage properties through a number of methods, including:

- A. **Municipal Heritage Property** – A designated Municipal Heritage Property is recognized as being a property of major significance to the community of Saskatoon. Each property is protected by



**Board of Trade Office –  
1022 Temperance Avenue**

bylaw, which means it must be maintained and exterior character defining elements or important architectural features cannot be altered without the approval of the City.

- B. Holding Bylaw** – Under City Bylaw No. 6770, commonly referred to as the “Holding Bylaw”, the City may deny any permit for property demolition for up to 60 days while the property is considered for Municipal Heritage designation. The Municipal Heritage Advisory Committee is also notified of the application for demolition. There are currently 30 properties in Saskatoon protected by the Holding Bylaw.
- C. Built Heritage Database** – In 2004, the Civic Heritage Program conducted a Heritage Properties Identification project to compile a comprehensive list of heritage buildings, structures (statues, monuments, bridges, etc.), and properties in Saskatoon. Specific criteria were used to create a list of private and public buildings and properties with heritage character or heritage value. Features such as pre-1945 construction, connection with a historical person, and architectural theme are some components of the overall selection criteria. A Varsity View built heritage inventory was collected in 2011.
- D. City of Saskatoon Heritage Awards Program** – The Heritage Awards are presented by the City of Saskatoon to acknowledge preservation efforts and the personal energy, time and commitment dedicated to Saskatoon’s cultural welfare. The Municipal Heritage Awards Program occurs every two years allowing people to nominate someone they know who have made a difference in the preservation and conservation of the City’s heritage. In 2008, the Bottomley House located at 1118 College Drive received the award for “Adaptive Reuse”.

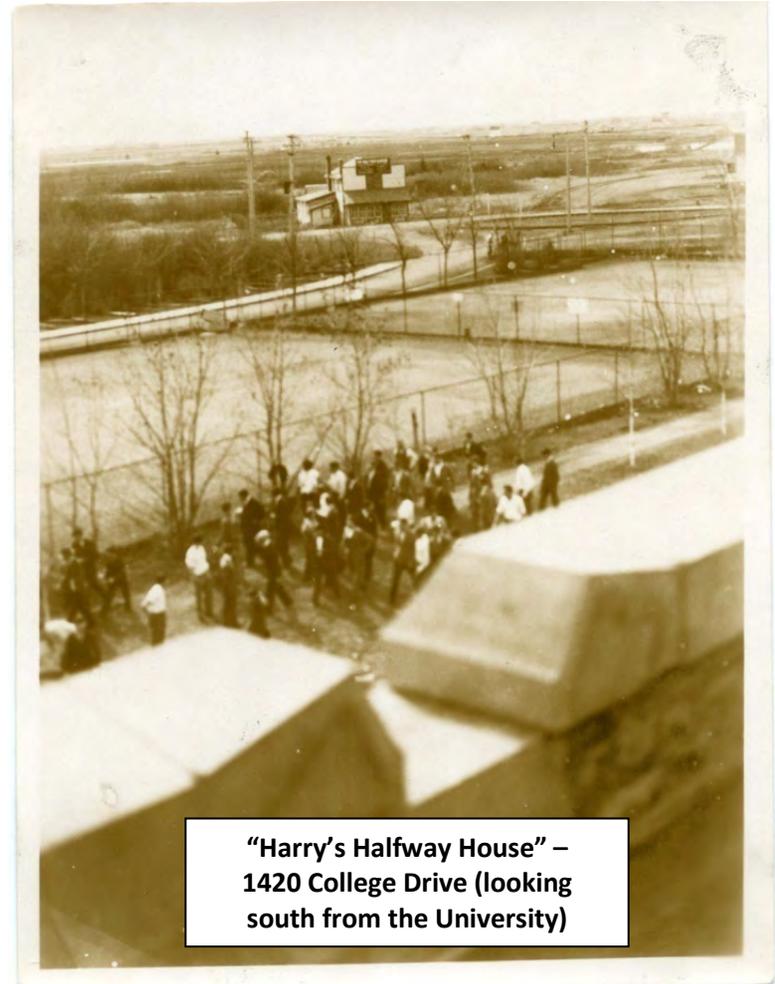
### **7.3.2 Commercial Buildings**

During one of the planning exercises, the Varsity View LAPC identified a number of buildings having significant contribution to the built heritage and history of the neighbourhood. The following is a list of significant commercial properties, community facilities, and residences in the neighbourhood. This is not intended to serve as a comprehensive listing of all historical buildings within Varsity View, as the neighbourhood has an extensive history that cannot be covered within the body of this report.

- **Temperance Café** (1308 Temperance Street) – Constructed in 1948, the first occupants of the building at 1308 Temperance Street was the Quality Food Store (1949-1959). Al’s Brunskill Pharmacy (now Brunskill Pharmacy) was also listed at this location from 1954-1960 eventually taking over the Quality Food Store space before moving to their current location at the corner of Wiggins and Temperance. Bel-Aire Coiffures Beauty Shop occupied the space from 1965 – 1972. In 1972, the Temperance Café became the long term business at this location with apartments above. The café was initially owned and operated by Mrs. Dick

Yok Mack for several years and was called Temperance Café and Chop Suey. Although the ownership has changed over the years, today it still operates under the Temperance Café name.

- **College and Cumberland Commercial Corner** (1420 College Drive, 414, 417, and 418 Cumberland Avenue) – As early as 1928, commercial buildings existed at the corner of Cumberland Avenue and College Drive. Marketed to university students, the earliest recorded store was “Harry’s Halfway House”, where students could grab a snack and coffee. Over the years, a number of commercial businesses were added, such as Bell’s Store (1945-1955), Thomas Shop-Rite (1956-1965), Wing’s Grocery and Lunch (1966), and Wayne’s Grocery (1967-1998). Today, the site still serves the university crowd with Alexander’s Restaurant and Bar, as well as a Subway.
- **Blouin’s Colonial Auto Court and “Candy Store”** (1301 8<sup>th</sup> Street East) - Starting in the late 1940s, a number of private tourist court facilities were established throughout Saskatchewan. The first within Saskatoon was George Blouin’s Auto Court at 8<sup>th</sup> Street and Wiggins Ave., which opened in 1948. The Auto Court consisted of a ring of small, winterized cabins next to a commissary building containing bathrooms, a store, a lunch counter and gas station. It was later re-named the Colonial Courts, and is the precursor to the present-day Colonial Square Motel. Today, residents recall the Colonial “Candy Store” as part of their experience as a youth in Varsity View.



“Harry’s Halfway House” –  
1420 College Drive (looking  
south from the University)

### 7.3.3 Community Facilities

- **Albert School/Community Centre** (610 Clarence Avenue) – The designated heritage building, was built in 1911-1912 in response to pressure from the community objecting to severe overcrowding at Victoria School. During its operation, it was home to a

number of winning sports championships, as well as special classes for students of Ukrainian origin. In 1978, due to declining enrollments, Albert School was closed as an elementary school. Albert School was leased to Saskatoon French School from 1978-1982. In 1982, with help from the Neighbourhood Improvement Program, the City purchased Albert School. Since the 1980s, the building has been operated as a community centre by the City of Saskatoon.

- **St. Petro Mohyla Institute** (1240 Temperance Street) – The Saskatoon-based institute was founded in 1916, and named after the Ukrainian Orthodox Metropolitan, St. Petro Mohyla. The facility was aimed at bettering the economic, educational, and cultural well-being of Ukrainian-Canadians. The original location was on Main Street but moved to 1240 Temperance Street in the 1960s. In 1965, a new building was constructed on the site which is home to the institute today. The Mohyla Institute is credited with founding many other organizations, such as the Ukrainian Greek Orthodox Church of Canada, Ukrainian Women’s Association of Canada, and the Canadian Ukrainian Youth Association. On September 24, 2011, the National Historic Sites and Monuments of Canada recognized the Mohyla Institute for having a significant impact on Canadian history. A plaque on the site recognizes the Institute’s importance within Canada.



### **7.3.4 Residential Buildings**

- **Farley Mowat Residence** (1004 15<sup>th</sup> Street East) – Farley Mowat is a conservationist and one of Canada's most widely-read authors. At the height of the Great Depression, Mowat's family relocated to Saskatoon. The Mowat family home was originally located at 908 Saskatchewan Crescent East, which was recently renovated and relocated to 1004 15<sup>th</sup> Street East in the Varsity View neighbourhood. As a boy, Mowat was fascinated by nature and animals. He was known to have kept a museum in his basement, which included the joined skull of a two-headed calf, some stuffed birds, and a bear cub. At the age of 13, Mowat founded a nature newsletter, *Nature Lore*, and wrote a weekly column on birds in the Saskatoon *Star-Phoenix*.
- **Board of Trade Office** (1022 Temperance Avenue) – This house was built in 1907 as the Saskatoon Board of Trade office. The building is now a private residence. It was moved to its present location from south of the Canadian National Station on First Avenue in 1920.
- **Bottomley House** (1118 College Drive) – Originally known as the Bottomley House, the building now operates as a Personal Counseling Service. Built in 1912 by Yorkshire-born real estate developer Richard Bottomley as his private residence, this house bears the finest features of the Queen Anne Revival architectural style, a rare design for Saskatoon. The building received municipal heritage designation in 2006.



### **7.3.5 Landmark/Structure**

- **University/25<sup>th</sup> Street Bridge** - Originally planned to be of steel truss construction like the Traffic Bridge, the University Bridge showcased a new reinforced concrete arch construction design. To increase access to the University, the Province and City signed an agreement in 1913 to find an appropriate river crossing and established a joint financing plan for the structure. Many setbacks threatened the construction along the way, but the bridge was finally completed in 1916. At the time of its completion, it was the longest bridge of its kind in Canada.

### **7.3.6 Current Built Heritage Status**

The table below is intended to identify significant buildings as expressed by the residents of Varsity View neighbourhood. It also illustrates the municipal/federal heritage status that may currently exist for the building. As there may be many other buildings of significance that could be identified with the completion of the built heritage database (collected in 2011 for Varsity View), the community would like to meet with the Planning & Development Division to review opportunities to preserve, celebrate, and commemorate the built heritage of Varsity View.

**Table 7.1 Varsity View Significant Buildings**

<b>Name</b>	<b>Address</b>	<b>Status</b>
Mohyla Institute	1240 Temperance Avenue	National Historic Site and Monument of Canada
Albert Community Centre	610 Clarence Avenue North	Heritage Designation
Bottomley House	1118 College Drive	Heritage Designation
Buckwold House	1138 Elliott Street	Heritage Designation
Board of Trade Office	1022 Temperance Avenue	Holding Bylaw
University Bridge	25 <sup>th</sup> Street	Holding Bylaw
Temperance Café	1308 Temperance Avenue	None
Subway Restaurant	418 Cumberland Avenue	None
Alexander's Restaurant and Bar	414 Cumberland Avenue	None
Farley Mowat Residence	1004 15 <sup>th</sup> Street East	None

## **RECOMMENDATION:**

- 7.1 HERITAGE PRIORITY REVIEW:** *That the Community Services Department, Planning & Development Division, Heritage & Design Coordinator, schedule a meeting with the Varsity View Community Association to discuss the neighbourhood's heritage priorities and identify options for funding to commemorate built heritage or apply for Municipal Heritage Property Designation.*

## **7.4 Historical People of Varsity View**

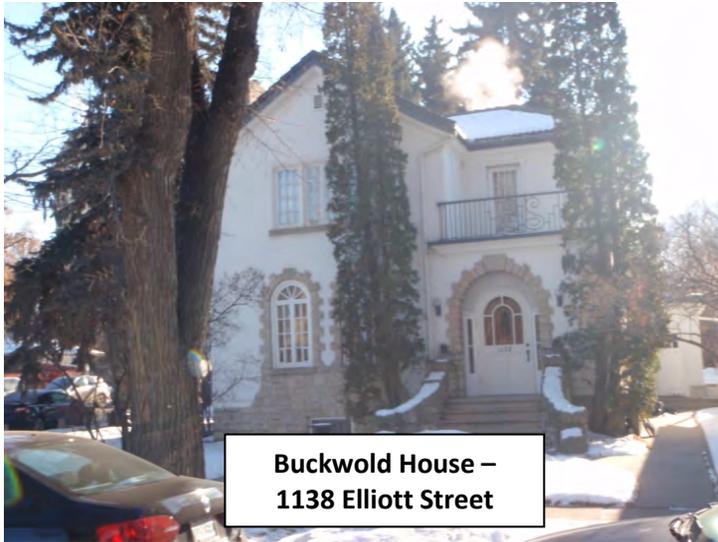
During an oral history planning exercise with the Varsity View LAPC, the committee worked together to develop a list of prominent Varsity View residents. For privacy, specific addresses in which prominent citizens lived within Varsity View are only listed for those who no longer reside there. For the purposes of this report, only a selected few have been noted in detail here. In the future, the LAPC would like to develop a more comprehensive history resource for the neighbourhood. This could take many different forms, such as: a web-based project, multi-media format, and/or walking tour map of homes and people.

### **7.4.1 Politicians**

**Honorable J.W. Grant MacEwan (1902-2000)** - As well as having been Lieutenant Governor of Alberta (1966-74), The Honourable J. W. Grant MacEwan was well-known as an agriculturalist and historian. He was also active in municipal and provincial politics. From 1928 to 1946, J.W. Grant MacEwan was Professor of Animal Husbandry and Director of the School of Agriculture at the University of Saskatchewan. J.W. Grant MacEwan was awarded honorary doctorate degrees from six universities. He also received the Order of Canada (1975) and the Governor General's Conservation Award (1985). Among many other services reflecting his values, he was North American Chancellor of the International Society for Animal Rights and headed a royal commission on a grasslands national park. J.W. Grant MacEwan died on June 15, 2000 at Calgary, Alberta<sup>146</sup>. It is believed he resided on either Cumberland or Bottomley Avenues near the University.



<sup>146</sup> <http://www.assembly.ab.ca/lao/library/lt-gov/macewan.htm>



**Senator Sid Buckwold (1916-2001)** was a Canadian senator and mayor of Saskatoon. Born in Winnipeg, Manitoba he moved to Saskatoon in 1925. Buckwold attended Buena Vista School, Nutana Collegiate and the University of Saskatchewan before going to Montreal and receiving a Bachelor of Commerce from McGill University.

Elected to the Saskatoon City Council in 1953, he became Mayor in November 1957. He then ran unsuccessfully as a Liberal candidate in the 1963 federal election and a 1964 federal by-election in Saskatoon. In 1967, he was elected again as Mayor, and served until 1971.

In 1971, he was appointed to the Senate on the recommendation of Prime Minister Pierre Trudeau, and served until retiring in 1991 at age 75. A Liberal, he served as Government Whip in the Senate and as Vice-Chairman of the National Liberal Caucus. He lived at 1138 Elliott Street.

**Dr. Lynda Haverstock** is the former leader of the Saskatchewan Liberal Party and was the 19th Lieutenant Governor of Saskatchewan (2000-2006). Born and raised in Swift Current, Haverstock earned bachelor and master's degrees in education from the University of Saskatchewan and a PhD in psychology. Haverstock became leader of the provincial Liberals in 1989, and was the first woman to lead a political party in the province. Under Haverstock, the party grew significantly: in the 1995 provincial election, the party increased its caucus in the Legislative Assembly of Saskatchewan from one (Haverstock's own seat) to 11 and became the Official Opposition. Haverstock quit the party and remained as an independent MLA until 1999, when she retired from politics. She is currently the President and CEO of Tourism Saskatchewan. Dr. Haverstock lived at the corner of Elliott Street and Munroe Avenue.

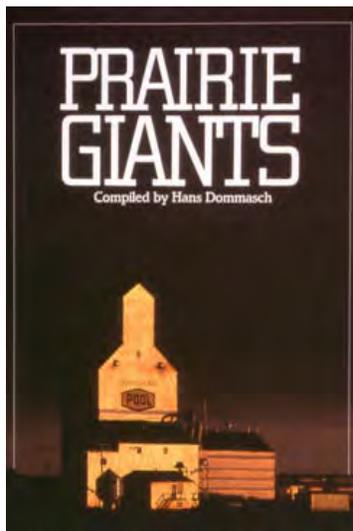
#### **7.4.2 Artists**

**Emrys M. Jones (1905 - ?)** was born in Dowlais, Wales on September 14, 1905. His early education was a B.A from the University of Alberta in 1931. From 1931 to 1939, he taught high school in Edmonton. He returned to the University of Alberta in 1939 where he combined employment as a drama instructor with his graduate studies. He earned his MA in 1943 and spent the next two years studying at Cornell and Columbia universities on a Rockefeller Fellowship.

