



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 24, 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, March 4, 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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City of
Saskatoon

Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 27, 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:

***ADDENDUM TO AGENDA
MUNICIPAL PLANNING COMMISSION***

Please find attached an addendum for the meeting of the Municipal Planning Commission to be held at 12:00 noon, Tuesday, March 4, 2014, in Committee Room "E".

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
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Councillor E. Olafson
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ADDENDUM

(OPEN TO THE PUBLIC)

MUNICIPAL PLANNING COMMISSION

TUESDAY, MARCH 4, 2014 AT 12:00 NOON, COMMITTEE ROOM "E"

GROUND FLOOR, SOUTH WING, CITY HALL

1. The Junction Improvement Strategy
(Files CK. 4000-8 x 4110-39 x 4000-13 and PL. 4110-72)

RECOMMENDATION: that the report of the General Manager, Community Services Department, dated February 13, 2014, be submitted to the Planning and Operations Committee with a recommendation that it be submitted to City Council recommending that the key strategies and recommendations of "The Junction Improvement Strategy" be endorsed.

Attached is a report of the General Manager, Community Services Department, dated February 13, 2014, requesting endorsement of the key strategies and recommendations of The Junction Improvement Strategy.

A copy of Attachment 1, "The Junction Improvement Strategy, Final Report – March 2014" is available for viewing on the City of Saskatoon website at www.saskatoon.ca / Departments / City Clerk's Office / Reports and Publications.

AGENDA

(OPEN TO THE PUBLIC)

MUNICIPAL PLANNING COMMISSION

TUESDAY, MARCH 4, 2014 AT 12:00 NOON, COMMITTEE ROOM "E"

GROUND FLOOR, SOUTH WING, CITY HALL

1. Minutes - of meeting held on February 11, 2014.
2. Proposed Rezoning from M2 to M3 by Agreement
802 Queen Street
(Files CK. 4351-014-002 and PL 4350-Z17/13)

RECOMMENDATION: that a report be submitted to City Council at the time of the public hearing, recommending that City Council consider the proposed amendment to Zoning Bylaw 8770 as outlined in the report of the General Manager, Community Services Department, dated February 12, 2014, to rezone 802 Queen Street from an M2 – Community Institutional Service District to an M3 – General Institutional Service District by Agreement.

Attached is a report of the General Manager, Community Services Department, dated February 12, 2014, regarding an application from Fore-Sight Investments requesting to rezone 802 Queen Street from M2 – Community Institutional Service District to M3 – General Institutional Service District, subject to a Zoning Agreement. The proposed rezoning is to accommodate construction of a four-storey, mixed-use development.

3. Community View Collaboration
(File No. CK. 261-1)

RECOMMENDATION: that the information be received.

Mr. Bill Holden, Senior Planner, Planning and Development Division, will be in attendance to provide a presentation to the Committee on the development of the Community View Collaboration, a regional comprehensive community information system, which was facilitated in collaboration with the City of Saskatoon, the Saskatoon Public School Division, Saskatoon Greater Catholic Schools and other Saskatoon Regional Intersectoral Committee agencies, and the Saskatoon Health Region.

4. Reports to Council
(File No. CK. 175-16)

RECOMMENDATION: that the information be received.

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on March 3, 2014.

- a) Discretionary Use Application – Residential Care Home – Type II
1006 Whitewood Crescent
Applicant: Delia Mavragani
- b) Proposed Zoning Bylaw No. 8770 Amendment
Shipping Container Regulations
Applicant: Planning and Development, Community Services Department
- c) Proposed Rezoning from R1A to RMTN, RMTN1 and RM3
Kensington Phase 4
Applicant: Saskatoon Land

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

The next meeting of the Commission is scheduled for Tuesday, March 18, 2014, at 12:00 noon in **COMMITTEE ROOM “A”**, 2nd Floor, North Wing, City Hall.

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: February 12, 2014
SUBJECT: Proposed Rezoning from M2 to M3 by Agreement – 802 Queen Street
FILE NO.: CK. 4351-014-002 and PL. 4350 – Z17/13

RECOMMENDATION: 1) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 802 Queen Street from an M2 – Community Institutional Service District to an M3 – General Institutional Service District by Agreement (see Attachment 1), be approved.

TOPIC AND PURPOSE

An application has been submitted by Fore-Sight Investment requesting to rezone 802 Queen Street from M2 – Community Institutional Service District (M2 District) to M3 – General Institutional Service District (M3 District) subject to a Zoning Agreement. The proposed rezoning would accommodate the construction of a four-storey mixed-use development that contains a 665 square metre main floor office, 18 dwelling units, and 47 on-site parking spaces (see Attachment 2).

REPORT HIGHLIGHTS

1. The proposed infill development utilizes existing infrastructure in the City Park neighbourhood.
2. This rezoning is consistent with the recommendations of the City Park Local Area Plan (LAP).
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

Currently, 802 Queen Street is a vacant lot within the City Park neighbourhood. The Silverwood Home/Bethany Home, a stone and brick house built by William 'Billy' Silverwood in 1912, was previously located on the site. Prior to Fore-Sight Investment acquiring the property, it was owned and operated by the Salvation Army and used for providing a safe, stable, residential setting for female youth in crisis. The Bethany Home was demolished in 2012 as the adaptive reuse of the building was not feasible.

Under the current M2 District, a moderate range of institutional and community uses that are generally compatible with the neighbourhood are permitted. Typical uses would include offices and office buildings, medical clinics, and residential uses. The site is currently designated as Office/Institutional under the Official Community Plan Bylaw No. 8769 – City Park Land Use Policy Map (City Park Land Use Policy Map).

REPORT

1. Official Community Plan Bylaw No. 8769

802 Queen Street is identified as Office/Institutional on the City Park Land Use Policy Map. The proposed changes identified in this application remain consistent with that designation.

2. City Park Local Area Plan

Three areas of the City Park neighbourhood have the Office/Institutional Policy District designation, including the 300 to 800 Blocks of Queen Street. Existing land-use practices were supported in this area, and it is believed that the area should be intended for office complexes, institutional, and residential uses.

3. Parking Requirements

The parking and loading requirements for office buildings in institutional zoning districts in Saskatoon require one space per 50 square metres of gross floor area. For multiple-unit dwellings, 1.5 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit, are required.

Given these requirements for the proposed mixed-use building, a gross floor area of 665 square metres of office space and 18 dwelling units would require a total of 42 parking spaces. The developer has shown 47 parking spaces in the submission; 35 underground and 12 surface (see Attachment 2).

4. Proposed Zoning Agreement

The proposed Zoning Bylaw No. 8770 amendment is intended to change the zoning designation from M2 District to M3 District by Agreement.

It is recommended that the Zoning Agreement include the following provisions:

- a) a maximum building height of 14 metres;
- b) a maximum site coverage of 48 percent; and
- c) the required rear yard landscape strip be exempt, on the condition that a six-

foot decorative fence that provides appropriate screening to the adjacent R2 District be erected.

All other development standards shall be those required in the M3 District.

5. Comments from Other Divisions

No concerns were identified through the Administrative referral process.

Please refer to Attachment 3 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 City Park LAP, no significant concerns were identified with the proposed land use, 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

A Public Information Meeting was held on December 18, 2013, at City Park Collegiate to provide neighbouring residents the opportunity to hear the details of the proposal and for the applicant to obtain public input on this matter. The City of Saskatoon was also in attendance to provide details and clarification of the rezoning process.

Public notices were distributed to all property owners within a 75 metre buffer of the proposed site, with a total of 31 notices mailed out to notify residents of the Public Information Meeting. The City Park Community Association was also notified. Eleven residents attended the meeting. Questions were asked seeking clarification with respect to the proposal. A summary of the comments heard at the meeting can be reviewed in Attachment 4.

COMMUNICATION PLAN

Public hearing notices will be mailed to those who signed in at the Public Information Meeting and provided their addresses. 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 City Park 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 also 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. Comments From Other Divisions
4. Community Engagement Project Summary Report

Written by: Melissa Austin, Planner

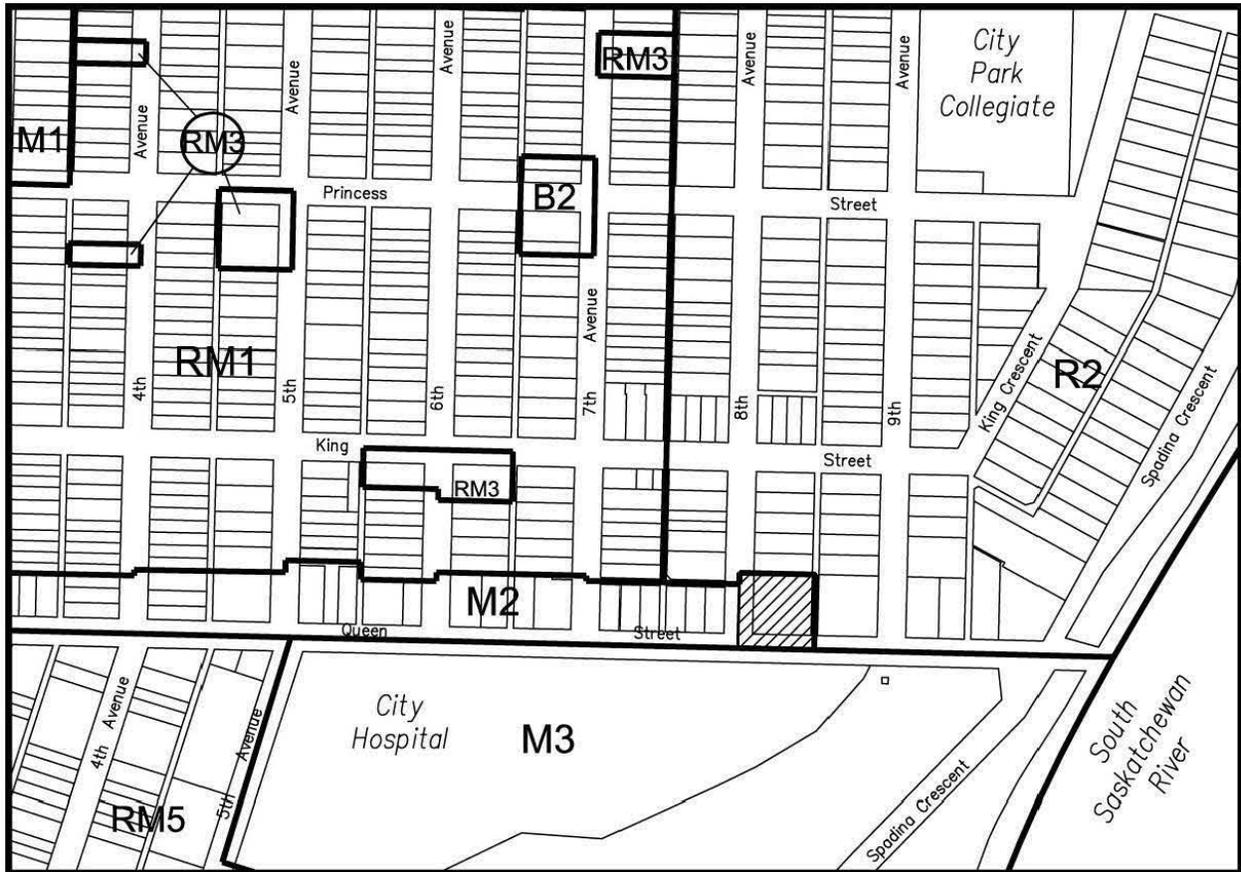
Reviewed by: “Laura Hartney” for
 Alan Wallace
 Director of Planning and Development