In 1945, Emrys Jones joined the faculty of the University of Saskatchewan as Professor and Head of the Department of Drama. Professor Jones was the first full professor of drama to be appointed at a Commonwealth university. During his career Jones educated hundreds of students, directed dozens of plays, and advanced the dramatic arts on the national stage by founding the Canadian Theatre Centre in 1956. He was made a Fellow of the Royal Society of Arts (London) in 1971 and named Professor Emeritus of Drama in 1973<sup>147</sup>. He formerly resided at 1109 Aird Street.



Emrys Jones



**Hans Dommasch** was born on August 25th, 1926, in Germany, and immigrated to Canada in 1954. In 1955, he began working at the University of Saskatchewan as an Assistant Photographer and graduated from the New York Institute of Photography in 1959. He was made the head of Photographic Services for the U of S College of Medicine (1963), became an Assistant Professor of Surgery (1971), and eventually a Professor of Art and Art History. He then served as Head of the Department of Art and Art History at the University (1984 to 1993).

Dommasch also served as the Visual Arts Chairman of the Saskatchewan Arts Board (1988-89). He was a Fellow of the Biological Photographic Association (1965) and an associate of the Royal Photographic Society (1963). Amongst a host of other awards, he was given the highest Canadian award for contributions to photography when presented with the William V. Gordon Award in 1974. One of his most notable Saskatchewan works of art includes *Prairie Giants* (see photo left). He formerly resided at 1207 Elliott Street.

### **7.4.3 Academics**

**Dr. Robert Williamson** was awarded the Order of Canada on December 23, 1985. He was the Founder of the Eskimology Section of the Department of Northern Affairs, of the Inuit magazine Inuktitut and of the University of Saskatchewan's Arctic Research and Training Centre. He has devoted his life to researching and solving the problems of the North. Over the past thirty-five years, he has

<sup>147</sup> [http://scaa.usask.ca/gallery/northern/jones/en\\_bio.html](http://scaa.usask.ca/gallery/northern/jones/en_bio.html)

spent much of his time in the North working to provide the Inuit with social, economic and political opportunities. He formerly resided at 1017 Temperance Street.

#### **7.4.4 Athletes**



**Dr. Maureen DuWors**

**Dr. Maureen DuWors (1938 – present)** represented Saskatchewan and Canada as a track and field athlete, coach, official, and administrator. Born in Regina on July 21, 1938, she attended Luther High School and held both the Saskatchewan Open and high school all-around track and field titles. DuWors was also the 1955 Canadian champion in the 60-yard and 100-yard events. Throughout her career as a track and field athlete, she held the Canadian record for 50-yard, 60-yard, and 100-yard sprint events and the Canadian Juvenile Long Jump record. Internationally, DuWors competed in the 100-metre, 200-metre, and 4x100-metre relay at the 1956 Melbourne Olympics. She earned bronze medals in the 4x100 metre relay at the Pan American, British Empire, and Commonwealth Games. DuWors' accomplishments off the track are equally as impressive. She became a respected coach and administrator, and an internationally rated official. She served as an executive member of the Saskatchewan branch of the Athletic Association of Canada and as director of the Saskatoon Track and Field Club, and was a member of the Department of Biology at the University of Saskatchewan. Maureen DuWors was inducted into the Saskatchewan Sports Hall of Fame in 1977. She still resides in Varsity View.

#### **7.4.5 Other Notable Varsity View Residents and Locations**

- Honorable Rob Norris – current Saskatchewan MLA (1100 block of 11<sup>th</sup> Street)
- Senator Lillian Dyck (1100 block of Temperance Street)
- Massey House – well known boarding house (1100 Block of Temperance Street)
- Leddinghams – horticulture and gardens (1100 block of Temperance Street)

## 7.5 Jane's Walk

Jane's Walk celebrates the ideas and legacy of urbanist Jane Jacobs by getting people out exploring their neighbourhoods and meeting their neighbours. Free walking tours held on the first weekend of May each year are led by locals who want to create a space for residents to talk about what matters to them in the places they live and work. There have been several Jane's Walks facilitated in the Varsity View neighbourhood. Through community led initiatives like Jane's Walks, Varsity View residents can learn more about the local history and anecdotal stories, such as the "*Wolves of President Murray Park*" (Appendix 2), which has been shared with the community by long time residents.

## 7.6 Varsity View Culture

### 7.6.1 Saskatoon Culture Plan

In December of 2010, the Varsity View LAPC worked through a facilitated dialog regarding cultural neighbourhood assets and the broader Saskatoon Culture Plan. The feedback received from the Varsity View LAPC was then used as input into the Saskatoon Culture Plan. On September 12, 2011, the City of Saskatoon Culture Plan was adopted. The plan is the first of its kind in Saskatoon and seeks to harmonize cultural endeavors, strengthen cultural development, and support the arts. There are six key drivers to the Cultural Plan:

1. Build capacity within the cultural sector.
2. Ensure cultural heritage is conserved and valued.
3. Cultivate conditions for youth and young professionals to thrive.
4. Value and celebrate diversity and strengthen opportunities for cultural interaction.
5. Support and enable cultural development at the neighbourhood level.
6. Develop the city centre as a cultural district.

Key driver #5 is of particular importance to Varsity View as the neighbourhood moves forward with recommendations to strengthen and built on their heritage and cultural assets. Endeavors such as, recording their history, conserving built heritage, and further enhancing culture through use of places like the Albert Community Centre and Brunskill School will all enhance neighbourhood cultural experiences.

### **7.6.2 Varsity View Cultural People – Today**

Varsity View neighbourhood is rich with artistic people and would like to celebrate artists who live and work within the neighbourhood. Artist showcases and annual community days are often a place to bring the cultural works of a neighbourhood together. In the past, Varsity View held an Annual Community Party Day in the park, where artists could bring their crafts for sale. A similar model is the Caswell Hill neighbourhood’s *Art in the Park*, which is a successful community event that celebrates artists in Saskatoon and offers a day of activities for kids and entertainment for local residents.

Today, there is an abundance of notable artists from Varsity View, below is only a sample of the many artists who live or have recently lived in the neighbourhood. A much more detailed resource mapping exercise is required to showcase current artists from the neighbourhood.

**Michael Hosaluk** is recognized internationally and in Canada as one of the world’s most creative wood “turners”. Born in 1954, in Invermay, Saskatchewan, Hosaluk’s work has been exhibited throughout Canada, Europe, China, Japan, Australia and the United States. In 2005, he was the recipient of the Saidye Bronfman Award for Excellence in Fine Craft and most recently Michael received the 2010 Lieutenant Governor’s Award for Lifetime Achievement in the Arts.

Hosaluk’s pieces can be found in the permanent collections of Her Majesty Queen Elizabeth II, Buckingham Palace; Zhao Xiu, Governor of Jilin Province, China; Idemitsu Corporation, Tokyo; Los Angeles County Museum of Art; The Detroit Institute of Arts; Yale University Art Gallery; Minneapolis Institute of Art and the Royal Ontario Museum.

**Miranda Jones** is a painter, gilder, and metalworker. Born in 1955 in Waikerie, South Australia, Miranda began her post-secondary education with a year as a Rotary exchange student in Portugal. Miranda returned to Australia where she received her Bachelor of Arts degree from Flinders University in Adelaide,



**Michael Hosaluk**

followed by a fourth Honours year in Melbourne. She would eventually move to Saskatoon in the 1980s. Miranda is perhaps best known for her paper gilding. Using real gold and silver leaf, Miranda overlays strategic parts of her paintings with dazzling brilliance and brings unexpected life to her art. Her work can be viewed in the Darrell Bell Gallery in Saskatoon, the Nouveau Gallery in Regina, and the TU Gallery in Edmonton. She currently resides in the Varsity View neighbourhood.

**Iris Hauser** was born in Cranbrook, British Columbia, in 1956. She studied in Victoria in 1973 to 1974, and then at the Nova Scotia College of Art and Design in Halifax, Nova Scotia, graduating in 1975. She continued her studies in the department of Art and Art History at the University of Saskatchewan from 1977 to 1979. She has worked as an art instructor and lecturer at the Mendel Art Gallery in Saskatoon. Hauser paints large, colourful portraits, exploring personal and sometimes challenging subjects.

## **RECOMMENDATIONS:**

- 7.2 CULTURAL RESOURCE MAPPING:** *That the Community Services Department, Planning & Development Division, provide a Summer 2014 work placement opportunity to a student enrolled in the University of Saskatchewan's Cultural Heritage Mapping class, offered by the Interdisciplinary Center for Culture and Creativity. The student will receive input from the Community Services Department, Community Development Division; City Archivist; and Varsity View Community Association in the development of an inventory documenting the cultural resources of Varsity View, such as notable people, places, and programs available within the neighbourhood.*
- 7.3 ANNUAL COMMUNITY DAY:** *That the Community Services Department, Community Development Division, schedule a meeting with the Varsity View Community Association to discuss the possibility of hosting an annual event in the neighbourhood that would showcase artists working within Varsity View and bring together residents from the neighbourhood.*

## **7.6.2 Varsity View Cultural Places**

**Albert Community Centre** – The Albert Community Centre (ACC) is a Saskatoon heritage building, used primarily for leisure and personal enrichment activities. Unlike other City owned facilities, the ACC is operated entirely by a management board comprised of one City Council member and members of the public. When the City took ownership of the ACC in 1980, it was developed more as a rental centre than a thematic program facility. Over the years, it has continued to attract tenants based in arts and culture. There are currently the following long-term tenants in the facility: Albert Childcare Cooperative; Brenda’s School of Baton and Dance; Saskatoon Potters Guild; and Congregation Shir Chadash Synagogue. The centre also rents former classrooms as meeting rooms and its attic loft for wedding receptions. Lastly, the City also runs its summer recreation programs out of the facility.

As part of the Culture Plan, there is a great opportunity to revisit the vision for the ACC and celebrate its uniqueness in the neighbourhood and the city. As part of the implementation of the Culture Plan, the ACC is positioned to “*infuse culture into the neighbourhood and foster intercultural exchange*”<sup>148</sup>. Although the ACC is in Varsity View, residents would like stronger ties to the centre through neighbourhood programming and a broader understanding of the centre’s offerings. Currently, the centre does not have a website, central reception in the building, or a major marketing campaign, which poses a problem for any future program delivery geared to the neighbourhood and general public.

**Varsity View Bishop Murray Community Garden** – The community garden, shared between residents of the neighbourhood and students of Bishop Murray High School, is viewed as place of cultural interaction in the community. The garden is located in the rear yard of Bishop Murray High School and acts as an educational resource for the school and community garden for Varsity View residents. It is home to local innovation, with its rain water collection and plot irrigation system. It has become a link between individuals, the broader community, and the school that provides a common place for social interaction throughout the growing season. Each fall, the



**Albert Community Centre**



**Community Garden**

<sup>148</sup> Saskatoon Culture Plan. 2011

community and school co-host a harvest supper. Through activities such as community gardens, Varsity View can continue to build its cultural and social fabric.

**Places of Worship** – The Varsity View neighbourhood is currently home to six places of worship. Church of Jesus Christ of Latter Day Saints, Congregation Agudas Israel, Congregation Shir Chadash, Roman Catholic Our Lady of Lourdes Church, St. Peter and Paul Ukrainian Catholic Church Hall, and Grosvenor Park United Church (just outside Varsity View boundary). Churches and other places of worship are commonly used by communities to host neighbourhood events and even recreational programs. As Varsity View has an abundance of places of worship, there are ample opportunities for the community to work with the private facilities to encourage cultural events and utilize space within these buildings.

**Private Residences** – Informal house performances and progressive dinners are among the list of private events residents host in Varsity View. They can also be places of artistic display of local artisans. Often homes will be offered to host small intimate gatherings with live music from a feature artist for the night. More commonly, residents will get together with neighbours in their own private setting to appreciate local music, culture and the arts. Though not a public affair, these types of gatherings can work to build neighbourhood relationships, culture and cohesion.

#### **RECOMMENDATION:**

**7.4 ALBERT COMMUNITY CENTRE:** *That the Community Services Department, Community Development Division, schedule a meeting with the Albert Community Centre Management Committee and the Varsity View Community Association to discuss local recreational/programming needs and how those needs align with the Albert Community Centre and the implementation of the Culture Plan.*

# 8.0 Campus-Community Relationship

## 8.1 Overview



The relationship between a university campus and adjacent neighbourhoods is important. In Saskatoon, the Varsity View neighbourhood is located to the south of the main campus of the University of Saskatchewan and directly west of the developing College Quarter. As a result, the residential neighbourhood is comprised of many students choosing to live near campus, university professors, and others working full-time on campus either at the University, Royal University Hospital, or Innovation Place research park.

In many cities, formal university-community or “town & gown” partnerships have become more commonplace, as a means to address shared opportunities or issues in such a way that provides benefits to all.

## 8.2 Campus-Community Relationship Goals



The Varsity View LAPC identified the following goals intended to support and foster the relationship between the Varsity View neighbourhood and University of Saskatchewan:

1. Continue to encourage a relationship where the University welcomes the community to campus and the community welcomes students into the community.
2. Create stronger ties between the Varsity View neighbourhood and University of Saskatchewan.
3. Encourage increased direct communication between the Varsity View Community Association and University of Saskatchewan.
4. Encourage the City of Saskatoon, University of Saskatchewan, and Varsity View/Grosvenor Park neighbourhoods to identify opportunities for long-term compatibility of both sides of the street along the campus-community interface that exists along College Drive, Cumberland Avenue, and 14<sup>th</sup> Street.

### 8.3 A Shared History and Culture – The University and Varsity View



The history of Varsity View is intertwined with the University of Saskatchewan. Reflective in the neighbourhood's name, Varsity View has served and housed many prominent people of the University from its inception. Although the University and the neighbourhood share a common history and place, the Varsity View LAPC feels campus-neighbourhood relationships to be relatively limited to date. Varsity View residents feel the relationship between the University and neighbourhood could be greatly strengthened through cultural, historical and recreational endeavors together. Cultural collaborations, such as a speaker series, art shows, and performances can assist in fostering a stronger campus-community relationship. A strong cultural cohesion between the residents and the University will be important going forward as the University continues to expand in and around the neighbourhood.

### 8.4 Working Together – A Culture Shift

University campuses are often perceived as an exclusive community, where decisions are made without significant consideration of non-campus-related voices. The Varsity View community has a strong interest in working with the University to help the institution grow into the future. The interface along the shared boundaries between the campus and community has particular importance. These corridors must “make sense”, with an aim to ensuring long-term compatibility; however, the LAPC noted this interest in compatibility should not be misinterpreted as a desire for both sides of each shared corridor to necessarily mirror each other.

The College Quarter development on University of Saskatchewan land has created a culture shift in the way the educational institution communicates and works with the surrounding residential neighbourhoods and the City of Saskatoon. When the University of Saskatchewan began work on the College Quarter Concept Plan, it became clear that the residents of adjacent neighbourhoods were taking a particular interest in the project and the potential impacts of the plan on the area. Through an engagement process, the University of Saskatchewan has established a stronger bond with several neighbourhoods, including Varsity View, Grosvenor Park and Greystone Heights.

Working with a group comprised of individual local stakeholders who were not students or campus employees required a different way of thinking for the University. In the recent past, consultation for University of Saskatchewan development projects had been typically limited to the opinions of professionals in the particular field and individuals on campus. Because of its mixed-use combination of university and non-university uses, City of Saskatoon approval of the plan would be necessary. As a development project with the potential to add thousands of new residential beds on campus and even non-student housing, thereby significantly increasing the local population and drawing on local resources/infrastructure, the impact of the plan on adjacent neighbourhoods would be particularly important to consider.



*Aerial photo of campus-community area*

In particular, there were two instances that came early on in the College Quarter consultation process when the community challenged the University to demonstrate that their questions and comments would not be ignored.

The first occurred through the Varsity View LAP process. Following a presentation to the LAPC, a group exercise invited those in attendance to consider how the draft College Quarter plan may impact the Varsity View neighbourhood, as well as to record any questions that arose during the group discussion. Each small group then had the opportunity to report back to the full group and pose questions to the University representatives. The University compiled all questions not answered during the meeting and provided written responses to the LAPC for all clarifications or explanations requested<sup>149</sup>.

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<sup>149</sup> Varsity View LAP Committee Meeting May 12, 2010.

[http://www.saskatoon.ca/DEPARTMENTS/Community%20Services/PlanningDevelopment/Documents/Neighbourhood%20Planning/Varsity%20View%20LAP/VV\\_LAP\\_Mtg\\_May\\_12\\_10-College%20Quarter.pdf](http://www.saskatoon.ca/DEPARTMENTS/Community%20Services/PlanningDevelopment/Documents/Neighbourhood%20Planning/Varsity%20View%20LAP/VV_LAP_Mtg_May_12_10-College%20Quarter.pdf)

The second key impact on the University of Saskatchewan’s communication methods was the “College Quarter: Getting Back To You” public information meeting held in December 2010<sup>150</sup>, which specifically addressed the perception held by some community members that the University was not giving appropriate consideration to the concerns previously raised at an open house. At this session, the University responded to the questions that had been raised, along with providing details of the impact the community opinions and suggestions had on the draft version of the College Quarter Concept Plan. This approach aimed to ensure the University fully understood the questions and ideas of the community, which would assist in the creation of a better plan. It was well-received by the community because their ideas had been considered and concerns were being addressed appropriately.

The efforts made during the College Quarter public engagement process earned respect from the community and helped the University gain a new appreciation for the value of community consultation.

## 8.5 Making Campus-Community Connections

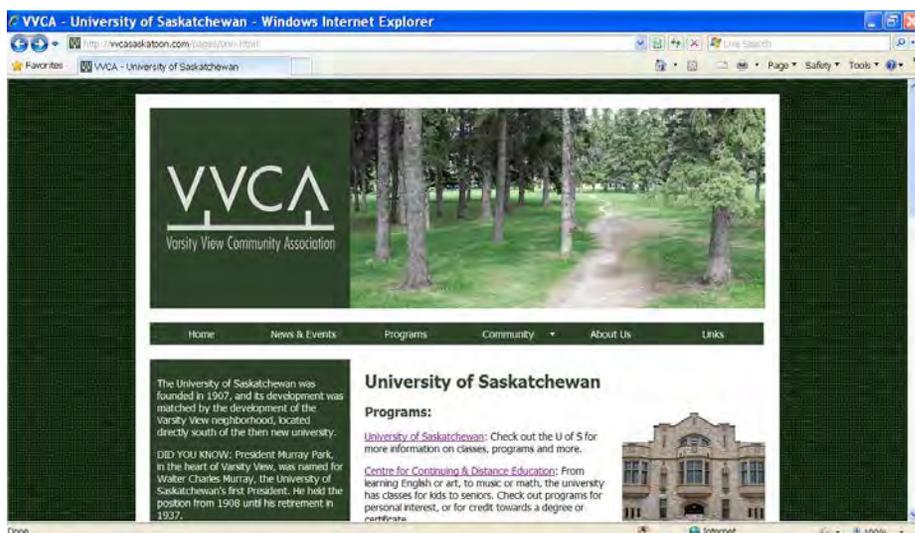
A great number of University of Saskatchewan students living in campus residences are new to Canada. In some cases, the students are coming from countries with very different cultural traditions than Canada. An example of this was raised by a member of the LAPC, who shared a story about international students enjoying their first Halloween in Saskatoon. Many countries around the world do not observe the traditions Canadians participate in at that time of year, such as carving pumpkins, wearing costumes, and trick-or-treating. For these students, Halloween was something completely unique and extremely enjoyable. Taking part in cultural traditions and events can create connections for students new to Canada and help to establish a sense of community outside of the university setting. The students will then share these stories of positive experiences with friends and family in their home country, resulting in valuable promotion for not only the city of Saskatoon and the University of Saskatchewan, but also for the surrounding neighbourhoods near campus.

The LAPC supports the encouragement of a partnership between the Varsity View Community Association and University of Saskatchewan that could provide gains to both and strengthen their bond. Already, the Varsity View Community Association website includes a webpage that promotes various University programs, activities, events, and housing<sup>151</sup>. The University has also stated that there are initial plans to pursue a pilot project with a goal of identifying additional opportunities for community engagement with nearby neighbourhoods. As well, it is noted that the University now attends Varsity View Community Association

<sup>150</sup> University of Saskatchewan website. [http://www.usask.ca/collegequarter/project/overview/news/Dec\\_7\\_night\\_success/index.php](http://www.usask.ca/collegequarter/project/overview/news/Dec_7_night_success/index.php)

<sup>151</sup> Varsity View Community Association website. <http://vvcasaskatoon.com/pages/univ.html>

meetings on a semi-annual basis to provide information and updates on various projects. These are all positive steps and benefit both the campus and community. The LAPC also suggested the Varsity View Community Association could consider establishing a position within the executive committee that would be held by a representative from the University.



**Varsity View Community Association website**

There are many cross-promotional ideas that could be considered to further enhance the relationship of the University of Saskatchewan and Varsity View neighbourhood, such as:

- Developing a shared calendar of events on the University and Varsity View Community Association websites;
- Utilizing the University “Life Outside of Class” webpage to encourage students to participate in and contribute to the Varsity View Community Association;
- Submitting semi-annual University updates to the Varsity View Community Association newsletter; and
- Promotion of educational opportunities for seniors.

The LAPC would like to see an ongoing collaboration between the University of Saskatchewan and Varsity View Community Association. They encourage the establishment of an ongoing schedule that would see the two groups meet multiple times every year to discuss a variety of topics of interest to both. The following issues were identified by the LAPC and are among the topics that could be discussed: long-term infrastructure plans on campus (buildings, water, sewer, electrical, etc.), pedestrian/cycling connectivity and safety, parking, local schools (enrolment and space available), shared boundaries, infill development, and non-student culture, recreation and commercial opportunities.

**RECOMMENDATION:**

- 8.1 CAMPUS-COMMUNITY COLLABORATION:** *That the Varsity View Community Association and University of Saskatchewan, Business Opportunities Section establish a regular meeting schedule between the Varsity View Community Association and appropriate University of Saskatchewan sections. The agenda items for Varsity View Community Association-University of Saskatchewan meetings would be determined on an ongoing basis by the community and campus representatives, but could include discussions of opportunities for future collaborations on community relations topics (such as cross-promotion, place-making, cultural events, other local cultural ventures, etc.) or focus upon campus development topics (such as long-term planning, logistics, safety, parking, facilitating growth, etc.).*

# 9.0 Neighbourhood Safety

## 9.1 Overview



A positive perception of safety within a community allows citizens to live, work, shop, and play free of the fear, rational or not, of becoming a victim of crime. Varsity View is a safe community, with low crime rates and residents have a positive perception of safety.

The Varsity View Community Association plays an important role in promoting a safe neighbourhood. They do so by building a strong sense of community through a variety of organized sports and activities, community-driven initiatives, a neighbourhood garden, and an ongoing community newsletter.

The proximity to the University of Saskatchewan Campus and the Royal University Hospital increases the flow of traffic through Varsity View. Even though there are a high number of unrecognizable individuals travelling by car, bike, or foot through the area, the traffic optimizes the potential for natural surveillance by increasing “eyes on the street”.

The proximity to the University of Saskatchewan campus and downtown creates a high demand for housing; especially rental housing. Varsity View has one of the highest rental-to-ownership ratios in Saskatoon. The Varsity View LAMP indicated that the high proportion of rental housing negatively impacts their perception of safety. There are concerns that the physical appearance of unmaintained rental properties is less than desirable and could attract criminal behaviour.

## 9.2 Neighbourhood Safety Goals

The Varsity View neighbourhood safety goals were formulated from the feedback, activities, and concerns of the Varsity View LAPC during the neighbourhood safety meetings and safety audits. The goals are as follows:

1. That Varsity View continues to be a safe place to live, play, and visit.
2. That the residents of Varsity View continue to coordinate and participate in community activities to support legitimate use of parks and public space and retain a strong sense of community.
3. That Varsity View work with the Saskatoon Police Services and the graffiti reduction team to support a positive perception of safety in the community.



## 9.3 Varsity View Crime Activity Profile

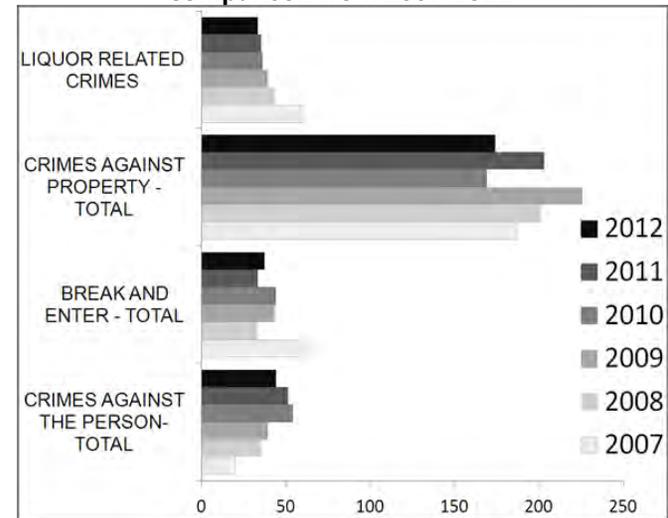
Table 9.1 depicts selected crime incidents from 2007-2012, categorized by Crimes Against Property, Break and Enters, and Crimes Against the Person. The crime statistics indicate the majority of crimes that occur in Varsity View are crimes against property. Within the property crime category; mischief, theft under \$5000 from a vehicle, and theft under \$5000 represent the highest number of incidents.

Table 9.1 Varsity View Selected Crime Incidents, By Type 2007-2012

DESCRIPTION	2007	2008	2009	2010	2011	2012
Sexual assault	1	0	4	1	4	6
Assault	15	19	25	29	31	32
Violence or threat-robbery	1	1	5	5	5	0
Violence or threat-armed robbery	0	6	1	9	3	2
Stalking	0	2	0	3	1	0
Violence or threat-harassing phone calls person	0	0	0	3	2	0
<b>CRIMES AGAINST THE PERSON- TOTAL</b>	<b>20</b>	<b>35</b>	<b>39</b>	<b>54</b>	<b>52</b>	<b>44</b>
Break and enter-residence	47	22	29	28	21	19
Break and enter-business	6	6	3	6	6	4
Break and enter-other	10	5	11	10	6	14
<b>BREAK AND ENTER - TOTAL</b>	<b>63</b>	<b>33</b>	<b>43</b>	<b>44</b>	<b>33</b>	<b>37</b>
Arson	0	2	5	4	0	1
Theft over \$5000	0	0	1	2	1	1
Theft under \$5000	31	50	38	33	25	29
Shoplifting over/under \$5000	0	0	4	13	14	6
Theft over \$5000-from vehicle	1	0	0	0	0	1
Theft under \$5000-from vehicle	29	34	48	26	34	34
Theft over/under \$5000-of motorized	17	24	26	13	22	20
Theft over/under \$5000-of bicycle	25	19	19	17	13	12
Theft under \$5000-of license plate	3	3	3	2	2	1
Possession of stolen property	5	4	3	3	5	6
Fraud	11	11	12	9	12	8
Mischief (including graffiti)	65	54	67	47	75	55
<b>CRIMES AGAINST PROPERTY - TOTAL</b>	<b>187</b>	<b>201</b>	<b>226</b>	<b>169</b>	<b>203</b>	<b>174</b>
Liquor act-place other than dwelling	3	3	8	4	4	5
Liquor act-in motor vehicle	11	5	4	4	8	4
Liquor act-fail leave/re -enter	0	1	0	0	4	0
Liquor act-intoxicated in public place	40	33	26	26	11	21
Liquor act-minor possess/consume	6	1	1	2	8	3
<b>LIQUOR RELATED CRIMES</b>	<b>60</b>	<b>43</b>	<b>39</b>	<b>36</b>	<b>35</b>	<b>33</b>

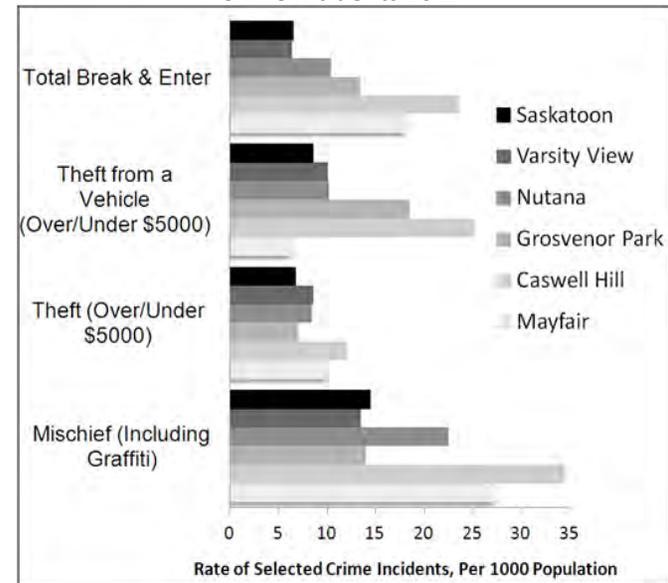
The Neighbourhood Safety Audits and the Perceptions of Safety Survey were conducted in 2010. However, the data being represented in this section are current statistics to help identify if there are any significant changes throughout the neighbourhood. Figure 9.1 is a graphical comparison between total reported number of Crimes Against Property, Break and Enters, and Crimes Against the Person, from 2007-2012. Figure 9.1 depicts a downward trend since 2007 in total Liquor related Crimes. The total number of incidents of Break and Enters dropped significantly from 2007 to 2008 and continues to remain around the same number of incidents, with a slight annual variance. The increase in total Break and Enters from 2011 to 2012 is due to a one time spree of Break and Enter-Other. The total Crimes Against Property peaked in 2009 and the number of incidents reported has now significantly decreased. Of the 2012 total reported Crimes Against Property, Mischief had the most significant decrease. The total reported Crimes Against the Person increased until 2010; the following two years show a continuous reduction in the number of reported incidents.

**Figure 9.1 Varsity View Selected Crime Incidents: Comparison from 2007-2012**



Certain land uses can be considered crime generators, especially when grouped together; thus having the potential of affecting the incidences of crime in a neighbourhood. Varsity View has a mix of commercial uses including restaurants, pubs, offices, general stores, and nearby institutional buildings. For the most part these uses are located on the arterial roadways that surround the neighbourhood, which reduces the impact on the nearby residential area. Figure 9.2 compares Saskatoon and a select number of neighbourhoods that are within close proximity to institutional and commercial uses. Crime rates for those property crimes specified in Figure 9.2 rank Varsity View among the lowest for neighbourhood crime.

**Figure 9.2 Neighbourhood Comparison of Selected Crime Incidents 2012**

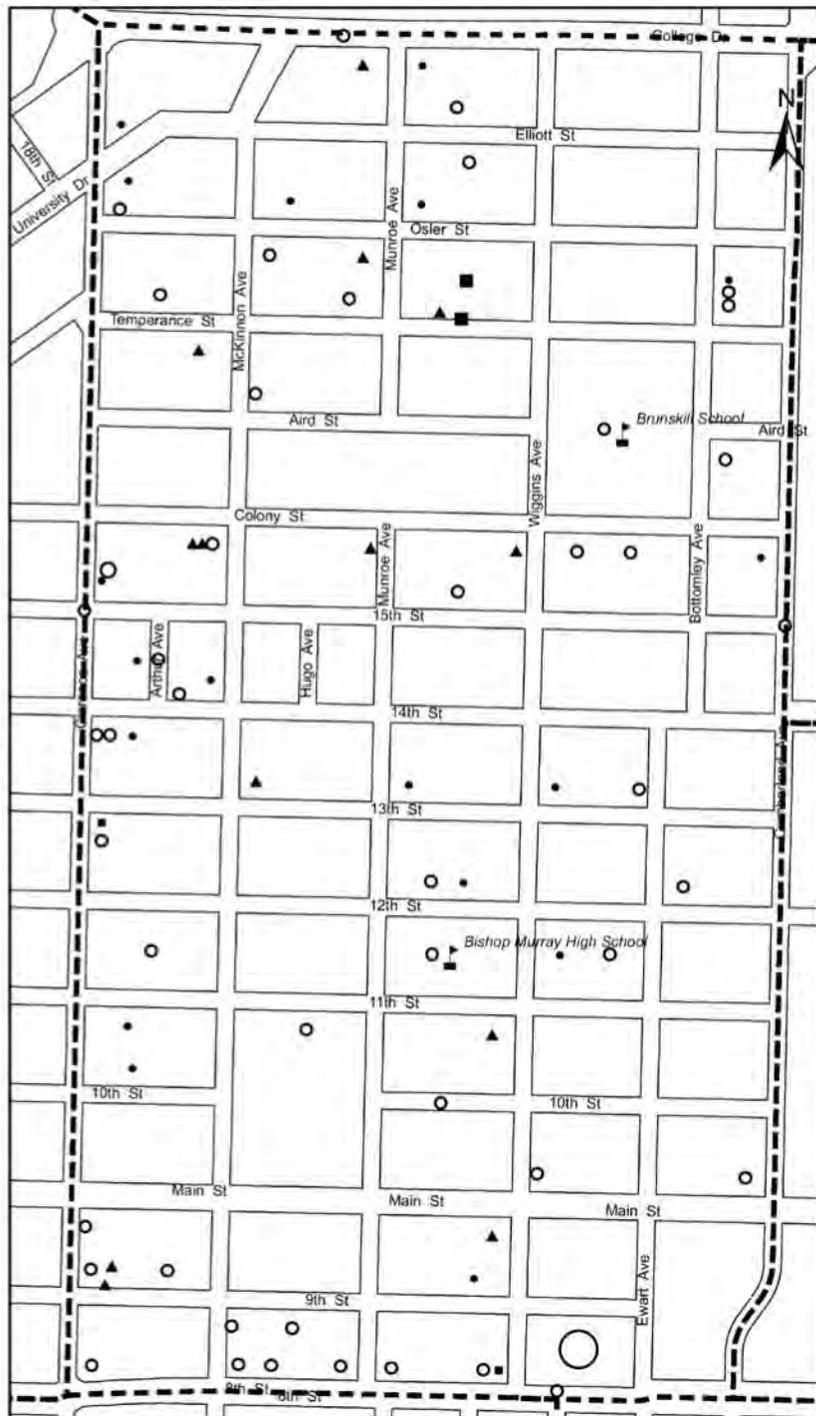


Maps 9.1-9.3 depict selected crime incidents in 2012. The highest concentration of crime occurs on the 1300 block of 8<sup>th</sup> Street, an arterial roadway on the neighbourhood boundary. Other areas with a concentration of incidents tended to be towards the perimeter of the neighbourhood.