Approved by: “Bob Baran” for
 Randy Grauer, General Manager
 Community Services Department
 Dated: “February 19, 2014”

Approved by: “Jeff Jorgenson” for
Murray Totland, City Manager
Dated: “February 20, 2014”

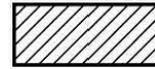
S/Reports/DS/2014/MPC Proposed Rezoning from M2 to M3 by Agreement – 802 Queen Street/ks

Location Map



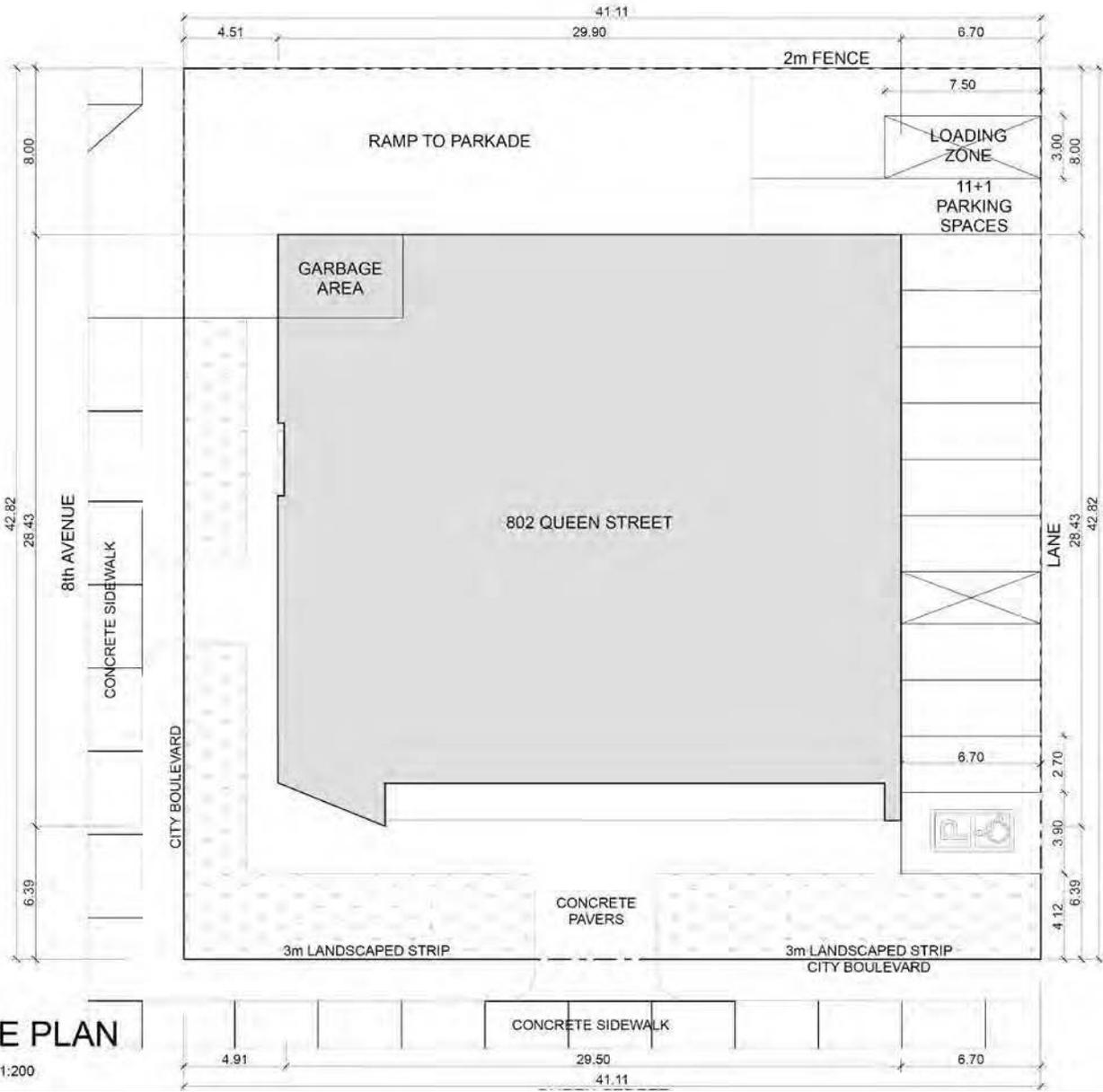
PROPOSED REZONING

From M2 to M3 by Agreement



File No. RZ17-2013

Site Plan



SITE PLAN

SCALE: 1:200



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 with the following requirement:

- The sanitary sewer connection for this site must be made to Queen Street and not 8th Avenue North.

Transit Services Division

Saskatoon Transit has no easement requirements regarding the above referenced property.

At present, Saskatoon Transit's closest bus stop is approximately 2 metres from the above referenced property on the north side of Queen Street, west of 7th Avenue North.

Bus service is at 30-minute intervals Monday to Saturday, and at 60-minute intervals after 18:00, Monday to Friday, early Saturday mornings, Sundays, and statutory holidays.

Project Name: Public Information Meeting for Proposed Rezoning –
802 Queen Street from M2 to M3 by Agreement

Applicant: Fore-Sight Investment
File: PL 4350 – Z17/13

Community Engagement Project Summary

Project Description

A public information meeting was held regarding a proposed rezoning of 802 Queen Street in the City Park neighbourhood, from M2 to M3 by Agreement. The proposed rezoning would accommodate a four-storey mixed use building that contains 665m² main floor office, 18 dwelling units and 47 on-site parking spaces, subject to a Zoning Agreement. The meeting provided residents of City Park, specifically those within 75 meters of the subject site, to learn more about the proposed rezoning, have the opportunity to comment on the proposal, and ask any questions that they may have.

The meeting was held at City Park Collegiate on Wednesday, December 18, 2013 at 7 PM.

Community Engagement Strategy

- Purpose: To inform and consult. Residents were provided with an overview of applicant's proposal and provided the opportunity to ask questions and provide comments. Written comments will be accepted for the next few weeks.
- What form of community engagement was used: Public Information meeting, with an opportunity to listen to a presentation by the applicant and speak directly with the applicant and/or City staff following the presentation. City staff also provided overview of the rezoning process, and the next steps following the meeting.
- Level of input or decision making required from the public – comments and opinions were sought from the public.
- Who was involved
 - Internal stakeholders: The standard referral process was implemented. The following Departments were contacted for comments: Transit Services and Infrastructure Services Department. Councillor Hill and the Community Consultant for the Ward were also contacted.
 - External stakeholders: City Park Community Association, Ward Councillor and the Community Consultant was contacted in addition to mail-outs to residents. Eleven (11) people signed in at the meeting.

Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input
This community engagement initiative provided interested and concerned individuals with an opportunity to learn more about the proposed use and to provide perspective and comments which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mail-outs, PSA's, newspaper advertisements, number of flyers delivered, who was targeted/invited

Notification Processes

Notification Method /Date Issued	Details	Target Audience / Attendance	Attendance / Contact
Public Information Meeting notice December 6, 2013	Thirty-one (31) public meeting notices outlining the details of the proposal were sent to registered property owners. Letters along with the public meeting notice were also sent to the Community Association, Ward Councillor and Community Consultant.	As per public notice policy, notices were sent to property owners within a 75 meter radius of subject site.	Two (2) emails were received prior to the Public Information Meeting. Councillor Hill notified Ward 1 constituents – one (1) member requested proposed drawings of development, and one (1) member was sent information following the meeting.

- Analysis of the feedback received, provide a brief summary of the comments to capture the flavour of the feedback received:
 - Eleven (11) people attended the meeting. Feedback and comments received at the public meeting were generally in support of the proposed rezoning; however, significant concerns were raised in relation to parking and traffic in and around the City Park neighbourhood. These comments included:
 - Significant congestion along Queen Street – by vehicles either parking or looking for parking;
 - Continuous lack of parking on street for homeowners.
 - Administration noted that parking is a City-wide issue that is being reviewed by Infrastructure Services and the Planning and Development. Parking requirements for this development were outlined and it was identified that this development satisfied those requirements.
 - Other comments included:
 - One participant asked about the length of the construction period;
 - The applicant advised that the construction period would be approximately two years in length and expected start would begin in Fall 2014.
 - One participant asked about the proposed retail space on the main floor, and what type of retail was expected.
 - The applicant advised that it is expected that the entire main floor will be occupied by one retail tenant – they have not determined who that tenant will be at the time. Administration noted that such retail uses like confectionaries, drug stores or pharmacies would not be permitted in the building as development standards for the M3 District state that you must have 100 dwelling units or more before any of those uses would be permitted.
 - The building height was identified as a concern;
 - The applicant indicated that they are proposing 2 metres higher than what would be permitted in the existing M2 District. They indicated and showed

elevation drawings comparing the differences in building design, based on the increase of 2 metres. The applicant and architect also explained they were stepping back the building on the second, third and fourth floors to allow for better sun exposure to the adjacent R2 District.

- One participant asked about the design and materials proposed for the building;
 - Siemens Koopman Architecture was in attendance to answer any design related questions. They explained the vision for the design of the building was based on the curvilinear design of City Hospital and the new additions of Royal University Hospital. Materials being used on the exterior of the building are limestone and glass.
- Impact of community engagement on the project/issue:
 - The feedback at the meeting will provide MPC and Council with opinions and comments of the surrounding community.
- How will input be used to inform the project/issue:
 - Input received from the community will be used to measure the support of the neighbourhood for this proposal and to highlight any major concerns. It will also provide guidance in the creation of development standards that are specific to this development and included in the Zoning Agreement.
- Any follow up or reporting back to the public/stakeholders:
 - Participants at the meeting were advised to leave their contact information on their comment sheets so that any specific questions related to this proposal could be responded to in due course. They were also informed that anyone who signed in and provided their mailing address and those who received the meeting notice will receive direct notice of the Public Hearing.

Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	May – June 2013
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	March 4, 2014
Public Notice - report prepared and Public Hearing date set. City Park Community Association, Community Consultant, Ward Councillor as well as all participants at Public Meeting will be provided with direct notice of Public Hearing, as well as all residents who were notified previously. A notification poster sign by applicant will be placed on site.	March 29 - April 14, 2013
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	April 14, 2014
Council Decision - may approve or deny proposal.	April 14, 2014

Attachments

- Notice of Public Information Meeting
- Attendance Sheet

Completed by: Melissa Austin, Planner (306-975-7723)

Date: January 6, 2014

Please return a copy of this summary to

Lisa Thibodeau, Community Engagement Consultant

Communications Branch, City Manager's Office

Phone: (306) 975-3690 Fax: (306) 975-3048 Email: lisa.thibodeau@saskatoon.ca

Addendum 1

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: February 13, 2014
SUBJECT: The Junction Improvement Strategy
FILE NO.: CK. 4000-8, x CK. 4110-39, x CK. 4000-13 and PL. 4110-72

RECOMMENDATION: that the following report be forwarded to the Planning and Operations Committee recommending that it be submitted to City Council recommending the endorsement of the key strategies and recommendations in The Junction Improvement Strategy.

TOPIC AND PURPOSE

The purpose of this report is to present “The Junction Improvement Strategy” (Strategy) to City Council for endorsement and to explain the key strategies and recommendations of the document. Attached is a copy of the Strategy, as prepared by the Neighbourhood Planning Section (see Attachment 1).