**Varsity View**  
2012 Selected  
Incidents of Crime  
Map 1 of 3

**Legend**

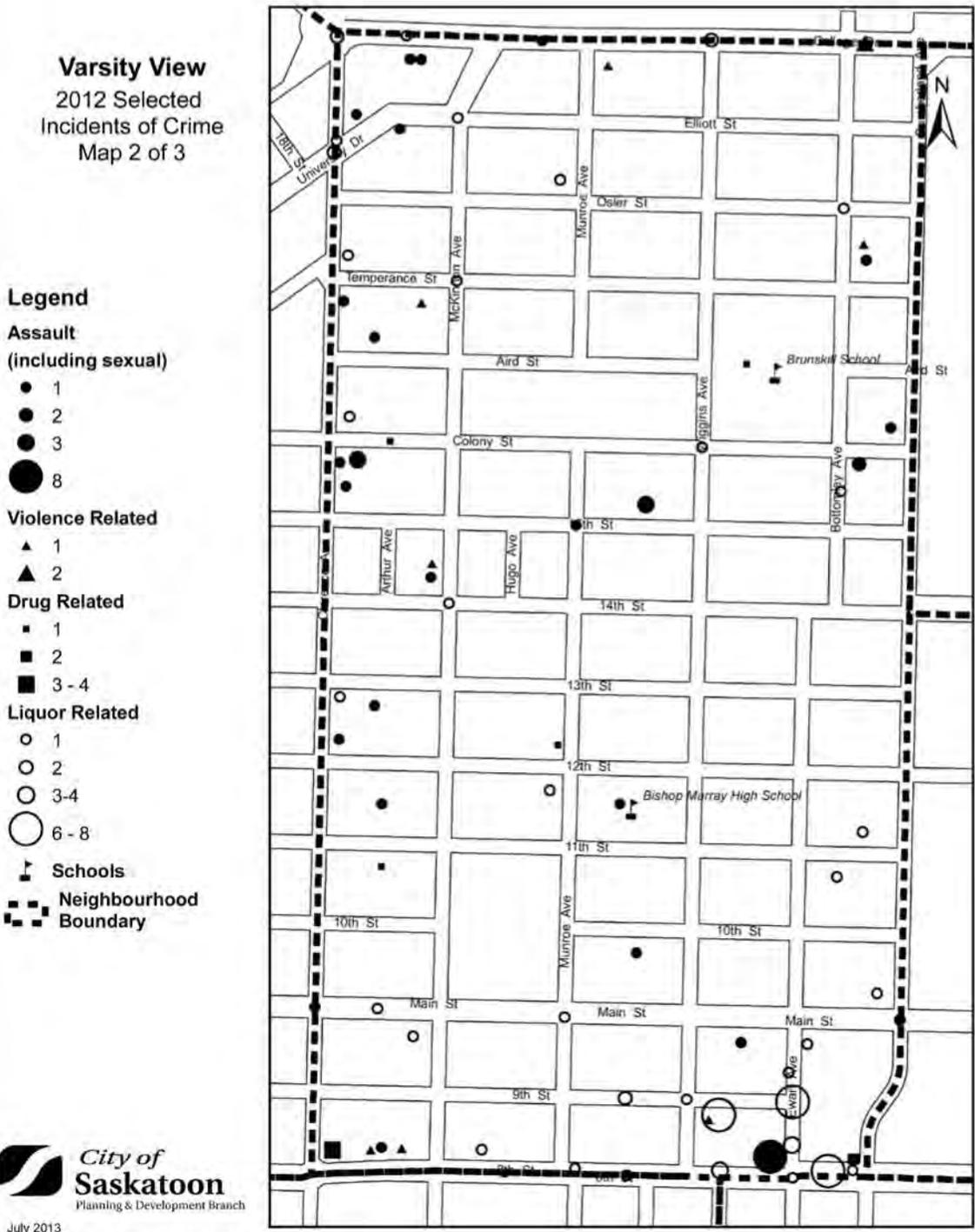
- Break & Enter - Residential**
- 1
- Break & Enter - Business**
- 1
- 2
- Break & Enter - Other**
- ▲ 1
- Mischief**  
(including Graffiti Vandalism)
- 1
- 2
- 8
- 🏫 Schools
- ⬜ Neighbourhood Boundary



July 2013  
N:\Planning\ESRI\Crimerequests\lap\Varsity\_View

Data Source: Saskatoon Police Services

Map 9.2 Varsity View 2012 Selected Crime Incidents: Assault, Violence, Drug, and Liquor Related



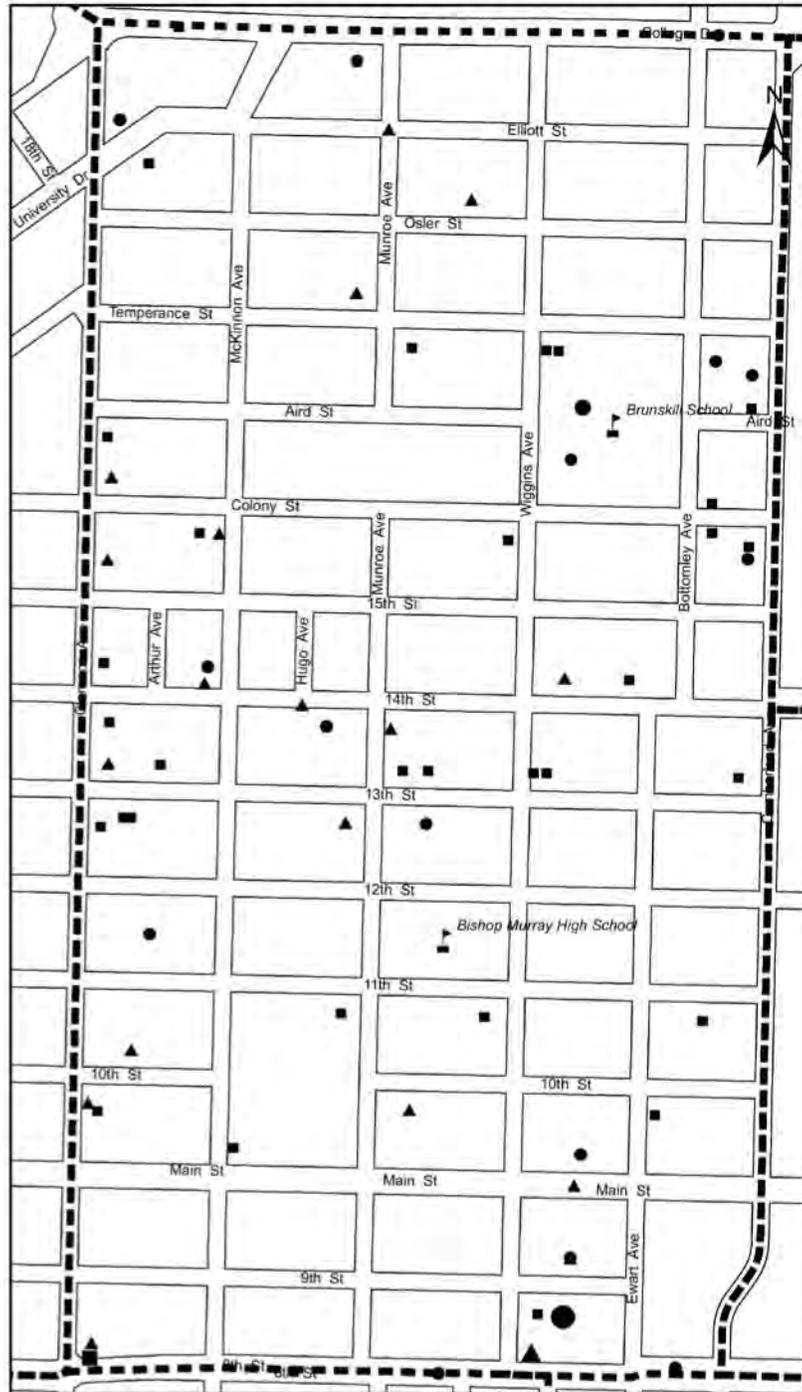
July 2013  
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Data Source: Saskatoon Police Services

Map 9.3 Varsity View 2012 Selected Crime Incidents: Theft from a Vehicle, Theft of a Vehicle/Bicycle, & Property Theft

**Varsity View**  
2012 Selected  
Incidents of Crime  
Map 3 of 3

- Legend**
- Theft from a Vehicle (over/under 5000)**
    - 1
    - 2
  - Theft of a Vehicle (over/under 5000)**
    - ▲ 1
    - ▲ 2
  - Property Theft**
    - 1
    - 2
    - 13
  - Schools**
    - ▤
  - Neighbourhood Boundary**
    - ▤▤▤▤



## 9.4 Crime Prevention Through Environmental Design (CPTED)

The City of Saskatoon Planning and Development Division 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 the opportunity for crime and the increase of perceptions of safety through modification of the built environment and management of space.<sup>152</sup>

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 4 defines CPTED and outlines its principles and strategies.

## 9.5 Perception of Safety

Perception of safety affects where, when and how people interact with and behave in their environment. This becomes a concern when an individual's perception of their personal safety causes them to change his or her behaviour, even though an actual threat may not be present. In general, Varsity View residents feel safe in their neighbourhood and there are no major concerns.

To help indicate areas within the neighbourhood that are perceived to be potentially unsafe, the Committee was asked to participate in a perception of safety mapping exercise. The Perception of Safety exercise allowed the Varsity View LAPC to highlight priority locations in order to address negative perceptions of safety. Participants were asked to mark the places where they felt safe with a green marker and places where they felt unsafe with a red marker and asked to explain why they felt this way. They were asked to indicate both site specific locations as well as broad areas in which they perceive to be safe or unsafe. Map 9.4 represents the findings from this exercise. Each site is identified with a number and each area is represented by a letter, the descriptions on the right correlate to each indicator on the map. Figure 9.3 corresponds to Map 9.4 and highlights specific areas with photographs.

The sites and areas identified as being safe are locations that the participants felt comfortable to be in and appear to be well used by the community. There was a general feeling of safety for all areas in Varsity View during the day and the group specifically mentioned President Murray Park as being safe. In particular, the children's play structure was identified as being a 'safe site' and

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<sup>152</sup> City of Saskatoon Neighbourhood Safety. [www.saskatoon.ca](http://www.saskatoon.ca)

well used. The Committee also indicated that the informal pathways through President Murray Park are 'safe areas' in the daytime. The Brunskill School and Kinsmen Children's Centre Yard were identified as 'safe sites'; specifically because of a well used community outdoor skating rink and the open park space. The open park space in Cumberland Park was also identified as a 'safe site' because of the ability to use the space for a multitude of activities.



As is typical when considering perceptions of safety, the impressions of safety in Varsity View were influenced by time of day. The Committee identified the 'unsafe areas' as being risky at night, mostly due to reduced visibility. Albert Park, Albert Recreation Unit, and Raoul Wallenberg Park have thick over grown trees that reduce visibility and were noted as common hangout areas. Thick vegetation surrounding the tennis courts prevents natural surveillance and reduces the feeling of safety in the area. The committee indicated that in the evening the memorial in Raoul Wallenberg Park is a common hangout used for alcohol consumption. Pedestrian traffic through the lanes on the 100 and 400 block North of Cumberland Avenue and Bottomley Avenue, the lanes on the 300 block South of Arthur Avenue and Clarence Avenue, and along 14<sup>th</sup> Street were noted as 'unsafe areas', due to people wandering through day and night. There were a few site specific locations that were perceived as being unsafe. These included recessed areas along the back of Brunskill School which are known as common hangout areas, an unsightly rental property along Clarence Avenue, and locations that had visible graffiti, in particular the maintenance building in Cumberland Park.

#### **RECOMMENDATION:**

**9.1 PROPERTY MAINTENANCE BYLAW:** *That the Community Services Department, Planning & Development Division, submit information regarding the City of Saskatoon Property Maintenance Bylaw to the Varsity View Community Association and request that it be published in a future edition of the Community Association newsletter.*

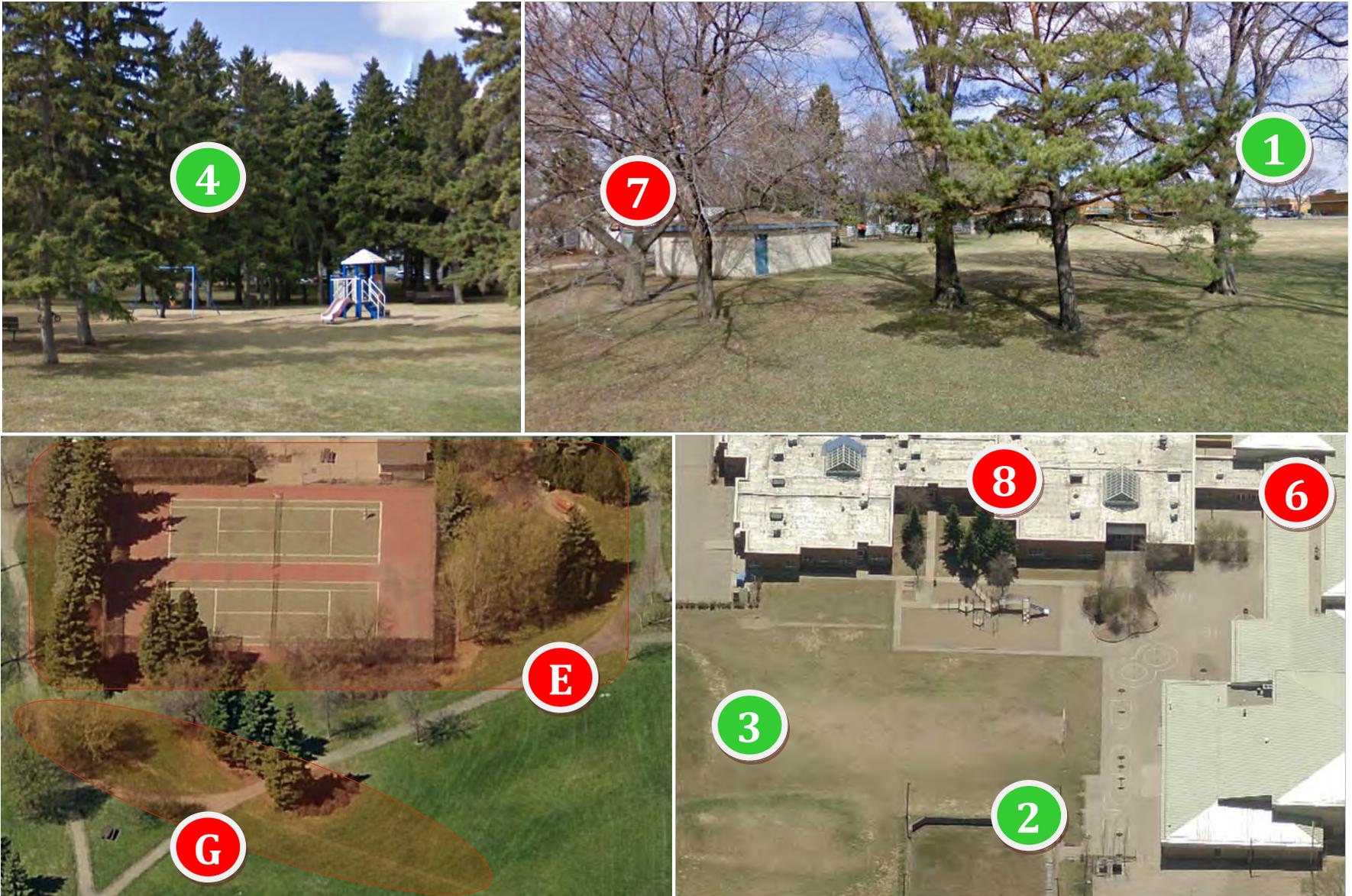


SAFE AREAS	
SAFE SITES	SAFE AREAS
<ol style="list-style-type: none"> <li>Activities</li> <li>Well used lighting present</li> <li>Open area</li> <li>Play structure, well treed</li> </ol>	<p>All areas during the day</p> <p>A. During the day, park path in daytime</p> <p>B. Park path during the day</p>
UNSAFE AREAS	
UNSAFE SITES	UNSAFE AREAS
<ol style="list-style-type: none"> <li>Rental houses are in disrepair, attract unsavoury renters</li> <li>Hangout, reduced visibility in the evening, graffiti</li> <li>Building graffiti</li> <li>Hangout, reduced visibility in the evening, graffiti</li> </ol>	<p>C. At night around trees - people hanging out and drinking by memorial</p> <p>D. People wandering through lane both day and night</p> <p>E. Tennis Courts - people walk through at night, very treed and not visible, graffiti present</p> <p>F. Dark because of trees</p> <p>G. At night</p> <p>H. Unsafe at all times</p> <p>I. Unsafe during the evening</p>