REPORT HIGHLIGHTS

1. The Strategy’s study area encompasses the area where the Pleasant Hill, Riversdale, and West Industrial neighbourhoods meet.
2. The Strategy includes specific concept areas that identify potential future uses that seek to build on the increasing investor confidence in the area and achieve the goals of area stakeholders and the City of Saskatoon (City).
3. The Strategy identifies nine key strategies for the area and 27 specific recommendations, mainly directed at internal divisions. If endorsed by City Council, the recommendations will be treated similarly to the Local Area Plan (LAP) recommendations.

STRATEGIC GOAL

By combining a new concept for the area with specific recommendations, this initiative supports the Strategic Goals of Moving Around, Economic Diversity and Prosperity, Environmental Leadership, and Quality of Life.

BACKGROUND

Between 2002 and 2008, LAP’s for Pleasant Hill, West Industrial, and Riversdale were adopted, each of which focused on various improvements for their respective neighbourhood.

The Strategy is not intended to replace the LAP’s, but rather update and connect them together in response to recent investments and changes in the area.

The Junction Study Area (The Junction) is bounded by 21st Street to the north, Avenue H to the east, 17th Street to the south, and Avenues P and R to the west. The area’s

proximity to larger redevelopment projects such as Pleasant Hill Village, Monarch Yards, Station 20 West, and increased interest by the private sector for redevelopment has triggered the need for a comprehensive Strategy for the area.

REPORT

Highlights of the Plan

The Strategy involves nine key strategies, each reflective of stakeholder input and the overall vision for the area. They revolve around public realm improvements, identifying future uses for vacant/contaminated lands, increasing investor confidence, and developing specific recommendations for improvements within the area.

Within each of the nine strategies, specific recommendations have been created to help achieve these goals. The Strategy recommendations are intended to facilitate immediate improvements and continue the successful transformation of the area, and each is assigned to a specific City department or division.

In addition, certain areas of The Junction are designated as specific concept areas to identify preferred land uses related to the nine strategic areas (see map on Page 11 of the Strategy):

1. **Transition Zone**
In this area, reuse of existing industrial properties should occur as they become available, transitioning the area from heavy industrial to uses more complementary with the surrounding neighbourhoods.
2. **Industry and Artistry**
By marketing and promoting The Junction as a destination for entrepreneurs and creative industries, a unique and vibrant business area will result.
3. **Cultural Branding, History, and Heritage**
The unique heritage of The Junction should be promoted, conserved, and retained by recognizing heritage properties and historic churches in the area, and through the installation of historical markers and public events.
4. **The Green Square**
This area, bordered by 19th and 20th Streets and Avenues K and M, currently contains vacant and contaminated parcels. It has the potential to produce renewable energy while land is reclaimed and lead to future reuse and development.
5. **Growth/Renewal**
This concept area of The Junction has the potential to transform into a vibrant pedestrian area with rejuvenated housing. In the long term, this area should serve as a transition, with higher density properties closer to 20th Street transitioning to single-family dwellings towards 19th Street.

The Strategy also recommends broader improvements throughout The Junction regarding connections to other areas, pedestrian improvements on 20th Street, and

access to leisure and recreation facilities. By combining specific recommendations with broader strategies and land use goals, the Strategy will set out to achieve the vision identified by area stakeholders.

Recommendation Priority List

In June 2013, the Neighbourhood Planning Section hosted a public open house to present the draft Strategy and obtain community feedback. Approximately 80 stakeholders were in attendance, and attendees were given the option to indicate which recommendations they felt were a priority. The top eight recommendations, in the order they appear in the Strategy, are:

- 1) that a plan for banners, garbage receptacles, benches, and art placement be developed for the areas marked in yellow on the concept map;
- 2) that pedestrian crossings in the area be improved;
- 3) that an owner-oriented strategy be developed to address the problem of dilapidated and run-down properties, accessory buildings, and fences;
- 4) that a coordinated property maintenance sweep of the area should be conducted;
- 5) that the Safety Pathway be completed, and corporate funding options be explored;
- 6) that a new leisure centre, within reasonable walking distance of The Junction, be considered;
- 7) that urban agriculture be expanded in The Junction; and
- 8) that rezoning of heavy industrial properties be considered in conjunction with land use and/or ownership changes.

The responses of stakeholders at the open house were used to make final changes to the recommendations, and the input received will play a key role in prioritizing the implementation of the Strategy.

OPTIONS TO THE RECOMMENDATION

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

POLICY IMPLICATIONS

There are no policy implications at this time. Specific recommendations that involve policy implications, such as potential zoning changes, will be brought forward individually.

FINANCIAL IMPLICATIONS

There are no financial implications at this time. The majority of the recommendations in the Strategy are directed at specific divisions or departments, and will be considered similar to LAP recommendations. The LAP Implementation budget can be utilized for appropriate small scale recommendations.

Completion of major recommendations, such as the potential establishment of a leisure centre in the area, would be the subject of future Capital Budget requests.

Alternative funding options, such as Tax Increment Financing (TIF), could also be explored for use in this area. Further investigation of the applicability of using this form of financing will be undertaken by the Administration.

PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

A Steering Committee, comprised of members of the Community Services Department, the Riversdale Business Improvement District Executive Director, and local stakeholders, provided input and direction regarding the Strategy. In 2012, the following community feedback initiatives were conducted during the early phases of the project:

- 1) planning sessions (three) and one-on-one interviews with key stakeholder groups in the area. Examples of these included individuals from community associations in the area, St. Paul's Hospital, Station 20 West, SherCom Industries, St. George's Parish, and St. Mary's School;
- 2) a public open house for all interested residents and stakeholders; and
- 3) an online discussion forum for residents and stakeholders that were unable to attend the open house or any of the workshop meetings.

The Junction Public Engagement Results Summary Report and The Junction Background Report were created in preparation for the Strategy, to gauge what stakeholders value and think is important to integrate into a long-term strategy for the area. In addition, extensive pedestrian/cyclist counts were conducted with the assistance of the University of Saskatchewan.

In June 2013, a public open house was held to present draft recommendations to interested stakeholders. In 2013, additional one-on-one interviews were held with Core Neighbourhood Youth Co-op and Unified Minds Youth Action Group to obtain more input on the Strategy.

COMMUNICATION PLAN

Upon endorsement by City Council, the Strategy will be posted on the City's website and interested stakeholders will be notified of the project's completion. Ongoing communication and inquiries regarding the Strategy will be managed by the Neighbourhood Planning Section. As individual recommendations are pursued, a specific communication plan will be created.

DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION

Upon endorsement by City Council, the 27 recommendations will be treated similarly to LAP recommendations. Progress on each recommendation will be monitored by the Neighbourhood Planning Section's Implementation Planner. Implementation will begin with short-term recommendations and small scale recommendations can be funded by

the LAP Implementation budget. Implementation of the recommendations will be ongoing and executed similarly to approved LAP recommendations. Due to the long-term focus of some recommendations, completion of the entire Strategy will be a multi-year project.

Regular progress updates will be requested from other divisions impacted by the recommendations. All departments and divisions referenced in the Strategy have reviewed the relevant sections of the document.

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 specific safety or CPTED recommendations outlined in the Strategy.

PUBLIC NOTICE

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

ATTACHMENT

1. The Junction Improvement Strategy

Written by: Konrad Andre, Senior Planner
Planning and Development

Reviewed by: “Laura Hartney”
For Alan Wallace,
Director of Planning and Development

Approved by: “Bob Baran”
For Randy Grauer, General Manager
Community Services Department
Dated: “February 20, 2014”

Approved by: “Jeff Jorgenson”
For Murray Totland, City Manager
Dated: “February 26, 2014”



Improvement Strategy

Final Report - March 2014

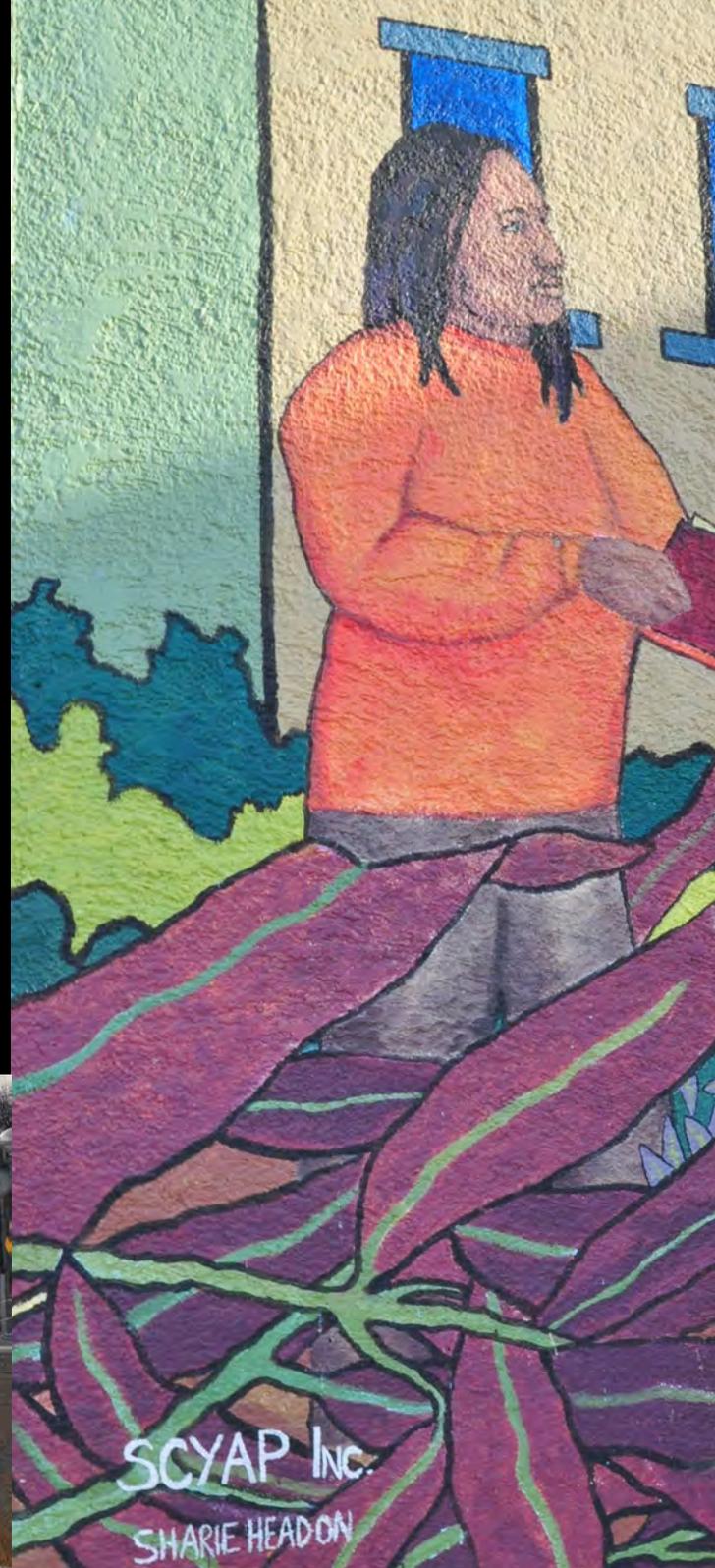


City of
Saskatoon

Planning & Development

Junc-tion (j ngk sh n) n.

1. The act or process of joining or the condition of being joined.
2. A place where two things join or meet, especially a place where two roads or railway routes come together and one terminates.
3. A transition layer or boundary between two different materials or between physically different regions in a single material.





**THE
JUNCTION**

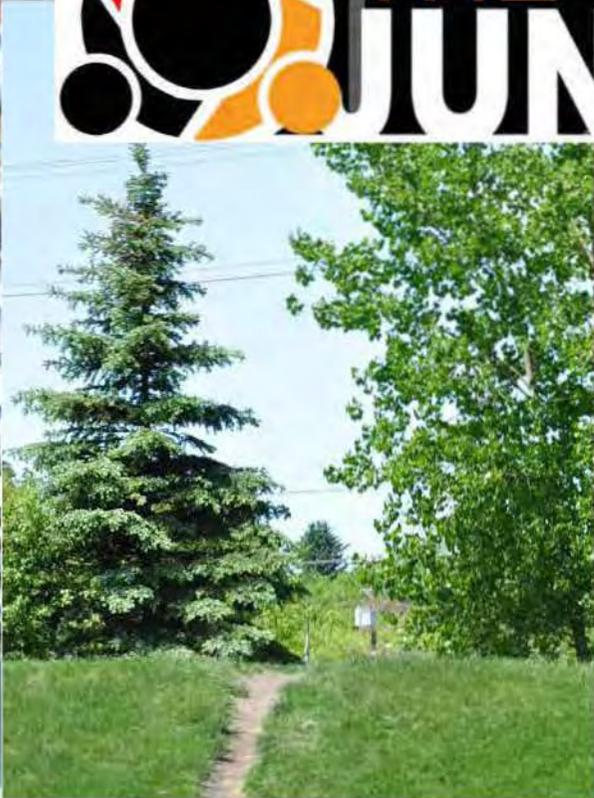


Table of Contents

The Junction Study and Purpose.....	5
Special Thanks.....	6
Introduction and Vision.....	7
Background.....	8
Executive Summary.....	9
The Junction Improvement Strategy Overview and Concept.....	10

The Junction Recommendations

Public Amenity and Design.....	12
Private Property Maintenance and Responsibility.....	14
Completing the Corridor, Connecting Communities and Destinations.....	15
Environmental Leadership.....	16
Arts, Heritage, and Education.....	17
Health, Recreation and Parks.....	18
Land Use and Transition.....	20
Strategic Growth.....	21
Entrepreneurship and Creative Industries.....	22

Appendices

Appendix 1: The Junction Priority List.....	24
Appendix 2: Public Engagement Summary.....	26



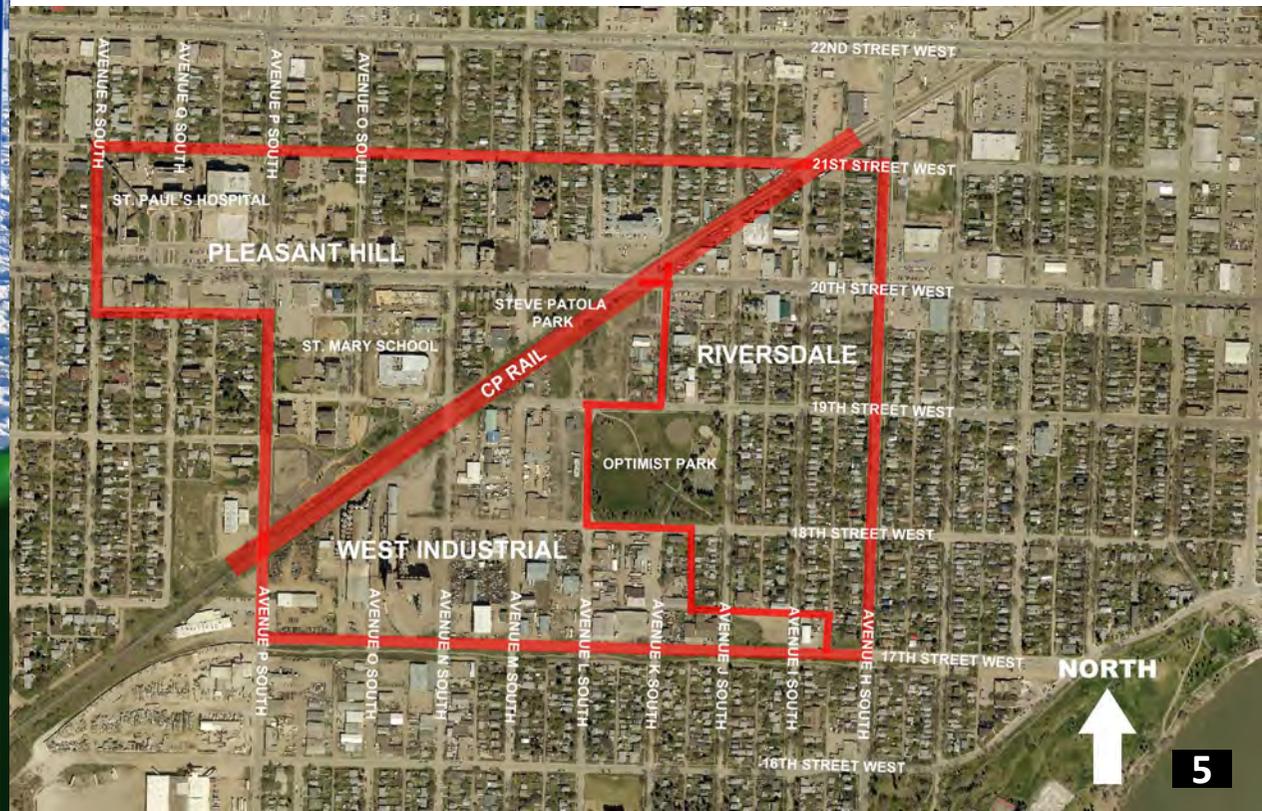


The Junction Study

The Junction is located at the cross section of three Saskatoon neighbourhoods: Pleasant Hill, Riversdale, and West Industrial, and separated by the CP Rail line. The Study Area is bounded by 21st Street to the north, Avenue H to the east, 17th Street to the south, and Avenues P and R to the west. The area's proximity to larger redevelopment projects such as Pleasant Hill Village, Monarch Yards, Station 20 West, and increased interest by the private sector for redevelopment is triggering the need for a comprehensive Improvement Strategy for the area.

Purpose

The purpose of the Junction Improvement Strategy is to link together redevelopment projects in the three neighbourhoods by recommending public realm improvements, identifying future uses for vacant/contaminated lands, increasing investor confidence, and to develop specific recommendations for improvements within the area.

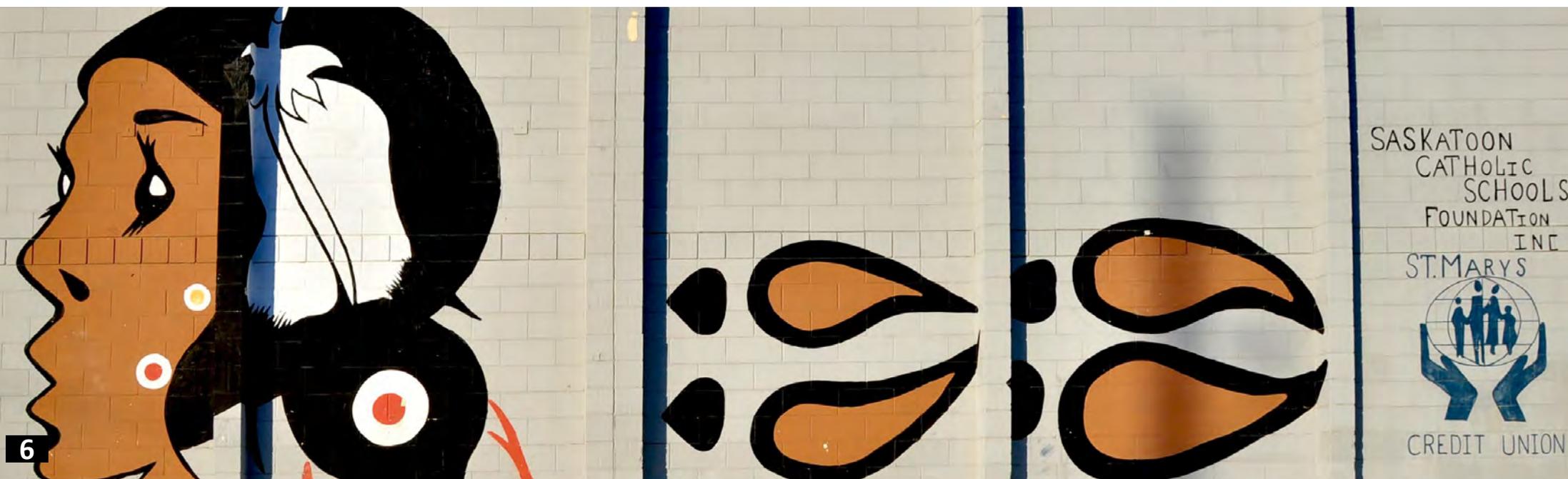


Special Thanks

Riversdale Business Improvement District
Saskatoon Tribal Council
Core Neighbourhood Youth Co-op
Riversdale Community Association
St . Paul's Hospital
KC Charities
St. Mary's Wellness & Education Centre
Pleasant Hill Community School
Princess Alexandra School
La Troupe du Jour

Station 20 West
Shercom Industries
Atlas Industries
Pleasant Hill Community Association
Shamrock Seeds Ltd.
Three Sisters Bakery
AODBT Architecture + Interior Design Ltd.
Quint Development
Ukrainian Sisters of St. Joseph of Saskatoon
Saskatoon Housing Authority

20th Street Saskatoon Library
Saskatoon Police Service
Saskatoon Fire Department
CHEP Good Food Inc.
Luna Metals
Unified Minds
Columbian Place
The Junction Steering Committee



Introduction and Vision

The Junction area is in transition. At the intersection of three historic Saskatoon neighbourhoods, it offers a unique blend of residential, commercial and industrial lands with strong linkages to the City Centre and riverbank. It has an active street life, greenspace, and services within a short walking distance. Culture and attitudes are changing within The Junction, as investor confidence increases and development occurs at an accelerated rate. Residents of The Junction view the people as the ‘gems’ of their neighbourhood. The Junction continues to evolve with an influx of newcomers, and people who live and work here have an unwavering enthusiasm for the area that has been constant through challenging times. By combining a new concept for the area with specific recommendations, The Junction Improvement Strategy will help work towards accomplishing the City of Saskatoon’s Strategic Goals - specifically related to the Goals of *Moving Around, Quality of Life, Environmental Leadership, and Economic Diversity & Prosperity*.

Today and into the future, the fundamental challenge for the area is to blend all the elements that make it unique without major displacement. The Junction Improvement Strategy seeks to build on the momentum already started and looks for creative connections where possible. When fully realized, The Junction area will be a shining example of a truly complete community.





Background

Between 2002 and 2008, three neighbourhood plans were adopted through the Local Area Planning process, which focused on various improvements for each particular neighbourhood. The main themes of each Local Area Plan (LAP) were as follows:

- **Pleasant Hill (2002):** Improving safety and reversing the effects of socio-economic decline.
- **West Industrial (2004):** Formalizing the historic industrial area by improving traffic flow and infrastructure, recognizing its future desirability once a south bridge is built.
- **Riversdale (2008):** Renewal of the historical 20th Street business district and larger improvements near the river.