Map 9.4 Varsity View Local Area Plan - Safety Perception Exercise, March 2010



Figure 9.3 Varsity View Perception of Safety Mapping Exercise - Referenced from Map 9.4



Top Left: President Murray Park, Top Right: Cumberland Park, Bottom Left: Albert Park, Bottom Right: Brunskill School Yard

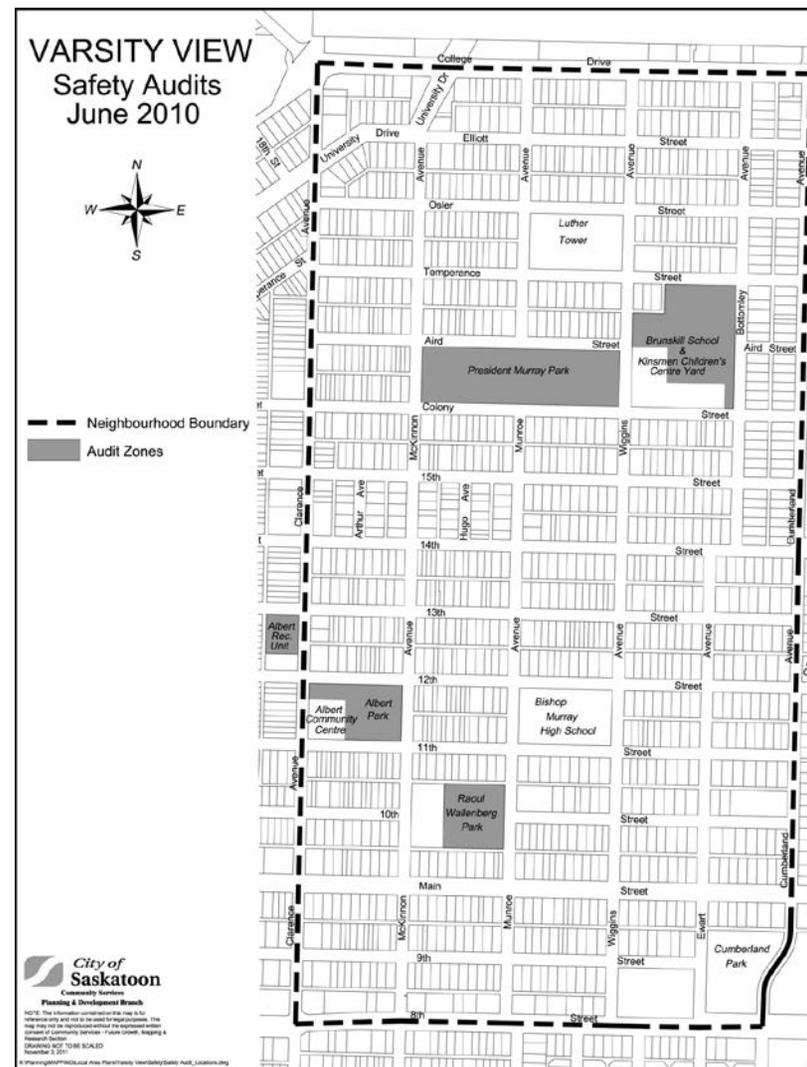
## 9.6 Safety Audits

### 9.6.1 Overview

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 their 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, and local government.

The goal of the safety audit is to explore areas that are perceived to be unsafe in order to improve the safety in the neighbourhood. Reducing opportunities for crime and improving perceptions of safety in an area improves 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.

The safety audits took place on two evenings at five different locations throughout Varsity View (Map 9.5). The first set of safety audits began at 8pm on June 8, 2010 and took place in Albert Park, Albert Recreation Unit, and Raoul Wallenberg Park. The second set began at 8pm on June 15, 2010 and took place in President Murray Park and Brunskill/Kinsmen Children’s Centre Yard.



Map 9.5 Varsity View LAP Safety Audit Locations

### **9.6.2 Albert Park Safety Audit**

The Safety audit in Albert Park was conducted on Friday, June 4, 2010. The group consisted of 6 people between the ages of 25 to 79. This park serves the community by offering an area with benches, a picnic table, and a BBQ pit; as well as a tennis court, playground, and walking paths. The park landscape has nice mature trees and well maintained lawn.

The following is a summary of the safety audit observations:

- The safety audit participants indicated that the lighting is only sufficient around the Albert Community Centre. There are no lights throughout the park; lighting is poor around benches, along sidewalks and on signage.
- Reduced natural surveillance due to overgrown trees and sightlines are obstructed particularly around the north, south, and west sides of the tennis court.
- The picnic area was not visible from the street due to thick trees and bushes. In this area the bushes are encroaching on the BBQ pit and a picnic table required repairs.
- The picnic area attracted alcohol consumption; participants noted a few beer bottles were on the ground and a beer box in the nearby garbage receptacle.
- There are places to hide around the tennis courts, the picnic area, within the trees, and around the community centre.
- The children's play area is well used during the day.
- Nearby land uses have a positive impact on the site.
- The area felt cared for and there was no visible graffiti vandalism.



Refer to Section 9.6.8 for recommendations resulting from this safety audit. Other recommendations in the Varsity View LAP may also involve Albert Park.

### **9.6.3 Albert Recreational Unit Safety Audit**

The safety audit was conducted at the Albert Recreation Unit on Friday, June 4, 2010. There were 8 participants ranging from 25 to 64 years of age. The Albert Rec Unit is located on Clarence Avenue in Nutana, adjacent to the neighbourhood boundary of Varsity View. It features a basketball court, paddling pool, playground, BBQ pit, picnic tables, and benches. These amenities create an environment that supports a variety of activities and attracts young families from Varsity View.

The following is a summary of the safety audit observations:

- Ambient lighting provided adequate light at the entrances and exits. There are no lights in the park.
- Graffiti vandalism was not present within the park; however, it was noted to be present on a neighbouring building.
- The only sign was located at the north entrance.
- The majority of participants felt the maintenance on site was satisfactory, the area felt cared for and was clean.
- The park seems old and outdated; participants noted that the metal playground equipment needs to be painted or replaced.
- Healthy, mature vegetation; however, respondents noted that the bushes and trees are overgrown and affect visibility and sight lines through the site. The majority of respondents indicated there are spots on the site that are easy for someone to hide. Sightlines between the basketball area and the paddling pool are blocked due to thick vegetation. Benches in the corner by the basketball court are overgrown with trees and almost completely hidden.



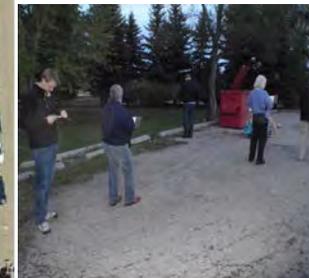
Refer to Section 9.6.8 for recommendations resulting from this safety audit. Other recommendations in the Varsity View LAP may also involve the Albert Rec Unit.

#### **9.6.4 Raoul Wallenberg Park**

The safety audit was completed by 6 individuals on Friday, June 4, 2010. Raoul Wallenberg Park features a monument, picnic tables and benches. Residents enjoy the lush plant life and landscaping. This park features a large open area, a perfect spot to support adult recreational activities, such as Frisbee Golf.

The following is a summary of the safety audit observations:

- There are no lights in the park; moderate ambient lighting was provided by perimeter street lighting as well as the neighbouring Synagogue. However, at the time of the audit there were several burnt out lights on the Synagogue. The Majority of respondents noted that lighting was satisfactory to poor throughout the site and they were unable to identify a face at 25 paces in most places in the park.
- There are possible hiding spots behind thick overgrown trees and bushes, garbage bins, and in the alley way.
- The benches in the seating area are surrounded by thick trees, which obscure sightlines and obstruct the pathway entrance. The participants indicated that it was hard to access the seating area and that it did not make sense.
- Beer bottles were noted near benches. Committee members indicated that public intoxication occurs behind the bushes, in the parking lot, and within the park on the benches.
- Overall, the impression of the park was good; participants noted that it was well maintained and relatively easy to navigate through. However, graffiti vandalism was visible from the park on a neighbouring building and on a residential fence in the back alley, and there was litter around the garbage cans.



Refer to Section 9.6.8 for recommendations resulting from this safety audit. Other recommendations in the Varsity View LAP may also involve Raoul Wallenberg Park.

### **9.6.5 President Murray Park Safety Audit**

The President Murray Park safety audit was performed on Tuesday, June 15, 2010. There were 12 participants ranging from 20 to 64 years of age. The park is rich with mature evergreen trees, which creates a relaxing, unique urban forest. This park offers a variety of uses; even in the winter months this park is well used and feels safe during daylight hours.

The following is a summary of the safety audit observations:

- There are no lights in the park and the trees obstruct the ambient lighting from adjacent streetlights. Committee members indicated that lighting was not required throughout the entire park, but some thought it may be beneficial on the main pathway through the center. The general impression of the lighting was noted as satisfactory, due to the nearby streetlights. As well, it was noted that someone could easily identify facial features at a reasonable distance and the park also has satisfactory sightlines.
- The Committee noted there was only one park sign.
- The design was easy to find your way, to predict movement and to identify the well used informal pathways.
- Graffiti vandalism was visible on a park bench and a picnic table. A few participants noticed small amounts of litter, including cigarette butts and beer bottles.
- Although the park is clean, participants noted that garbage bins fill up very quickly.
- Children's play area is well used and an important gathering area for the community.
- Dead trees/branches require trimming.
- Perimeter parking obstructs sightlines and visibility into the park, especially near the main pathway access points in the middle of the park, leading onto Munroe Avenue. The current "No Parking" zone on the north side of the pathway is 28 metres wide and 31 metres wide on the south side.



Following the Safety Audit, the Parks Division adjusted the garbage collection schedule for President Murray Park by adding a regular visit to empty the waste receptacles.

Refer to Section 9.6.8 for recommendations resulting from this safety audit. Other recommendations in the Varsity View LAP also involve President Murray Park, such as the proposed parking restrictions identified in Section 5.0 *Traffic & Circulation*.

### **9.6.6 Brunskill School & Kinsmen Children’s Centre Yard**

The Brunskill School and Kinsmen Children’s Centre (KCC) Yard audit was conducted on Tuesday, June 15, 2010. There were 8 participants ranging from 20 to 59 years of age. The school yard features a basketball court, ball diamond, rink, and a tobogganing hill; allowing for a variety of recreational activities.

The following is a summary of the safety audit observations:

- The majority of participants felt that the lighting was satisfactory or above. The perimeter lights fulfilled the lighting requirements within the park.
- Concerns arose from possible hiding places; in particular, a confined area located in the basement stairwell of the Kinsmen Children’s Centre; it is prone to attracting illegitimate users and public intoxication. Also, there are hiding places in recessed areas along the North side of the KCC, around the rink, in trees and bushes, behind the hill, and around Brunskill School.
- Participants were of the opinion that access to the roof top of Brunskill School and the KCC was relatively simple; which was supported by evidence of graffiti vandalism on the roof.
- Minor amount of graffiti vandalism was present on the roof and windows of the KCC.
- The overall maintenance of the area was good. However, the participants did indicate that litter was present near the rink and the play structure.



Refer to Section 9.6.8 for recommendations resulting from this safety audit. Other recommendations in the Varsity View LAP may also involve Brunskill School and Kinsmen Children’s Centre yard.

### **9.6.7 Cumberland Park, 100 & 400 Block of Clarence Avenue South, and 300 block of Clarence Avenue South**

The Planning and Development Division, Neighbourhood Planning Section, conducted back lane site assessments along the 100 and 400 blocks of Cumberland Avenue North and the 300 block of Clarence Avenue South; as well as Cumberland Park in the fall of 2012.

- The back lanes appeared well maintained. However, there were a few properties that were unkempt. The Bylaw Inspector was notified of overgrown trees, abandoned furniture, and household garbage on the 100 block of Bottomley Avenue & Cumberland Avenue North and an abandoned, unkempt property on the 300 block of Clarence Avenue South.
- Cumberland Park and the back lane north of the park appeared well maintained. Litter was present along the east side of the park, among the bushes. The washroom/maintenance building in the north-west corner did not have operational signage. The Facilities Division was notified and installed signage to notify park users that the washroom is closed in the winter.

Refer to Section 9.6.8 for recommendations resulting from this site assessment. Other recommendations in the Varsity View LAP may also involve Cumberland Park.

### **9.6.8 Safety Audit Recommendations**

#### **RECOMMENDATIONS:**

- 9.2 ADDITIONAL GARBAGE RECEPTACLES:** *That the Community Services Department, Parks Division, and Corporate Performance Department, Environmental & Corporate Initiatives Division, conduct an assessment of all parks in Varsity View and the Albert Recreation Unit to determine if any additional garbage receptacles should be installed, as well as consider the installation of recycling receptacles and solar compactors, if appropriate.*
- 9.3 MAINTENANCE OF UNDERGROWTH, BUSHES, AND TREES:** *That the Community Services Department, Parks Division, trim and/or remove overgrown, unhealthy or volunteer growth of trees, bushes, and shrubs around the picnic area and the tennis courts in Albert Park, surrounding the benches in the north-west corner of Raoul Wallenberg Park, and around the benches and the fence in Albert Recreation Unit in order to increase visibility into and through the site.*

- 9.4 ALBERT RECREATION UNIT PLAYGROUND UPGRADE:** *That the Community Services Department, Community Development Division and Parks Division, and Corporate Services Department, Civic Facilities & Fleet Division, re-paint the metal play structure on the north end of the Albert Recreation Unit and assess the feasibility of upgrading the play structure.*
- 9.5 NO PARKING ZONES AT PATHWAY ENTRANCES TO PRESIDENT MURRAY PARK:** *That the Transportation & Utilities Department, Transportation Division, increase the “No Parking” zones at the north and south access points of President Murray Park on Aird Street and Colony Street to 50 metres (25 metres in both directions from centre of pathway). This will reduce obstructed sightlines at the access points into the park on Munroe Avenue.*
- 9.6 BRUNSKILL SCHOOL AND KINSMEN CHILDREN’S CENTRE SAFETY CONCERNS:** *That the Community Services Department, Planning & Development Division, write a letter to Brunskill School, Brunskill School Community Council, and the Kinsmen Children’s Centre administration outlining safety concerns that were identified in the safety audit, along with suggestions that are aimed at addressing the concerns.*

## **9.7 Neighbourhood Safety Initiatives**

The following initiatives address neighbourhood safety concerns:

- **Graffiti Vandalism:** The Graffiti Reduction Task Force, a unique partnership between businesses, government, and non-government 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. 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](http://www.saskatoon.ca) (click “G” for graffiti reduction) or call (306) 975-3383.
- **Neighbourhood Safety Resource Material:** The Planning and Development Division, Neighbourhood Planning Section has produced a series of ‘Safer City’ booklets that provide a number of strategies and guidelines to help improve safety in and around your home. For more information on Neighbourhood Safety Material refer to the City of Saskatoon website at [www.saskatoon.ca](http://www.saskatoon.ca) (click “N” for Neighbourhood Safety) or call (306) 975-3340.
- **Crime Free Multi-Housing Program:** A strategy intended to encourage apartment owners, managers, and landlords to proactively approach crime reduction in and around housing units. For more information on the Crime Free Multi-housing Program refer to the Saskatoon Police Service website at [www.police.saskatoon.sk.ca](http://www.police.saskatoon.sk.ca) (click “Programs and Services” and “Crime Free Multi-Housing”) or call (306) 975-8385.