The Junction Improvement Strategy is not intended to replace the LAPs, but rather update and connect them together in response to recent investments and changes in the area.

Two background documents were created in preparation for The Junction Improvement Strategy, both of which are available at www.saskatoon.ca/go/thejunction:

The Junction Public Engagement Results Summary Report: Public consultation and public activity research was completed in 2012, and included extensive pedestrian and cyclist counts in the area. The goal of public engagement was to take participants through an interactive process to explore and better understand their perceptions regarding The Junction and to gauge what they value and think is important to integrate into a long-term strategy for the area. **Appendix 2** (page 26) provides a brief summary of the Public Engagement Results Summary Report.

The Junction Background Report provides detailed information and analysis of the area, and was utilized extensively in the preparation of the Improvement Strategy. Topics covered include demographics, land use, parks, infrastructure, transportation, and environmental concerns.



Executive Summary

The recommendations of The Junction Improvement Strategy involve nine key strategies:

- 1 - Public Amenity and Design:** Improve the public realm by providing street furniture, creation of a Public Amenity Program, ensuring pedestrian safety, and mitigating railway influence.
- 2 - Private Property Maintenance and Responsibility:** Promote property maintenance through owner-oriented strategies.
- 3 - Completing the Corridor, Connecting Communities and Destinations:** Complete the Safety Pathway and improve linkages, wayfinding, and transit.
- 4 - Environmental Leadership:** Investigate remediation of vacant sites and feasibility of producing renewable energy.
- 5 - Arts, Heritage, and Education:** Celebrate the history of the area through heritage preservation and programming.
- 6 - Health, Recreation and Parks:** Improve leisure access and park improvements.
- 7 - Land Use and Transition:** Create appropriate transitions between land uses; transition from industrial to mixed uses and review zoning on 20th Street.
- 8 - Strategic Growth:** Decrease vacant lots and promote housing ownership and renewal.
- 9 - Entrepreneurship and Creative Industries:** Create a cluster of entrepreneurial and innovative activity.

Within each of the nine strategic areas, specific recommendations have been created to help achieve these goals. The Junction recommendations are intended to facilitate immediate improvements and to continue the successful transformation of the area, and each is assigned to a specific City of Saskatoon Department or division. **The Junction Priority List** (page 24), reflects which recommendations are a priority for the community, and as such the priority list will support and guide implementation of the Strategy.

The Junction Concept Overview

- A. Transition Zone:** The Transition Zone (see map on page 11) is the area bordered by 17th Street & the CP Rail tracks and Avenues N & P. In the Transition Zone, re-use of existing industrial properties should occur as they become available, transitioning the area from heavy industrial to uses more complementary with the surrounding neighbourhoods. Where feasible, large buildings should be re-used to showcase environmental and sustainability benefits.
- B. Industry and Artistry:** By marketing and promoting The Junction as a destination for entrepreneurs and creative industries, a unique and vibrant business area will result. This part of The Junction should provide a mix of employment - public consultation revealed that non-disruptive, light industrial uses in the area are important for providing varied and higher-wage job opportunities, which aligns with the City's Strategic Goal of Economic Diversity and Prosperity. It is important to note that this district would target businesses that use artistic talents - such as furniture-building and creative industries for example.
- C. Cultural Branding, History and Heritage:** The unique heritage of The Junction should be promoted, conserved and retained by recognizing heritage properties and historic Churches in the area, but also through the installation of historical markers and public events. Due to the concentration of Ukrainian cultural elements at Avenue M and 20th Street, there is potential to create Saskatoon's first Heritage Conservation District. Other cultures on 20th Street, both historical and current, should be formally recognized and promoted.
- D. The Green Square:** This area, bordered by 19th & 20th Streets and Avenues K & M, contains large pieces of vacant and contaminated land. It has the potential to produce renewable energy while land is reclaimed. Public consultation confirmed the importance of starting remediation on these vacant lots so that they can be reused and developed for the benefit of the community. As contaminated lands become available in the Green Square, a solar energy park could be constructed on the site while in-situ remediation is performed - a concept that has been implemented elsewhere. Once reclaimed, these sites should be given consideration to help address leisure needs in the core neighbourhoods.
- E. Growth / Renewal:** This concept area of The Junction has the potential to transform into a vibrant pedestrian area with rejuvenated housing. In the long-term, this area should serve as a transition, with higher-density properties closer to 20th Street transitioning to single-family dwellings towards 19th Street. In addition, area stakeholders have identified home ownership as a priority and that affordable housing should occur in a more balanced and less concentrated manner in this area and throughout The Junction.

The Improvement Strategy also recommends broader improvements throughout The Junction in the following areas:

Connectivity - Connectivity is an important aspect of the Strategy for The Junction – specifically connecting the area to both the City Centre and other neighbourhoods. The overriding concern from stakeholders is in regards to the safety of people crossing busy corridor streets such as 20th Street to access new developments (including schools and seniors centres) in the area. The other major obstacle in terms of connectivity and pedestrian corridors is with the CP rail line that bisects the area. Pedestrians and cyclists routinely cross these tracks without the assistance of defined crossings and often use the rail line as a path - as such, completion of the Safety Pathway is a key priority.

20th Street Commercial Corridor and Design - Good design can mitigate an unwelcoming urban environment. Currently, The Junction has a lack of urban design street enhancements and feels disjointed with the intersection of the rail line. Pedestrian improvements, including planters, benches, street trees and other amenities will enhance the area further by raising its level of aesthetic. On 20th Street, from Avenue H to Avenue P, pedestrian improvements will create a welcoming environment. An emphasis on improving safety at key intersections is a priority.

Health, Recreation and Parks - A recurring theme identified during public consultation was demand exceeding supply of leisure and recreation opportunities in the area, and the desire for a leisure centre nearby. Opportunities for enhancing Optimist Park were also identified.

THE JUNCTION CONCEPT



The Junction Recommendations

Public input is the foundation of The Junction Improvement Strategy and recommendations. The recommendations for The Junction were determined from extensive public consultation, previous Local Area Plans, and pedestrian/cyclist data collection. The recommendations in The Junction Improvement Strategy relate to the City of Saskatoon's Strategic Goals of Moving Around, Quality of Life, Environmental Leadership, and Economic Diversity & Prosperity.

The Junction Priority List (Appendix 1, Page 24) lists recommendations that community stakeholders view as most important based on an exercise conducted at the Open House; this List will help prioritize implementation. A priority plan of the recommendations will be developed in conjunction with key stakeholders, and community consultation will be an important part of implementation.

1. Public Amenity and Design

PEDESTRIAN-FOCUSED STREETSCAPING

Providing pedestrian amenities, such as street furniture, public art and banners at major intersections and along key streets will help to entice private investment, while improving connectivity and quality of life in The Junction. As such, it is recommended that Planning & Development (Urban Design) examine opportunities to provide pedestrian amenities in the short-term, and locations have been proposed based on data from The Junction Public Activity Studies.

Pedestrian amenities are intended to be installed in the short term while primary streetscape improvements will continue to be focused on 20th Street West from Idylwyld to Avenue H, in line with the 20th Street West Streetscape Master Plan. In addition, the Parks division should examine strategies for increasing the tree canopy in residential and industrial areas of The Junction, both on public and private property in the short-term. Over the long term, enhanced streetscaping will be added in other locations as resources allow for them. In addition to streetscape improvements, regular street sweeping and sidewalk repair should occur in The Junction.

Once a streetscape design is prepared, Planning & Development (Urban Design) should examine ways and opportunities to engage the community in revitalization efforts. For example, these could include art banner competitions and relying on youth employment groups to build public furniture for the area.

Lastly, as reinvestment in the area is leaning towards showcasing "green" design, streetscaping improvements should integrate environmentally sensitive design where possible. For example, bioswale retention planters and art projects using recycled materials have been suggested.



“A crosswalk in front of Station 20 West is urgently needed.”

- Stakeholder Comment, Open House 2013



Laguna Beach, California

Other cities have placed “Drains to Ocean” art signs on sidewalks over storm sewers as a design feature and to promote pollution awareness. A similar “Drains to River” program, with designs by local groups and artists, could begin in The Junction as part of a Public Amenity Program.

Good urban design is a key component in the City of Saskatoon’s broader Growth Plan to 500,000, and the City of Saskatoon will need to assess new ways of funding urban design projects within the City in a timely fashion. Installations such as benches, banners, and art placement can improve the public realm in The Junction immediately; while complete streetscaping treatment will follow as resources become available. This method will allow improvements to important corridors - such as 19th Street and Avenue H - in addition to 20th Street. The areas highlighted in **yellow** on the Concept Map should begin in the short term.

PUBLIC AMENITY PROGRAM

In addition to streetscaping, a Public Amenity Program can also improve the look and feel of an area. The intent of such a program would be for public groups to display and promote creative items and initiatives, specifically by allowing community stakeholders to engage and invest in the community by facilitating furniture placement, street painting, murals, banner competitions, and event creation while keeping with the broader mandate for improving public spaces in the city. Previously, the Riversdale LAP recommended the creation of a heritage committee; a Public Amenity Program, with a larger public component may be more applicable for The Junction.

It is recommended:

- 1.1** That by 2017, the Planning & Development (Urban Design) and Community Development divisions - In consultation with the Riversdale Business Improvement District and property owners - develop a plan for streetscape improvements such as banners, garbage receptacles, shelters/benches, and art placement to be installed throughout The Junction.
- 1.2** That the Planning & Development (Urban Design) and Community Development divisions, in conjunction with community stakeholders, consider the creation of a new Public Amenity Program for The Junction within the next three years.

PEDESTRIAN SAFETY AND INCREASED WALKABILITY

Pedestrian safety improvements should be a priority to ensure safe linkages throughout the area, specifically in school corridor areas. Stakeholders have identified speeding on 19th Street as a concern, and this issue should continue to be monitored by the Saskatoon Police Service. Safe pedestrian crossings are also important in the vicinity of Station 20 West, which serves as a major community focal point. Improvements to crossings could include on-street painting, pedestrian actuated lights, corner bulbing, flower pots, or narrowing the roadway for pedestrians and increasing their visibility to drivers.

- 1.3** That Transportation and Planning & Development (Urban Design) divisions develop a plan to improve pedestrian safety at:
 - a. Avenue H at 17th and 19th Streets;
 - b. Avenue N at 19th Street, with improvements extending beyond the CP Rail crossing;
 - c. 20th Street West at Avenue H, N, and P; and 20th Street between Avenue K and L at the CP Rail crossing; and
 - d. Avenue P from 17th to 19th Street West.

MITIGATE RAILWAY INFLUENCE

The railway crossing on 20th Street creates a visual and physical barrier for pedestrians, and the visual gap is further exacerbated by flanking vacant sites. Federal guidelines dictate railway crossing design for safety reasons; however, efforts should be made to lessen the visual dominance of the railway crossing and increase the comfort of pedestrians. In addition, a rail under/overpass at 20th Street would further reduce railway influence and decrease travel times to St. Paul's Hospital. In the short term, pedestrian comfort can be improved through:

- street painting,
- adjacent art and furniture placement, and
- development on vacant lots.

“Property owners should be more responsible for their properties.”