# 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. An LAP sets out a vision and goals to guide growth and development of a neighbourhood. They also specify recommendations, with 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.

Since the late-1990s, the City of Saskatoon Planning & Development Division 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.

The Planning & Development Division works in partnership with each division to implement LAP recommendations. City Council has been very supportive of the LAP Program and continues to approve 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 Planning 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/go/lap](http://www.saskatoon.ca/go/lap) posts Implementation Status Reports, which are created 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 Varsity View Local Area Planning Committee**

The Varsity View LAPC was asked to identify their top priority recommendations. Being recognized as high priority does not necessarily mean a recommendation will be completed in the immediate future because there may be complex issues that affect the timing of implementation. This is an opportunity for the LAPC to identify the recommendations that are believed to have the greatest potential for a significant positive impact on the neighbourhood.

The Varsity View LAPC views the proposed active transportation improvements in this report as among the most important recommendations that will help address local traffic-related concerns, while encouraging healthy and environmentally friendly activity.

The following recommendations were identified by the LAPC as having the highest priority:

**4.2**    *Review of Snow and Ice Program to Encourage Active Transportation in Winter*

**5.4**    *Royal University Hospital Transit Ridership*

**6.3**    *14<sup>th</sup> Street Cycling Route Improvement*

**6.5**    *Additional Cycling Routes*

**6.6**    *College Drive Cycling*

# 11.0 Appendix

## 11.1 Appendix 1 – City of Saskatoon Zoning District Summary

SUMMARY OF CITY OF SASKATOON - ZONING BYLAW NO. 8770 – Updated February 2013

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.

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### **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.

### **R1A – One-Unit Residential District**

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

### **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.

### **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.

### **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.

### **RMHC – Mobile Home Court District**

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

### **RMHL – Mobile Home Lot District**

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

### **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.

### **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.

**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.

**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.

**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.

**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.

**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.

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**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.

**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.

**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.

#### **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.

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#### **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.

#### **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.

#### **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.

#### **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.

#### **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)

#### **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)

**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)

**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)

**B5B – Broadway Commercial District**

To recognize the historic Broadway Commercial area and facilitate mixed use development including a range of commercial, institutional and residential uses in medium to high density form.

**B5C – Riversdale Commercial District**

To recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form. It is intended to promote redevelopment which includes residential where permitted.

**B6 – Downtown Commercial District**

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

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**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.

**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.

**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.

**IB – Industrial Business District**

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

**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.

**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.

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**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.

**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.

**APD – Airport District**

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

**PUD – Planned Unit Development District**

To recognize existing Planned Unit Developments.

**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.

**RA1 – 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.

**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.

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- DCD1 – Direct Control District 1 - South Downtown Area**
  - DCD2 – Direct Control District 2 - North East of Idylwyld Drive and 33<sup>rd</sup> Street**
  - DCD3 – Direct Control District 3 - Preston Crossing**
  - DCD4 – Direct Control District 4 - Willow’s Golf Course Community**
  - DCD5 – Direct Control District 5 - Stonegate Retail Development**
  - DCD6 – Direct Control District 6 - Blairmore Retail Development**
  - DCD7 – Direct Control District 7 - College Quarter**
- 

**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

**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.

**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.

**AC1 – DCD1 Architectural Control Overlay District**

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.

**AC2 – B5B Architectural Control Overlay District**

The purpose of this section is to establish an Architectural Control District (“ACD”) overlay in the B5B - Broadway Commercial District. The primary purpose of this ACD is to ensure that new buildings reinforce and enhance the best qualities of the Broadway Area.

## 11.2 Appendix 2 – Wolves of President Murray Park

The following story was written by Pat Funk, Varsity View Local Area Plan Committee member and resident of Luther Tower:

*A story about President Murray Park, as I remember --- the one the City Parks department wants kept a secret.*

*President Murray Park (known in the thirties, simply as the Aird Street Park) is a reserve of 7 and a half acres, bordered by Colony and Aird Streets and by McKinnon and Wiggins Avenues. This makes it a close-by, popular destination, for a walk of the Varsity View neighbourhood. Those of us who live here, who in season enjoy the rose bed or taking grandchildren to play on the swings, would not suspect that between 1942 and 1946 it was thought a pack of wolves prowled the new park!*

*In 1942, 1100 spruce trees were planted and surrounded by barbed wire --- the latter required, of course, to keep in that pack of wolves. Early plans for football fields, baseball diamonds and tennis courts had been abandoned. These sport activities might well have discouraged the wolves from claiming the park as their haunt.*

*That same year, Pat Searles, of 1311 15<sup>th</sup> Street, and Bidy Mawdsley, of 1127 Aird Street, started Grade 1 at Albert School on Clarence Avenue. They became “best friends”. Bidy, especially admired Pat’s athletic prowess in winning for the Albert School the city racing events. Pat, for her part, much admired Bidy’s large family; albeit, a motherless family headed by Dr. Mawdsley, Dean of Engineering, with an older set of twins, Jane and John, and another older sister; all run smoothly by a housekeeper. Pat was an only child in the care of her mother and grandmother, so the Mawdsley household seemed wonderfully large and boisterous. Pat became happy to accompany Bidy home from school for snacks and playtime.*

*These play dates were quite idyllic for Pat, September through October, but with the days getting shorter and darker, the journey home for supper came to be fraught with fears. Pat would sprint as fast as her legs could carry her (remember, she was the Albert School primary sprint champion), but those closely planted spruce trees kept slapping at her and those wolves were probably just as hungry!*

*Lo and behold, in 1992, Pat's daughter and son-in-law bravely purchased 1210 Colony Street --- all despite Pat's dire warnings of the myth of the President Murray Park wolves. But four years at that address were quite enough, so they moved to the safety of Phoenix, Arizona.*

*Even more amazing, in 2004, Pat found herself at a loss as to how to entertain her two grandchildren, now moved back from Phoenix. Where does she bravely take them, but to the swings of the President Murray Park play area?! Sarah knew all about "pumping" the swing, to soar ever higher --- matching the earlier athletic prowess of her grandmother no doubt. Over the following years, the park became a favourite destination, as Alexander, too, learned to swing to the tree tops. Being in daylight of course, no wolves were spotted, even from such a great height.*

*Grandmother and grandchildren developed loyalty to this park. They took responsibility for picking up all the trash in the park as part of the Saskatoon/Meewasin Spring Clean-up Campaign. Do you suppose, that by keeping the park clear of trash, this team of three has rid the park of the scourge of those wolves? .... It is quite safe to stroll the park, to smell the roses and watch your grandchildren play...*

### 11.3 Appendix 3 – Traffic Volume Counts

The following are approximate daily traffic volume counts for Varsity View and University of Saskatchewan streets, as well as the major corridors that comprise the boundary of Varsity View. All data taken from the *City of Saskatoon Traffic Characteristics Report*.

Stn	Section	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>12th Street</b>											
146	Albert Avenue - Clarence Avenue				8200				6850		
144	Clarence Avenue - McKinnon Avenue				6150				4600		
167	Cumberland Avenue - Ewart Avenue			3750			3300				
<b>8th Street</b>											
251	Idylwyld Freeway On Ramp		7000		9250		10050				
252	Idylwyld Freeway Off Ramp		7950				9200				
79	Lorne Avenue - McPherson Avenue			15300			17750				19950
140	Broadway Avenue - Eastlake Avenue				19500				22100		
0.1	Dufferin Avenue - Lansdowne Avenue	26200	26700	27050	26800	26950	28950	28100	28100	24700	
143	Clarence Avenue - McKinnon Avenue						31400				33250
162	Cumberland Avenue - Louise Avenue						31800				
161	McCool Avenue - Preston Avenue						36750	37550			37000
164	Ewart Avenue - Cumberland Avenue						31650				
170	Goodwin Avenue - Walpole Avenue						33700				
160	Circle Drive - Arlington Avenue			40800	36700				42700		41050
266	Circle Drive - Acadia Drive				34250				42300		41150
159	Acadia Drive - McKercher Drive					23400					
309	McKercher Drive - Boychuk Drive			12900		13100		14650		18600	
406	Boychuk Drive - Briargate Road		3700				5700	4650		5800	
<b>Bottomley Road</b>											
570	University Entrance										2050
<b>Campus Drive</b>											
151	University Entrance					8100					5550

Stn	Section	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>Clarence Avenue</b>											
419	South of Circle Drive	8050				8600		20500			35000
250	Circle Drive - Glasgow Street			5950		7600		11850			16250
131	Bute Street - Ruth Street			4800			3150	8500			
133	Adelaide Street - Ruth Street			5950			4550				
135	Taylor Street - Isabella Street						5600				10250
137	Taylor Street - 1st Street						6350				10850
142	7th Street - 8th Street				7700				11750		
57	8th Street - 9th Street					12300					11350
52	11th Street - 12th Street					11850			10750		
145	12th Street - 13th Street				10700				10450		
50	15th Street - Colony Street					14050					
148	College Drive - University Drive					11400					
<b>College Drive</b>											
286	McKercher Drive - McOrmond Drive					18700				26700	
238	Central Avenue - McKercher Drive					16200					29050
155	Circle Drive - Central Avenue						27550				37850
267	Preston Avenue - Circle Drive						21700	17400			25400
569	Preston Avenue - Campus Drive										35450
154	Cumberland Avenue - Campus Drive					32800					28850
45	Bottomley Avenue - Cumberland Avenue					29500					28550
44	Munroe Avenue - Wiggins Avenue					33050					31600
43	Clarence Avenue - University Drive					30750				35900	
0.5	University Bridge	37750	38550	37950	36500	38850	41900	39150	39100	40600	41000

Stn	Section	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>Cumberland Avenue</b>											
213	Wilson Crescent - Hanson Street		1750				1300				
178	Ruth Street - Bute Street				2350				1850		
176	Ruth Street - Adelaide Street				4800				3500		
187	Taylor Street - Isabella Street				4200				4050		
185	Taylor Street - 1st Street				5900				5900		
182	7th Street - 8th Street				10000				13450		
163	8th Street - Main Street						7250				7700
168	11th Street - 12th Street			7450			7800				
166	12th Street - 14th Street			8300			7800				
153	College Drive - Elliott Street					8050					8100
<b>East Road</b>											
573	University Entrance										5650
<b>Hospital Drive</b>											
149	University Entrance					9100					9500
<b>Innovation Boulevard</b>											
571	University Entrance										1350
<b>Perimeter Road</b>											
572	University Entrance										2900
<b>Temperance Street</b>											
307	Albert Avenue - Clarence Avenue			1150				1250			
<b>University Bridge &amp; Spadina Crescent Interchange</b>											
244.1	Northbound to College Drive Eastbound			7500				11500			
244.2	Spadina Crescent Southbound to 25th Street Westbound			2100				1100			
244.3	Westbound to Southbound Loop			1800				2700			
244.4	Spadina Crescent Northbound Under Bridge			3400				3750			
244.5	Spadina Crescent Southbound to 24th Street			4200				6200			
244.6	Southbound to Eastbound Loop			4300				7050			
<b>Wiggins Avenue</b>											
198	12th Street - 13th Street			3300	4300				4300		
199	College Drive - Elliott Street						2850				
150	University Entrance					6050					4750

## 11.4 Appendix 4 – 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:

- *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 increases the ability of local residents or users of a space to positively address issues that 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.

This Local Area Plan includes a compilation of all the data collection, both qualitative and quantitative. The 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.

**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** March 12, 2014  
**SUBJECT:** Proposed Amendment to Section 18.1.3 of Official Community Plan Bylaw No. 8769 and Proposed Amendments to Create Density Bonus Provisions in the B6 Zoning District.  
**FILE NO.:** PL 4130-22-2

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**RECOMMENDATION:** that the Municipal Planning Commission report to City Council, at the time of the public hearing, recommending:

- 1) that the proposed amendment to Section 18.1.3 of Official Community Plan Bylaw No. 8769, to allow for a density bonus in exchange for the provision of community benefits in the Downtown area, be approved; and
- 2) that the proposed amendment to Zoning Bylaw No. 8770, to provide a density bonus provision for buildings to exceed the maximum building height of 76 metres in the B6 Zoning District, be approved.

### **TOPIC AND PURPOSE**

The purpose of this report is to amend Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 and to provide a "Density Bonus Provision" that will permit building heights to exceed 76 metres within the B6 Zoning District, in accordance with the City Centre Plan.

### **REPORT HIGHLIGHTS**

1. The Administration recommends a "Density Bonus Provision (bonus provision)" in the B6 Zoning District that will allow for buildings to exceed the current height limit of 76 metres.
2. Several options to achieve the bonus provisions are provided to property owners.
3. An amendment is required to Section 18.1.3 of Official Community Plan Bylaw No. 8769 to permit bonus provisions which will provide community benefits by increasing amenity in the Downtown area.
4. The proposed amendment was presented to City Council on January 20, 2014, as part of the City Centre Plan's Immediate Implementation items.
5. The bonus provisions are intended to be over and above the design guidelines, which are contained in the City Centre Plan.

## **STRATEGIC GOAL**

This initiative supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by creating incentives to promote density and increase the quality and character of the Downtown area.

## **BACKGROUND**

During its January 20, 2014 meeting, City Council considered a report that outlined five items from the City Centre Plan that the Administration recommended for immediate implementation. One of the items in the report recommended that buildings within the B6 Zoning District be permitted to exceed the current height limit of 76 metres when a community benefit is provided by the developer. City Council supported this concept and requested that the Administration develop the community benefit criteria. Approval to prepare and advertise the bylaw was also provided to the Administration in order to expedite the proposed amendment.

## **REPORT**

### **Official Community Plan Bylaw No. 8769**

The Official Community Plan Bylaw No. 8769, Section 18.1.3, already grants authority for bonus provisions related to affordable housing, natural areas, and heritage. It is proposed that this section be amended to add 'downtown amenity' to allow for additional height in the B6 zoning district through a bonus provision in Zoning Bylaw No. 8770.

### **Zoning Bylaw No. 8770**

Zoning Bylaw No. 8770 currently limits building heights to 76 metres in the B6 Zoning District. The City Centre Plan recommended that buildings be permitted to exceed this height limit, on the condition they provide a prescribed community benefit, often referred to as a "density bonus" or "density for benefit agreement". The goal of this initiative is to provide an incentive to developers to achieve greater density than is normally allowed, on the condition the developer provides a community benefit. A community benefit will be defined in Zoning Bylaw No. 8770 as an amenity that benefits the public and contributes to the overall quality of the area. Options to provide a community benefit will also be described in Zoning Bylaw No. 8770.

Although this practise is common in cities across North America, how density bonuses are administered can be substantially different. The Planning and Development Division, with assistance from the University of Saskatchewan Regional and Urban Planning Program, have undertaken a best practises study to better understand the options available. Based on this research, and the direction of the City Centre Plan, the Planning and Development Division has prepared a set of options and criteria for

community benefit provisions that will enable developers to provide increased building height in the B6 Zoning District.

### Options for "Density Bonus"

The Planning and Development Division recommends multiple bonus provisions to achieve the density bonus. The bonus provisions are related to goals of the City Centre Plan and provide for more amenity downtown. The bonus provisions are:

- 1) the provision of a public plaza;
- 2) the provision of public art or gallery;
- 3) a green roof;
- 4) structured parking available to the public;
- 5) sustainable building practises; and
- 6) conservation and incorporation of significant heritage/historical features.

The details of how these bonus provisions will be calculated are provided in Attachment 1.