- Stakeholder Comment, Open House 2013



2. Private Property Maintenance and Responsibility

PRIVATE PROPERTY CLEAN UPS - IMPROVING THE PRIVATE REALM

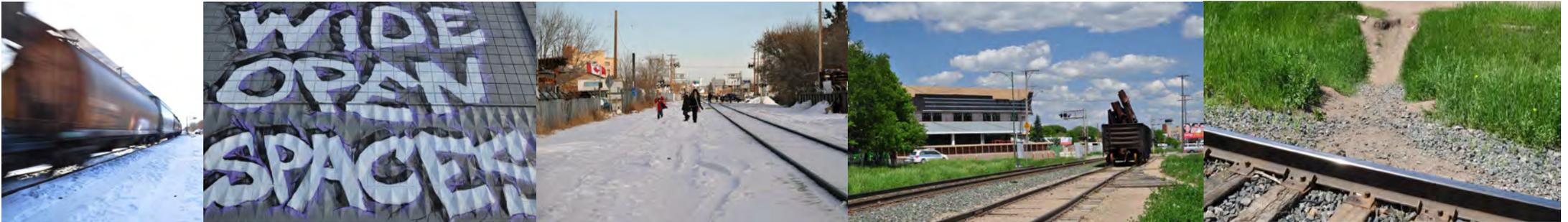
Maintenance of private property benefits all stakeholders in The Junction. Formally encouraging the removal or replacement of dilapidated accessory buildings on private property ties into the larger strategy of renewal and revitalization. The Saskatoon Fire Department (Fire) has completed an inventory of older, run down and dilapidated buildings and fences within Riversdale, outside of The Junction. A total of 128 properties were catalogued and placed into 4 categories based on property condition: Aesthetic (39%), Maintenance (23%), Obsolete (22%), and Health and Safety (16%). Fire has completed enforcement on the majority of Health and Safety files. Such an inventory initiative in The Junction would assist with improving private property maintenance. Fire should continue to increase property maintenance enforcement in the area, and consider changes to the Property Maintenance Bylaw to allow more effective enforcement, regardless of the surrounding neighbourhood standard. Other initiatives include organized back lane tree maintenance (as done in Nutana in 2012), with the goal of improving appearance, reducing the opportunity for crime to occur, and improving perceptions of safety.

- 2.1** That Planning & Development establish an owner-oriented strategy to address the problem of dilapidated and run-down properties, accessory buildings and fences in The Junction (including the commercial area) and surrounding neighbourhoods.
- 2.2** That the Saskatoon Fire Department organize a coordinated property maintenance sweep of The Junction and surrounding areas, and consider other initiatives to increase maintenance by property owners and reduce opportunities for vandalism to occur.
- 2.3** That Planning & Development organize a back lane tree maintenance initiative in The Junction by 2016.

3. Completing the Corridor, Connecting Communities and Destinations

SAFETY PATHWAY

The Safety Pathway is a paved pedestrian/cyclist path that allows safe travel along the CP rail line. Completion of the Safety Pathway (formerly 'Rails with Trails') is crucial to promote walkability, increase mobility, improve safety and to connect The Junction with other areas of the city. Once the entire Safety Pathway (from North Downtown to Avenue W) is completed, this will provide a direct, safe connection to the downtown and destinations in between. It will also improve the general aesthetic of the railway line as it passes through the surrounding neighbourhoods, and good design will be a key component of the Pathway's success. In addition, businesses may be interested in sponsoring parts of the project, due to its direct positive impact on the connectivity and quality of life in surrounding neighbourhoods.



"The Safety Pathway is a big priority for us who go everywhere by bike."

- Stakeholder Comment, Open House 2013

To reduce inventory and maintenance costs, furniture such as benches and garbage receptacles along the Safety Pathway should be kept the same style as those used on the 20th Street West Streetscaping project. This will also create a continuous theme from 20th Street West to the Safety Pathway, improve connectivity, and encourage use of the Pathway.

3.1 That the Planning & Development and Transportation divisions support the Capital Project for the design and construction of the Safety Pathway, and explore corporate/private funding opportunities for this project. In addition, a more applicable and relevant name (other than Safety Pathway) should be given to the project before completion.

LINKAGES AND NODES

Pedestrian and cyclist counts in The Junction revealed the importance of walking and cycling to area residents and stakeholders. As an active pedestrian and cycling environment, movement networks are already very entrenched in the area. Strengthening the connection between The Junction and other areas is crucial to the growth and transformation of the area. With its proximity to downtown, River Landing, and the Farmer's Market, 19th Street should provide a pedestrian and cyclist connection from The Junction to these areas. This would draw visitors from River Landing to 20th Street's unique retail and business areas; as well as improving the connection to St. Mary's Wellness & Education Centre and recreation areas.

3.2 That the Transportation division examine enhanced pedestrian and cycling facilities on 19th Street and review pedestrian crossings in The Junction as part of an area-wide study for safety, to enhance connectivity and encourage moving around.

3.3 That the Planning & Development and Transportation divisions conduct a comprehensive pedestrian and cyclist count in The Junction every five years, beginning in 2016.

WAYFINDING

To encourage new visitors to shop and play in Riversdale, River Landing and The Junction, appropriate signage and navigational tools should be created to entice visitors beyond Avenues A-C. By branding and marketing the area's special attractions through on-street maps and store directories (similar to those used in malls), and the use of technology (QR codes, for example), new visitors will feel more comfortable proceeding throughout the area knowing the attractions available to them. With offerings like the Ukrainian Museum, La Troupe du Jour, Sask Native Theatre, and many retail offerings, new shoppers will be more inclined to explore the area beyond the first few blocks of 20th Street West.

3.4 That, by 2016, the Riversdale Business Improvement District and Planning & Development (Urban Design), create an on-street attraction and store directory map to be placed on local poster boards, including placement in River Landing and the Farmer's Market.

TRANSIT

The Junction area has strong transit ridership rates along main corridors such as 20th Street; however, stakeholder comments noted that further transit improvements could be examined. As an employment area within the City, enhanced bus service and amenities, such as benches and shelters, would be beneficial in the southwest portion of The Junction. As such, improvements to transit service and amenities should occur over the long-term, in conjunction with increased redevelopment in the area, the Growing Forward! Shaping Saskatoon process, and implementation of The Junction Improvement Strategy recommendations. Consultation with business owners should occur prior to the placement of new bus shelters and benches in front of their location.



4. Environmental Leadership

INNOVATIVE REMEDIATION

The Green Square is the vacant land south of the CP Rail line, bordered by 19th & 20th Streets and Avenues K & M. These sites have the potential to showcase renewable energy and land reclamation. Previous environmental testing has shown underground contamination at the vacant city-owned property at 1202 19th Street West. The city-owned site and the neighbouring privately owned sites (1112 19th Street West and 301 Ave K South) hold potential for re-use as a community focal point, as identified by stakeholders.

As these vacant, contaminated lands become available in the **Green Square**, a solar energy park could be constructed on the site while in-situ remediation is performed. In other words, technology exists where soil can be decontaminated without digging up and disturbing the soil – thus allowing the installation of solar panels during this process. Such a demonstration project increases the City's energy from alternative sources and will cover some of the cost of decontamination. Once decontamination is complete, the solar panels would be removed and the land would be available for re-use.

“Green spaces, trees, and reclamation should be a priority.”

- Stakeholder Comment, Open House 2013

4.1 That, by 2015, Environmental & Corporate Initiatives and Planning & Development divisions report back on enhanced measures to deal with vacant/contaminated sites identified for future land use changes in The Junction.

4.2 That, by 2015, Environmental & Corporate Initiatives and Saskatoon Light & Power review the financial feasibility of combining a community renewable energy program in conjunction with site decontamination at 1202 19th Street West as a demonstration project.

With the availability of new remediation techniques, green energy sources, recycled building materials, and urban agriculture, The Junction could be positioned to facilitate new environmental learning opportunities and innovations; and new streetscape initiatives could make extensive use of green features and design. Partnerships with educational institutions would enhance potential research and innovations in this area, while increasing the area's profile in the city.

4.3 That Environmental & Corporate Initiatives investigate opportunities and explore partnerships for the creation of an environmental education program, to promote and foster adult and youth learning opportunities such as workshops and outdoor classrooms.



5. Arts, Heritage and Education

HERITAGE

In line with the City of Saskatoon Culture Plan, the unique heritage of The Junction should be promoted, conserved and retained. This includes recognizing heritage through built form, such as the St. Paul's nurse's residences and historic churches in the area, but also through storytelling, such as the installation of historical markers, and hosting public events. As an example, due to the concentration of Ukrainian cultural elements at Avenue M and 20th Street, there is potential to create a point of interest with a cohesive name and branding. Other cities, such as Regina, have created Heritage Conservation Districts, with the objectives of promoting and preserving heritage and character, and ensures new development is compatible with the established heritage character.

To add interest along 20th Street for pedestrians, historical markers/plaques should be placed at appropriate locations, for instance, a marker could be placed at 1002 20th St W (northwest corner of Ave J and 20th) noting the original site of the first Riversdale Library, which opened in 1954. Other potential locations include Avenue M and 20th Street and the old Imperial Oil site. In addition, bricks from the "Brick and Co Company" factory which stood at 1202 19th Street should be reused in historical markers for that property.

"This area is rich in culture and history, and it needs to be celebrated."

- Stakeholder Comment, Open House 2013



5.1 That Planning & Development consider the creation of a Heritage Conservation District in The Junction; and that the Community Development Arts and Culture Consultant and Planning & Development Heritage Planner work with the Riversdale BID and Urban Design to discuss installation of historical markers in The Junction.

The Library on 20th has been a welcome addition to the area. The Library is important for young families in the area, and during public consultation it was noted that an expansion of programming at the Library, especially programs related to literacy, would be beneficial.

5.2 That the Saskatoon Public Library, Library on 20th, explore additional programs that target young families and have a focus on literacy.

6. Health, Recreation and Parks

LEISURE AND RECREATION

A recurring suggestion during public consultation was a need for increased leisure opportunities and the desire for a City-operated leisure centre. Facilities such as the White Buffalo Youth Lodge currently serve the area, and its facilities include a gym, fitness equipment and a daycare. Although non-profit organizations are providing recreational programs in the area, public input noted that demand for leisure exceeds supply, and numerous stakeholders identified a City-operated leisure centre as a high priority for the area. It is important to note that initial public consultation occurred prior to the opening of St. Mary's Wellness & Education Centre, which would have filled some of the demand; however, this would not address larger leisure and recreation needs in city centre area neighbourhoods. Consultation done after the opening of St. Mary's confirmed a new leisure centre in the city centre area would greatly benefit youth in the area. Since walking is a primary means of transportation for some area stakeholders, a new leisure facility in the core neighbourhoods should be easily accessed by pedestrians.

6.1 That the Community Services Department explore the potential for a new leisure centre, including the use of partnerships, within reasonable walking distance of The Junction. Consideration should be given to the vacant lots in the Green Square, along 20th Street and Avenue K.



"The core needs and deserves a fully outfitted recreation centre...Shaw Centre, Cosmo, and Harry Bailey are too far away."

- Stakeholder Comment, Open House 2013

OPTIMIST PARK

During public consultation, comments were received about the condition of facilities in Optimist Park. For example, the current recreation unit and paddling pool are aging and in need of replacement. In addition, local stakeholders would like to see winter activities in the park to facilitate its use year-round - options mentioned include increasing the size of the toboggan hill or cross-country ski trails.

6.2 That the Recreation & Sport and Community Development divisions explore options to enhance Optimist Park, such as replacement of the recreation unit and paddling pool; and examine initiatives to increase use of the park year-round.



The Pleasant Hill Local Area Plan recommended that Steve Patola Park be returned to public use after the expiration of the exclusive lease in 2029, or earlier should it no longer be required by the St. George Seniors Club. However, consultation with the Seniors Club revealed a strong desire to keep the park in the hands of the group for the foreseeable future - as such, the long-term (post-2029) use, objective, and ownership of the Park should be clarified.

6.3 That, by 2015, the Planning & Development and Real Estate divisions meet with the St. George's Seniors Club to review and determine the long-term use, objective, and ownership of Steve Patola Park.

URBAN AGRICULTURE

During public consultation, numerous stakeholders expressed a desire for increased community garden space and urban agriculture. Additional community gardens can make an area more attractive, engage area residents, and provide access to healthy food. Initiatives such as urban agriculture, community gardens, and increasing access to high quality food creates healthy communities while reducing greenhouse gas emissions and adding to the aesthetic of an area. In addition, this provides the added benefits of community pride, fostering relationships, and synergy with Station 20 West. Strategies to improve food security and urban growing practices should be considered in redevelopment projects within The Junction.

6.4 That The Junction Public Amenity Program, CHEP Good Food Inc, and Community Development consider expanding urban agriculture in The Junction, through initiatives such as community greenhouses, rooftop gardens, and raised planters. In addition, that Planning & Development create an implementation plan to review and integrate recommendations to improve food security and sustainability into broader policy documents (including the Official Community Plan and Zoning Bylaw) once the Saskatoon Regional Food System Assessment is complete.

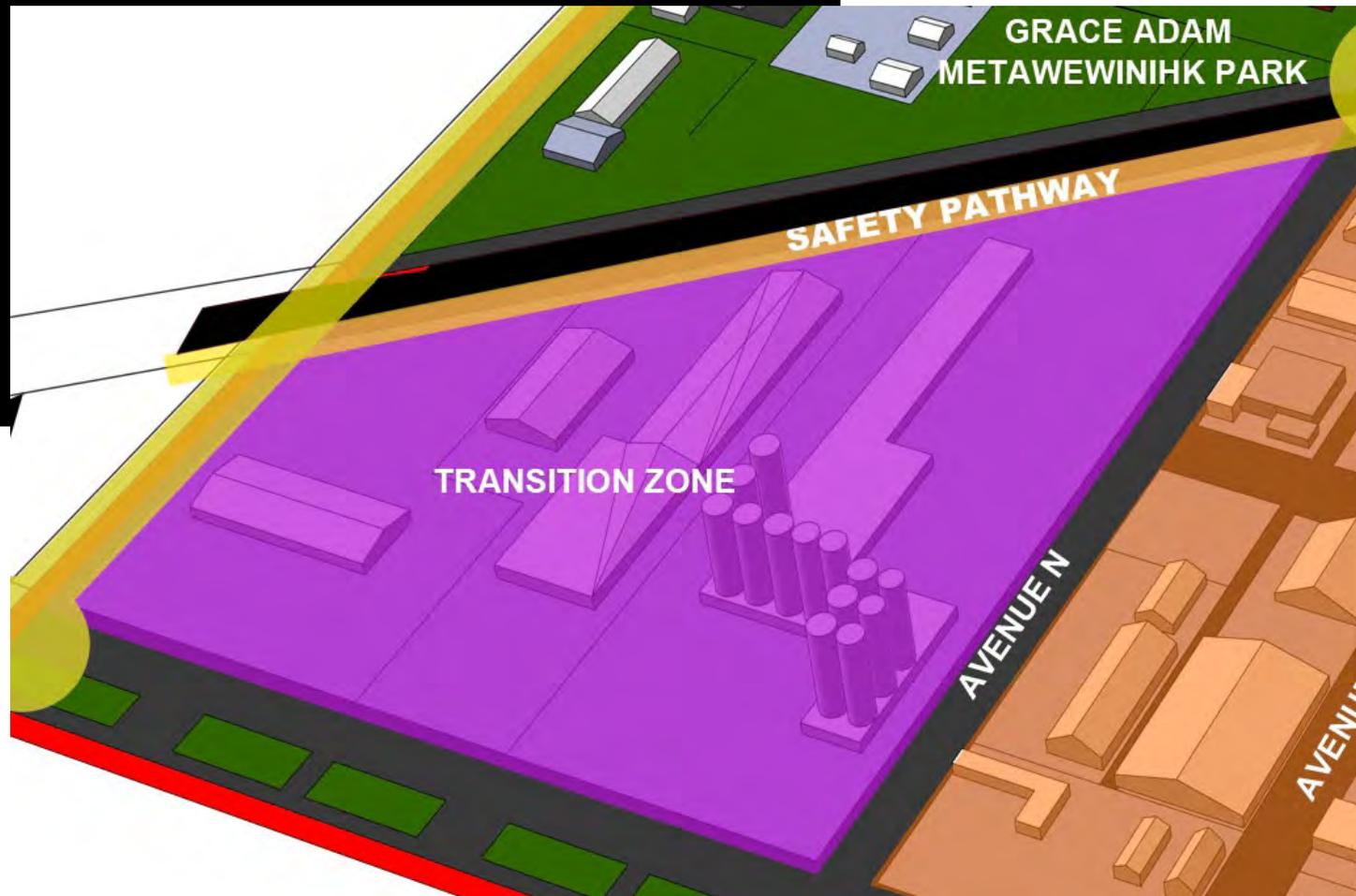
7. Land Use and Transition

INDUSTRIAL TRANSITION

The **Transition Zone** is the area bordered by 17th Street & the CP Rail tracks and Avenues N & P. Over the long-term, re-use of existing industrial properties should occur as they become available, transitioning the area from heavy industrial to uses more complementary to the surrounding neighbourhoods. Where feasible, large buildings should be re-used to showcase environmental and sustainability benefits. For example, large grain silos have been re-used around the world – thus promoting sustainability by saving such structures from demolition and the landfill. By exploring land swap and relocation options with heavy industrial users, the industrial transition process can be expedited. The majority of stakeholders involved in public consultation agreed that heavy industrial uses should not be in close proximity to residential areas.

7.1 That Planning and Development, in consultation with property owners, consider rezoning properties currently zoned heavy industrial to light industrial in The Junction in conjunction with land use and/or ownership changes.

7.2 That Planning and Development, in consultation with property owners, consider rezoning properties in the southeast corner of the Green Square (300 block of Ave K South) from IL1 (Light Industrial) to MX1 (Mixed-Use).



20TH STREET PRIORITY

20th Street is a hub of activity in The Junction, and reducing vacant sites will create a more pedestrian-friendly and cohesive form. Large vacant sites are acting as barriers to complete the street; and mixed-use commercial, office and housing should replace single family homes, underutilized single storey uses, and industrial storage sites on 20th Street.

After the release of the Riversdale Business Improvement District's Strategic Plan, a review of the B5 zoning on 20th Street should be undertaken to ensure that this zoning ensures the continued success of the commercial area and ensures desired uses are locating on the street - specifically that commercial and retail uses are promoted. Considerations should include provisions for a minimum height standard, retail at grade requirement, and creation of design guidelines.

7.3 That Planning & Development review the use of B5 zoning on 20th Street; specifically to ensure the commercial area remains vibrant, a pedestrian oriented street is maintained, and gradual densification occurs.

8. Strategic Growth

GRADUAL DENSIFICATION

The **Growth / Renewal** concept area of The Junction has the potential to transform into a vibrant pedestrian area with rejuvenated housing, specifically when done in conjunction with recommendation 7.3 - ensuring the 20th Street corridor remains vibrant. In the long-term, this area should serve as a transition, with higher-density properties closer to 20th Street transitioning to single-family dwellings towards 19th Street. In order to accomplish slightly higher density and flexibility, the R2 zoning in the majority of this area will have to be changed to accommodate multi-unit buildings.

A recurring recommendation from stakeholders in The Junction is that the City should encourage and promote the development of various housing opportunities of all types – not only affordable. Previous Local Area Plans also identified the need to address the deterioration of housing stock in the area, and the Neighbourhood Level Infill Design Guidelines will help improve residential areas by providing guidance for future individual infill projects within neighbourhoods.



8.1 That Planning & Development review the R2 zoning in the Growth / Renewal area of The Junction, with the goal of increasing density near 20th Street and rejuvenating housing in the area.

“The blessing of this area is you get to meet your neighbours everyday on the street because everyone walks.”

- Stakeholder Meeting, 2012

DECREASE VACANCY

Today, The Junction area includes approximately 62,500 square metres of vacant and underutilized space, with large tracts located along the main corridor of 20th Street. This presents a unique opportunity to transform The Junction into a lively, pedestrian-oriented space. The Vacant Lot & Adaptive Re-Use Incentive Program was created to help address these vacancy issues. While this program provides an incentive to develop vacant lots and buildings, it does not deter or penalize property owners from holding on to vacant lots and buildings. Some other North American cities utilize programs such as vacant lot and building registries, where owners of vacant buildings are required to pay a fee at regular intervals. This recoups costs for the municipality and also provides an incentive to fill the building or develop a vacant site. Under current legislation in Saskatchewan, municipalities cannot apply penalties or surcharges on vacant lots, and as a result, Planning & Development is currently investigating alternate methods and tools to discourage vacant lots.



HOUSING RENEWAL

The City's Housing Business Plan currently focuses on the creation of new attainable units. While this focus is crucial in ensuring housing remains affordable, renewing existing housing stock is not currently included in any housing programs. As such, a market housing renewal strategy would be beneficial. In addition, while stakeholders are supportive of revitalizing the area, it is important to ensure that housing opportunities continue to be available for a wide variety of income levels.

8.2 That Planning & Development examine the potential for a comprehensive market housing renewal strategy, with components that promote renovation of deteriorated housing, increase ownership, and maintain housing options for a variety of income levels.

9. *Entrepreneurship and Creative Industries*

Consultation with youth and Aboriginal groups revealed a unique concern in the area: that the majority of higher-wage employment opportunities are in areas that are difficult to access, such as the North Industrial Area. It can be difficult to access a job in the major industrial areas without a vehicle. The need for balanced growth in the Junction study area will continue to be dependent on improved and varied housing stock and increasing the opportunities for businesses to establish a presence in the area. Employment opportunities for well-paying jobs should be maintained and increased.

Concern was raised about having too many lower-wage retail jobs in The Junction, and that light industrial or manufacturing jobs play a very important role. While heavy industrial uses should be transitioned out of the area, non-disruptive and non-polluting light industrial businesses should be encouraged in certain locations, such as the Transition Zone and Industry and Artistry areas.

9.1 That Planning & Development review zoning in the area to ensure a variety of commercial, light industrial, retail, and institutional uses are permitted in the Transition Zone and Industry and Artistry areas - with the goal of providing more opportunities for better paying jobs and light industries to locate in the area.

Creative industries have been defined as those including advertising, architecture, art, crafts, design, fashion, film, music, performing arts, publishing, R&D, software, and TV and radio (Howkins, John (2001), *The Creative Economy: How People Make Money From Ideas*). By marketing and promoting The Junction as an area that appeals to creative industries, the transition away from heavy industrial can accelerate. Promoting creative and innovative industries also supports the City's Strategic Goal of Economic Diversity and Prosperity. In recent years, Saskatoon has seen a large number of entrepreneurs and investors coming to the city, and many of these visits are from those looking to expand or relocate to Saskatoon. Promoting The Junction as a place to invest fits well with the long-term development goals of the area.