It is recommended that the evaluation and approval of the bonus provisions would be the responsibility of the appropriate Development Officer within the Planning and Development Division. Proposed buildings must also meet the open volume calculation up to 76 metres. The extra building height allowed through the bonus provisions will not be evaluated against the volume requirement in the Zoning Bylaw.

### Best Practises

A survey of best practises across North America has indicated that, with the exception of public art, density bonus provisions varied significantly by municipality. The manner in which the bonus provision is calculated also varied by municipality, and in many cases is approved solely at the discretion of the approving authority. However, the general concept is that a percentage of the gross floor area or a percentage of the construction value must be dedicated to a prescribed community benefit. Larger developments would generate a larger scale of community benefit.

The bonus provisions outlined in Attachment 1 reflect the findings of the research, and are consistent with how some municipalities have framed their regulations and bonus provisions. It should also be noted that since the bonus provision is an agreement between the City and the property owner, final approval of the Community Benefit Bonus Agreement is to be authorized by the General Manager of the Community Services Department.

### Role of the Airport Authority

It should be noted that flight paths to the Saskatoon International Airport cross over the Downtown area. The proposed increase to building height in some Downtown locations

may have an impact on aircraft as they approach the Airport. For this reason, the Planning and Development Division will require written approval by the Saskatoon Airport Authority for all buildings exceeding 76 metres in the B6 Zoning District.

### **OPTIONS TO THE RECOMMENDATION**

1. City Council could choose to deny the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, and retain the 76 metre height restriction in the B6 Zoning District; or
2. City Council may request revisions to the proposed Density Bonus Provisions.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

This initiative was included as part of the City Centre Plan, which included public consultation efforts, and a public open house where this concept was presented.

### **COMMUNICATION PLAN**

If the proposal is approved by City Council, the Downtown Partnership Business Improvement District and the Saskatoon International Airport will be notified, in writing, of the amendment. As well, developers of any known downtown projects currently in the design stages will be notified.

### **DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

The project will be complete upon the public hearing.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time. However, the bonus provision to encourage green roofs is expected to have a positive environmental impact which cannot be assessed at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

## SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

There are no safety or CPTED impacts related to this proposal.

### PUBLIC NOTICE

This initiative was presented to City Council on January 20, 2014, and approval to prepare and advertise the amending bylaws was granted. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

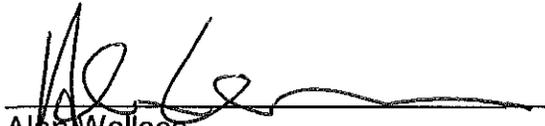
### ATTACHMENT

#### 1. Density Bonus Provisions

Written by: Paul Whitenect, Senior Planner  
Neighbourhood Planning Section

Lesley Anderson, Manager  
Neighbourhood Planning Section

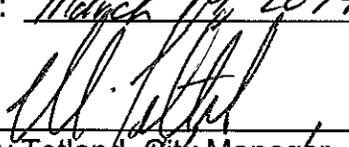
Reviewed by:

  
Alan Wallace  
Director of Planning and Development

Approved by:

  
Randy Grauer, General Manager  
Community Services Department  
Dated: March 19, 2014

Approved by:

  
Murray Totland, City Manager  
Dated: Mar 25/14

## Density Bonus Provisions

The following are the formulas to calculate the bonus provision for exceeding the maximum building height in the B6 (Downtown Commercial) Zoning District. It should be noted that a combination of bonus provisions may be used.

### Public Plaza

Public Plazas may be provided on site either within or outside of the principal building. Indoor Public Plazas must be accessible to the public during the hours that the building is open. An indoor Public Plaza may be developed above grade level, provided that it is visible from the street and provides convenient access to the public. Public Plazas must not be divided into more than two areas located on site. Public Plazas must contain amenities, such as seating, display space, vegetation, water features, gathering space, etc., to the satisfaction of the General Manager of the Community Services Department.

The minimum area for a Public Plaza is calculated at a rate of 10 percent of the Total Site Area. For instance, a site that is 45 metres in width by 45 metres in depth would require a Public Plaza of 202.5 square metres [(45 metres) x (45 metres)] x 10 percent = 202.5 m<sup>2</sup> (2,180 ft<sup>2</sup>).

### Public Art

Public art may include display space for paintings, sculptures, fountains, or any related artistic feature, including a gallery within the principal building. The art piece(s) must represent a minimum of 1 percent of the value of construction for the overall development.

### Green Roof

A green roof is an engineered roofing system that permits the planting and growth of permanent vegetation on a rooftop. A green roof covering a minimum of 50 percent of the building footprint at grade level will permit development beyond 76 metres in height. All or part of the green roof may be developed along building step-back areas.

#### **Height Bonus:**

Providing a **Public Plaza** as defined, will permit an additional 20% of building height beyond the 76 metre maximum in the B6 Zoning District.

#### For example:

76 metres x 20% = 15 metres of extra building height (this approx. 4 to 5 storeys).

#### **Height Bonus:**

Providing **Public Art** as defined, will permit an additional 10% of building height beyond the 76 metre maximum in the B6 Zoning District.

#### For Example:

76 metres x 10% = 7.6 metres of extra building height (2 to 2.5 storeys).

#### **Height Bonus:**

Providing a **Green Roof** as defined, will permit an additional 10% of building height beyond the 76 metre maximum in the B6 Zoning District.

#### For Example:

76 metres x 10% = 7.6 metres of extra building height (2 to 2.5 storeys).

**Structured Parking**

A minimum of five publicly available parking spaces within a structured parking facility will provide an additional one-story of building height.

**Height Bonus:**

Providing **Structured Parking** as defined, will permit an additional 5% of building height beyond the 76 metre maximum in the B6 Zoning District for each 5 spaces allocated for public parking.

**For Example:**

76 metres x 5% = 3.8 metres of extra building height (1 to 1.5 storeys).

**Sustainable Building Practises**

Buildings may exceed 76 metres in height when sustainable building practices are incorporated. The building must be eligible for certification by a recognized rating system, including but not limited to, Leadership in Energy and Environmental Design (LEED) or Building Research Establishment Environmental Assessment Methodology (BREEAM).

**Height Bonus:**

Providing a **Sustainable Building** as defined, will permit a range of additional building heights beyond the 76 metre maximum in the B6 Zoning District.

**For Example: for LEED Buildings (or equivalent):**

Certified	10% (2 to 2.5 stories)
Silver	15% (3 to 3.5 stories)
Gold	20% (4 to 5 stories)
Platinum	25% (6 stories)

**Conservation and Incorporation of Significant Existing Heritage or Historical Feature**

This may include the incorporation of original facades, significant artifacts, building features, or site characteristics, which serve to commemorate, celebrate, educate, or promote the site location as a key part of Saskatoon's history or heritage.

**Height Bonus:**

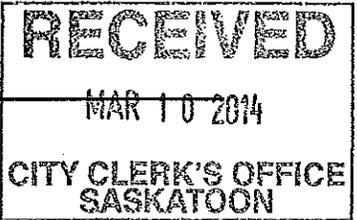
Providing **Heritage Conservation** as defined, will permit an additional 10% of building height beyond the 76 metre maximum in the B6 Zoning District.

**For Example:**

76 metres x 10% = 7.6 metres of extra building height (2 to 2.5 storeys).

**Note:** that these bonus provisions may be combined to increase the amount of additional building height beyond the 76 metre maximum in the B6 Zoning District.

**A) Land Use Applications Received by the Community Services Department  
For the Period Between January 30, 2014, to March 12, 2014  
(For Information Only)  
File No.: PL 4132, PL 4355-D, PL 4350, PL 4300**



**RECOMMENDATION:** that the information be received.

The following applications have been received and are being processed:

**Condominium**

- Application No. 3/14: 275 Pringle Lane (56 New Units)  
Applicant: Webb Surveys for Canaax Developments  
Legal Description: Parcel JJ, Plan No. 102109788  
Current Zoning: RMTN1  
Neighbourhood: Stonebridge  
Date Received: February 24, 2014

**Condominium**

- Application No. 4/14: 419 Nelson Road (110 New Units)  
Applicant: Webb Surveys for Aqua Terra Developments Corp.  
Legal Description: Condominium Plan No. 102052819  
Current Zoning: M3  
Neighbourhood: University Heights Suburban Centre  
Date Received: February 28, 2014

**Discretionary Use**

- Application No. D4/14: 456 Witney Avenue South  
Applicant: Scott Dakiniewich for Eagles Nest Youth Ranch  
Legal Description: Lot 27, Block 37, Plan No. G198  
Current Zoning: R2  
Proposed Use: Type II Care Home  
Neighbourhood: Meadowgreen  
Date Received: January 30, 2014

**Discretionary Use**

- Application No. D5/14: 3004 33<sup>rd</sup> Street West  
Applicant: Scott Dakiniewich for Eagles Nest Youth Ranch  
Legal Description: Lot J1, Block 456, Plan No. 67S12857  
Current Zoning: R2  
Proposed Use: Type II Care Home  
Neighbourhood: Westview  
Date Received: February 5, 2014

## Discretionary Use

- Application No. D6/14: 2932 33<sup>rd</sup> Street West  
 Applicant: Scott Dakiniewich for Eagles Nest Youth Ranch  
 Legal Description: Lot H1, Block 456, Plan No.67S12857  
 Current Zoning: R2  
 Proposed Use: Type II Care Home  
 Neighbourhood: Westview  
 Date Received: February 5, 2014

## Discretionary Use

- Application No. D7/14: 105 71<sup>st</sup> Street East  
 Applicant: FFUN Enterprises  
 Legal Description: Parcels A and B, Plan No. FP6240;  
 Parcel E, Plan No. 101938013  
 Current Zoning: IL1(H)  
 Proposed Use: Shopping Centre  
 Neighbourhood: Marquis Industrial  
 Date Received: February 11, 2014

## Rezoning

- Application No. Z2/14: 1202 - 1236 20<sup>th</sup> Street West  
 Applicant: Curtis Kimpton  
 Legal Description: Lots 1 - 5 inclusive, Block 616, Plan No. I774 and  
 Lots 15 - 18 inclusive, Block 28, Plan No. F5554  
 Current Zoning: M3 by Agreement  
 Proposed Zoning: M3 by Agreement to reduce landscaping  
 requirement  
 Neighbourhood: Pleasant Hill  
 Date Received: February 5, 2014

## Subdivision

- Application No. 9/14: 228 Avenue W South  
 Applicant: Larson Surveys for Grand Estate Ltd.  
 Legal Description: Lots 12, 13 and 14, Block 26, Plan No. G4995  
 Current Zoning: R2  
 Neighbourhood: Pleasant Hill  
 Date Received: February 3, 2014

## Subdivision

- Application No. 10/14: Intersection of Evergreen Boulevard and Manek Road  
 Applicant: Saskatoon Land Surveyors for City of Saskatoon  
 Legal Description: Part Parcels EE, HH, Plan No. 102107135; Part Parcel DD, Plan No. 102132447 and Part Parcel FF, Plan No. 102107562  
 Current Zoning: RMTN and R1A  
 Neighbourhood: Evergreen  
 Date Received: February 6, 2014

## Subdivision

- Application No. 11/14: 93 - 95 Carleton Drive  
 Applicant: Larson Surveys for Lawrence Postnikoff  
 Legal Description: Lot 64, Block 609, Plan No. 66S19386  
 Current Zoning: R2  
 Neighbourhood: College Park  
 Date Received: February 7, 2014

## Subdivision

- Application No. 12/14: Pleasant Hill Phase III  
 Applicant: Saskatoon Land Surveyors for City of Saskatoon  
 Legal Description: Parcels C, F and G, Plan No. 101995667; Lot 28, Block 24, Plan No. 101203760; Lane, Plan No. F5554 and MR1- Municipal Reserve Plan No. 101184308  
 Current Zoning: RM1 and R2  
 Neighbourhood: Pleasant Hill  
 Date Received: February 10, 2014

## Subdivision

- Application No. 13/14: 319 Saskatchewan Crescent West  
 Applicant: Webb Surveys for Stanford and Shirley Asher  
 Legal Description: Lot 18, Block 7, Plan No. G4228  
 Current Zoning: R2  
 Neighbourhood: Nutana  
 Date Received: February 24, 2014

## Subdivision

- Application No. 14/14: 1411 Avenue H North  
 Applicant: Webb Surveys for Crest Homes Ltd.  
 Legal Description: Lots 5, 6, and 7, Block 39, Plan No. F5509  
 Current Zoning: R2  
 Neighbourhood: Mayfair  
 Date Received: February 26, 2014

## Subdivision

- Application No.15 /14: Childers Court/Rise/Way/Diefenbaker Terrace  
Applicant: Webster Surveys for Dream Asset Management Corp.
- Legal Description: Parcel G, Plan No. 102149478;  
Parcel F, Plan No. 102149445 and Parcel A, Plan not yet registered
- Current Zoning: RMTN, R1A, R1B and R2
- Neighbourhood: Kensington
- Date Received: March 3, 2014

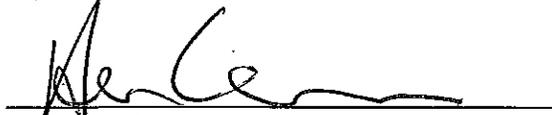
**PUBLIC NOTICE**

Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

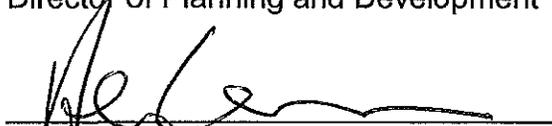
**ATTACHMENTS**

1. Plan of Proposed Condominium No. 3/14
2. Plan of Proposed Condominium No. 4/14
3. Plan of Proposed Discretionary Use No. D4/14
4. Plan of Proposed Discretionary Use No. D5/14
5. Plan of Proposed Discretionary Use No. D6/14
6. Plan of Proposed Discretionary Use No. D7/14
7. Plan of Proposed Rezoning No. Z2/14
8. Plan of Proposed Subdivision No. 9/14
9. Plan of Proposed Subdivision No. 10/14
10. Plan of Proposed Subdivision No. 11/14
11. Plan of Proposed Subdivision No. 12/14
12. Plan of Proposed Subdivision No. 13/14
13. Plan of Proposed Subdivision No. 14/14
14. Plan of Proposed Subdivision No. 15/14

Reviewed by:

  
Alan Wallace,  
Director of Planning and Development

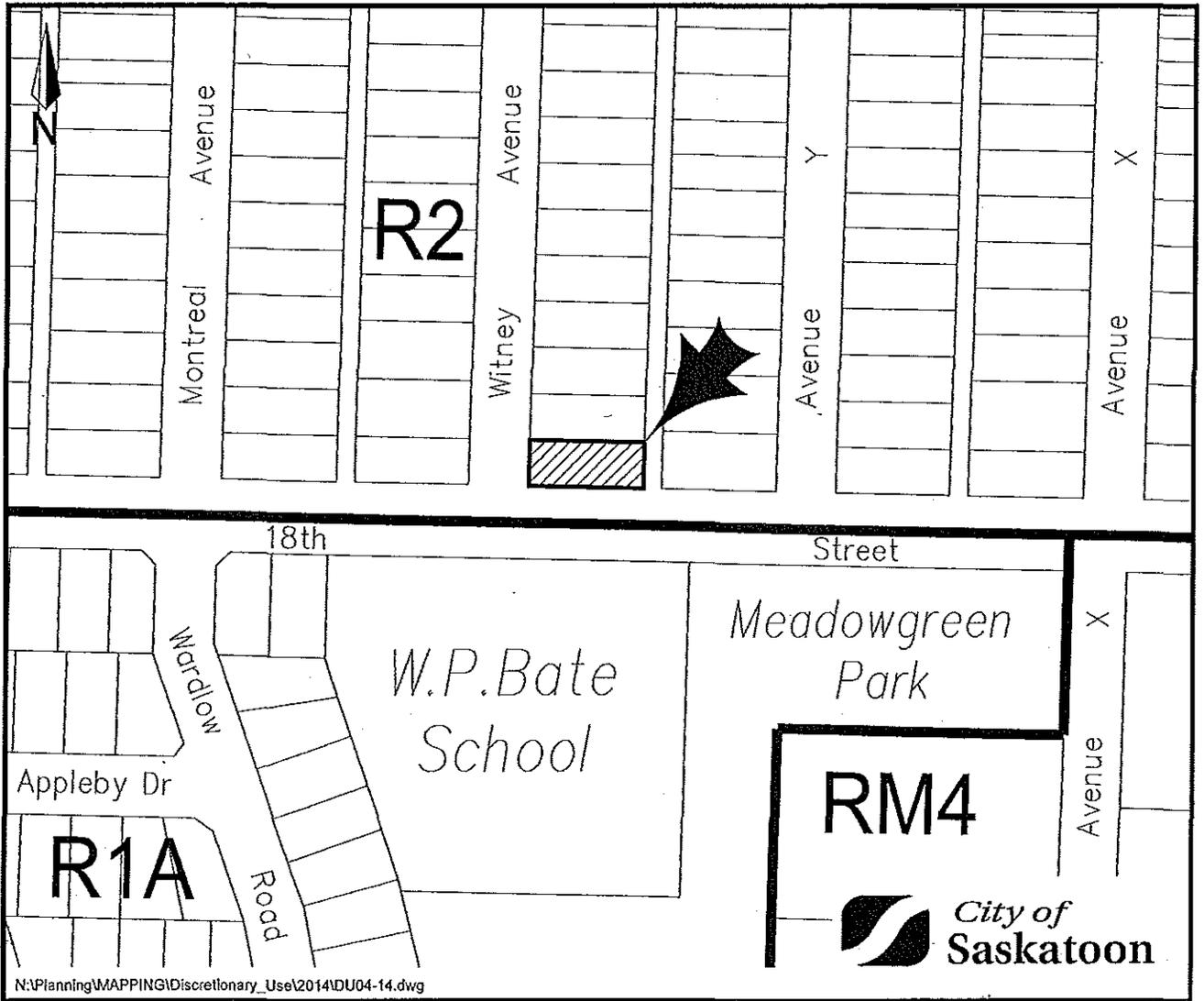
Approved by:

  
Randy Grauer, General Manager  
Community Services Department

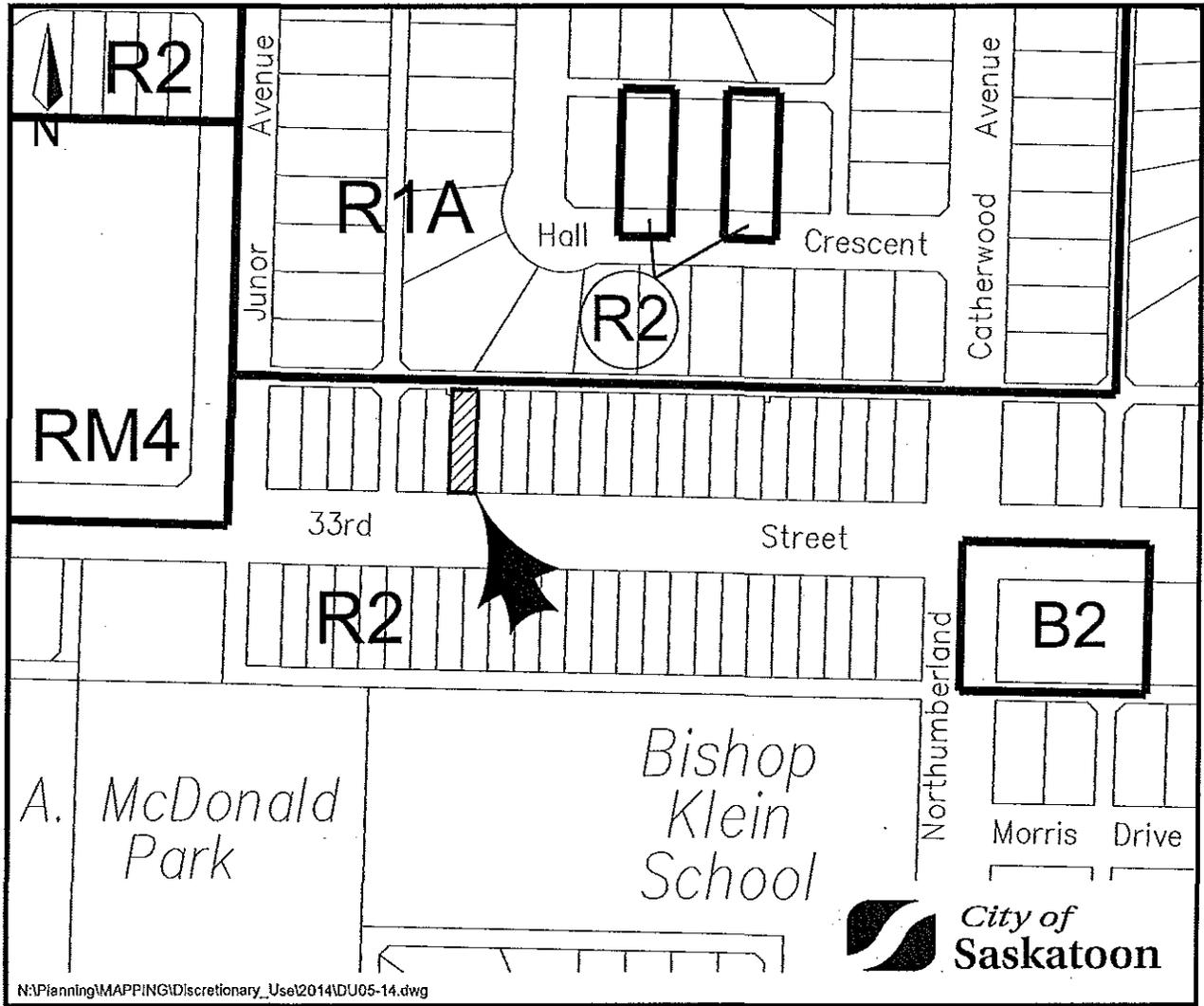
Dated: MAR 5/14

cc: Murray Totland, City Manager

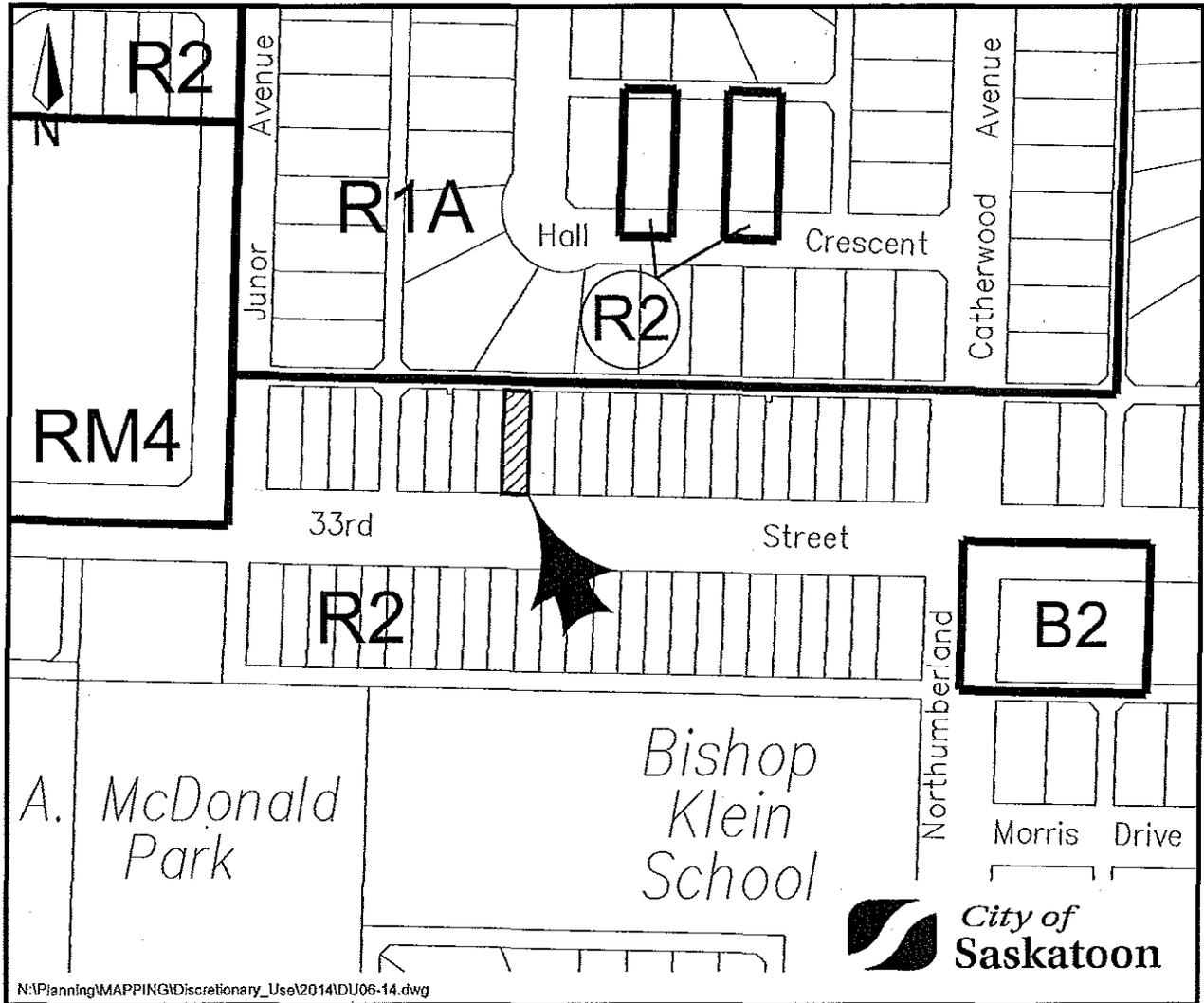
Proposed Discretionary Use No. D4/14



Proposed Discretionary Use No. D5/14



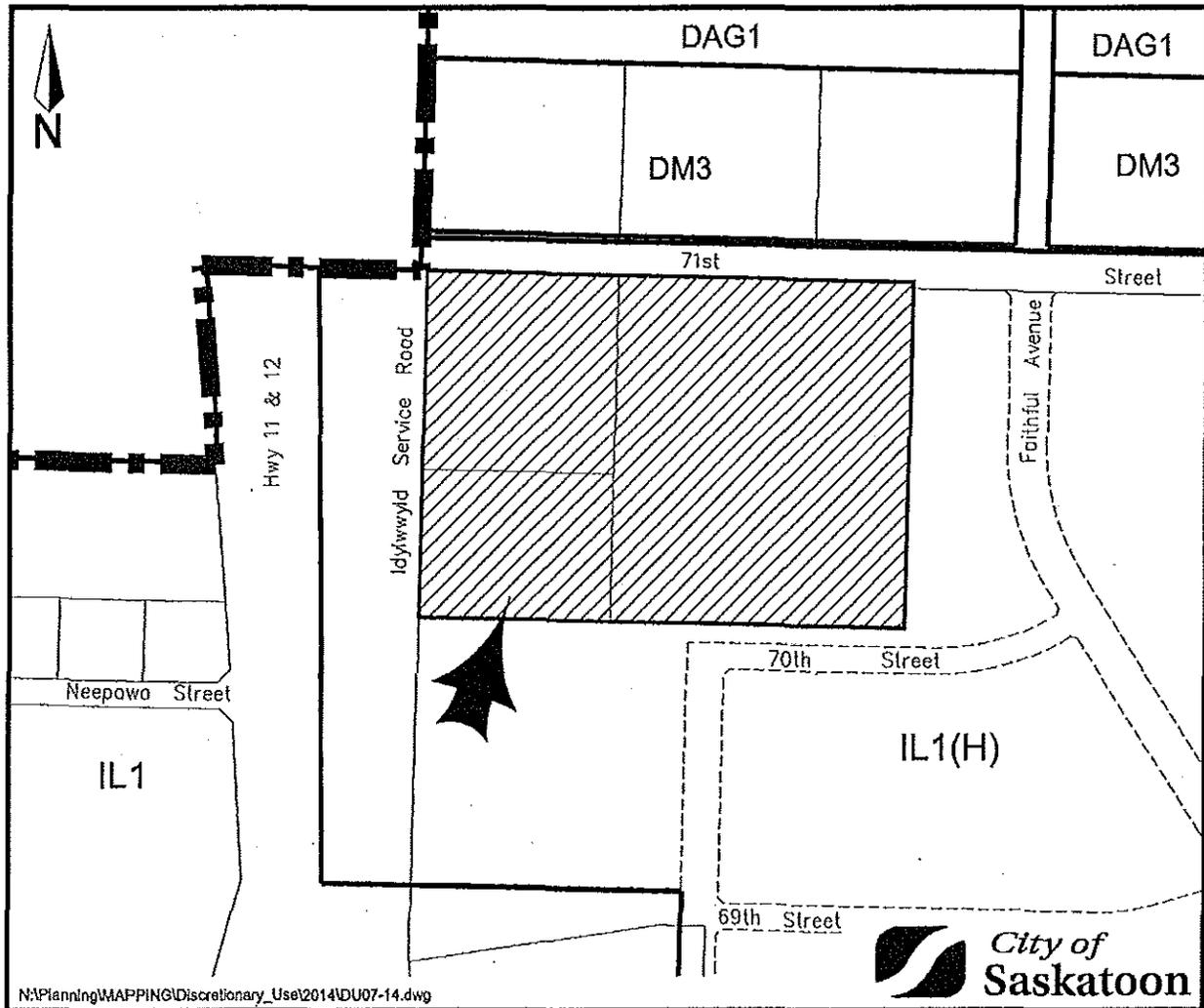
Proposed Discretionary Use No. D6/14



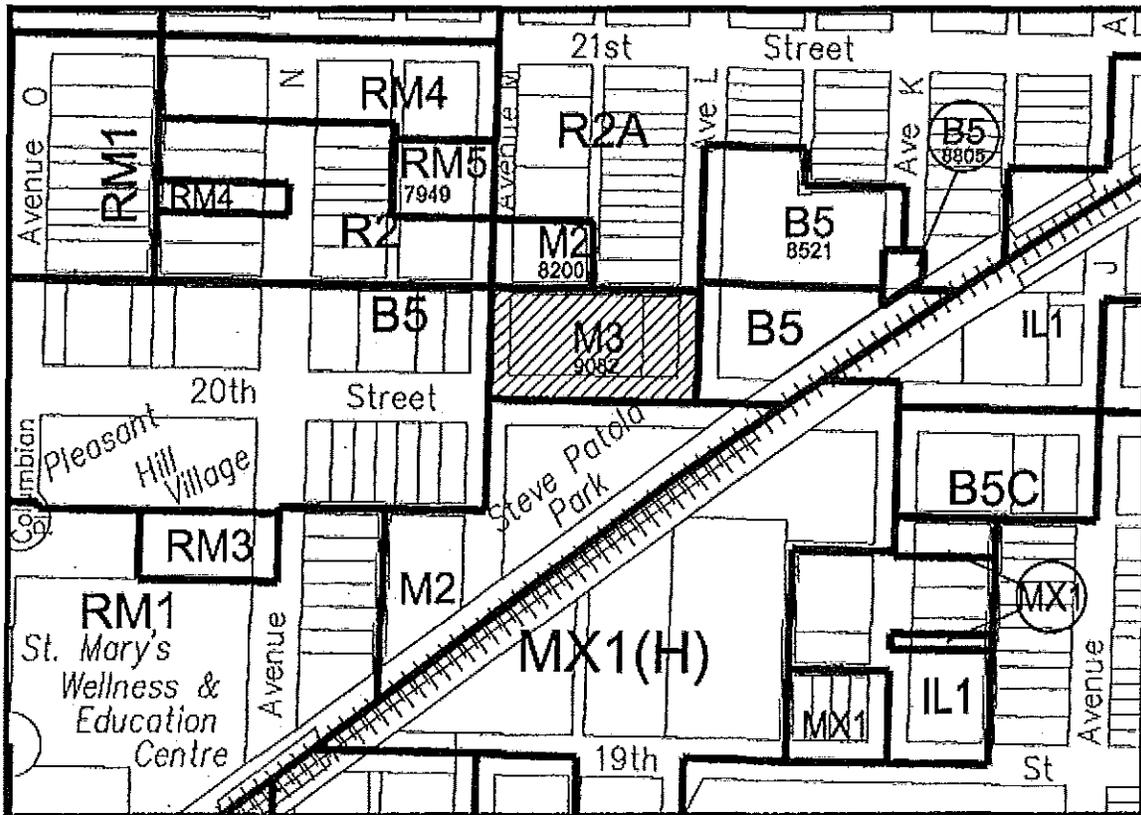
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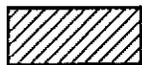
Proposed Discretionary Use D7/14



Proposed Rezoning No. Z2/14



PROPOSED REZONING



Proposed Amendment to M3  
by Agreement



File No. RZ02-2014