9.2 That Planning & Development examine the feasibility of providing targeted incentives to encourage the development of creative industries in The Junction.

In consultation with youth and Aboriginal groups, concerns were raised about entrepreneurship - specifically, the lack of business start-up support for these groups. A business incubator in The Junction could help create an environment that facilitates business success and assists entrepreneurs through launch and start-up. While an incubator supports established businesses to grow, initiatives and programs in core areas that raise awareness about the requirements to start a business, especially home-based businesses, would be beneficial and would encourage more youth and Aboriginal people to start businesses.

9.3 That Planning & Development meet with Saskatoon Ideas Inc and local community/cultural organizations to explore the feasibility of a business incubator in The Junction, and explore programs to educate youth, Aboriginal, and immigrant groups about business creation.



Appendix 1: The Junction Priority List

At The Junction Open House, stakeholders were asked to rank the recommendations they feel are a priority - the top eight choices are listed below. The resulting priority list reveals the importance of each for stakeholders, and will be used to influence implementation decisions for The Junction Improvement Strategy.

Top Eight Recommendations

1.1: That by 2017, the Planning & Development (Urban Design) and Community Development divisions - In consultation with the Riversdale Business Improvement District and property owners - develop a plan for streetscape improvements such as banners, garbage receptacles, shelters/benches, and art placement to be installed throughout The Junction.

1.3: That Transportation the Planning & Development (Urban Design) divisions develop a plan to improve pedestrian safety at:

- a. Avenue H at 17th and 19th Streets;
- b. Avenue N at 19th Street, with improvements extending beyond the CP Rail crossing;
- c. 20th Street West at Avenue H, N, and P; and 20th Street between Avenue K and L at the CP Rail crossing; and
- d. Avenue P from 17th to 19th Street West.





Top Eight Recommendations

- 2.1:** That Planning & Development establish an owner-oriented strategy to address the problem of dilapidated and run-down properties, accessory buildings and fences in The Junction (including the commercial area) and surrounding neighbourhoods.
- 2.2:** That the Saskatoon Fire Department organize a coordinated property maintenance sweep of The Junction and surrounding areas, and consider other initiatives to increase maintenance by property owners.
- 3.1:** That the Planning & Development and Transportation divisions support the Capital Project for the design and construction of the Safety Pathway, and explore corporate/private funding opportunities for this project. In addition, a permanent name other than Safety Pathway should be chosen that is more applicable and relevant to this pathway.
- 6.1:** That the Community Services Department explore the potential for a new leisure centre, including the use of partnerships, within reasonable walking distance of The Junction. Consideration should be given to the vacant lots in the Green Square (20th Street and Avenue K).
- 6.4:** That The Junction Public Amenity Program, CHEP Good Food Inc, and Community Development work to expand urban agriculture in The Junction, through initiatives such as community greenhouses, rooftop gardens, and raised planters.
- 7.1:** That Planning and Development, in consultation with property owners, consider rezoning properties currently zoned heavy industrial to light industrial in The Junction in conjunction with land use and/or ownership changes.

Appendix 2: Public Engagement Summary

The following summary is taken from The Junction Public Engagement Results Summary Report, which includes information gathered from three planning sessions and stakeholder meetings, one-on-one interviews, and a public open house. The full report can be found at www.saskatoon.ca/go/thejunction.

Public Engagement Summary

Key stakeholders at the public input sessions would like to see a new strategy for The Junction that accommodates amenities for the growing number of both youth and seniors in this area, recognizes challenges associated with a busy rail line that bisects the neighbourhood, and vacant un-remediated sites contaminated from industrial use a generation ago. Discussion revolved around health and safety, the importance of affordable housing, but also, from some stakeholders, the importance of a strategy that also emphasizes a balance of average priced housing development in the area in order to appeal to a broad cross-section of Saskatoon residents of all income levels. Some stakeholders are concerned that social service agencies are over-represented in Riversdale and Pleasant Hill, and that this will suppress the natural rejuvenation of the area to average levels. They would like to see a new strategy balance the distribution of community outreach agencies in The Junction more proportionately throughout Saskatoon.

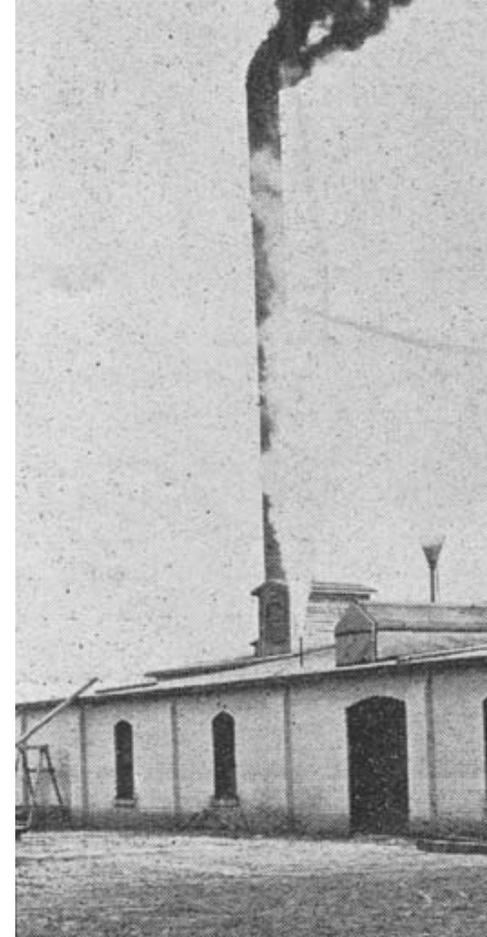
Stakeholders also talked about the challenges associated with the mix of industrial and residential development in the same area, the desire to transition heavy industrial to commercial use over time, and the connectivity challenges both within the area in terms of a lack of safe cross walks and pedestrian corridors, as well as the need for pathways, or a greenbelt, to connect The Junction to the City Centre and other neighbourhoods. The importance of having recreational opportunities in the area was also brought forward, as well as the benefits of a strategy that promotes urban agricultural policies.

Mix of Industrial and Residential Development:

Much of the input from key stakeholders regarding housing development, issues regarding the rail line, and health/safety in The Junction lead to discussion around the importance of a new strategy that recognizes the existing mix of industrial and residential uses in the area. Stakeholders believe the industrial area should be transitioned out of the neighbourhood over a 10-20 year period to give owners adequate time to adapt.

Health and Safety:

A new strategy should include provisions to ensure the health and safety of residents in The Junction community, just as it would in any community in Saskatoon. Specifically, stronger property maintenance bylaws and enforcement were seen as key to dealing with unsafe or undesirable housing.



Recreation and Culture Opportunities:

It is important to incorporate recreation, literacy, culture, and life skills opportunities into the new strategy, and some stakeholders would like to see a significant recreation centre constructed in the area.

Urban Agriculture & Community Gardens:

Some stakeholders suggest that it is important for a new strategy to incorporate provisions to promote urban agriculture. Urban agriculture is the practice of cultivating, processing and distributing food in the city. Discussions around community gardens did not include the keeping of livestock. Some participants in the stakeholder discussion groups would like to see an environment that would facilitate significantly more people getting involved with small-plot urban gardening.



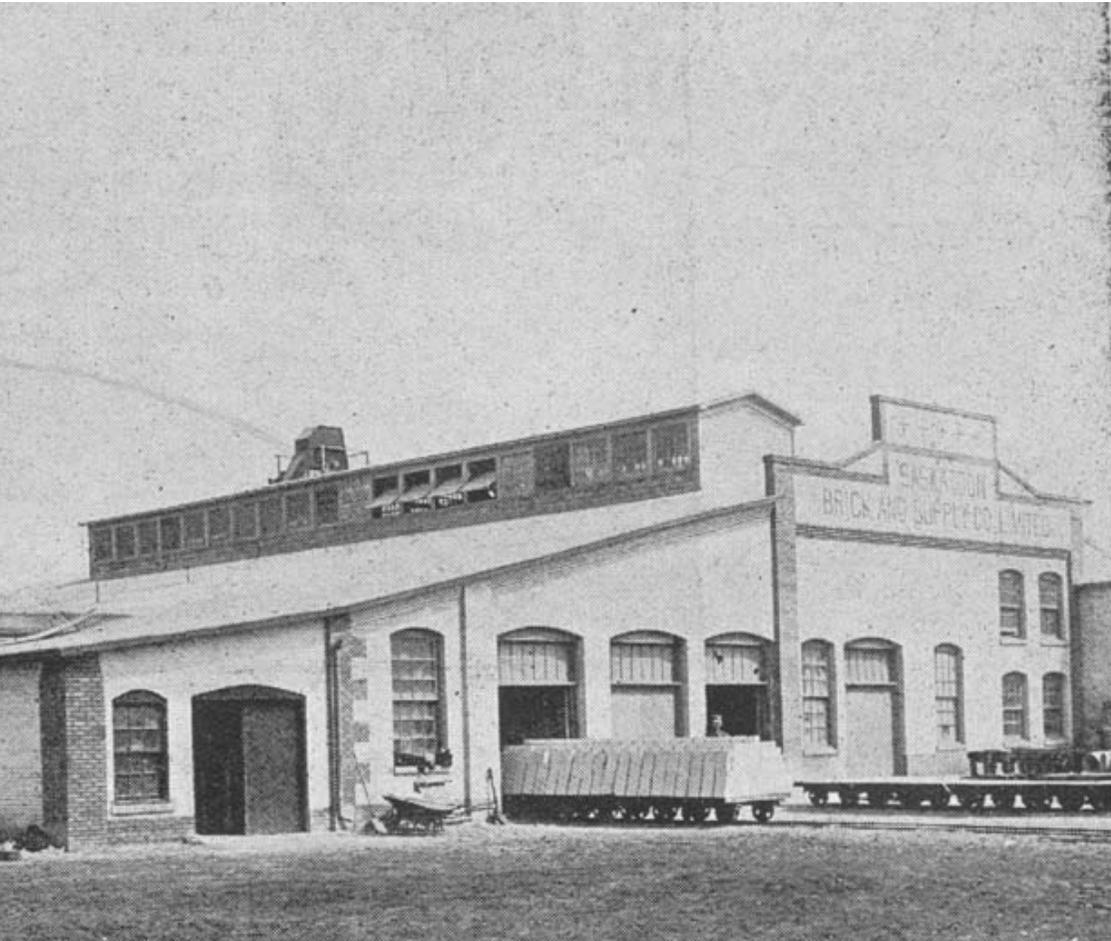
Connectivity:

Connectivity will be an important aspect of a new strategy for The Junction, both to the City Centre and to other neighbourhoods. The overriding concern from stakeholders is with the safety of people, mostly children, crossing busy corridor streets such as 20th Street to access new developments, schools and seniors centres being constructed in the area.

The other major concern in terms of connectivity and pedestrian corridors is with the CP rail line that bisects the residential neighbourhoods. Pedestrians routinely cross these tracks without the assistance of crossings. In the new strategy, some stakeholders would like to see the rail line purchased from CP and turned into a pedestrian and cyclist corridor pathway, or be used for light transit rail into the City Centre. If purchasing the rail line from CP is not feasible, stakeholders think it is important to develop a safe trail beside the active rail line.

Housing:

There was discussion in the stakeholder sessions that a new strategy for the Junction should include an emphasis on attainable housing in the area, including affordable ownership and entry-level housing for a variety of income levels. Stakeholders often suggest that there should be a balance in the new strategy in terms of the emphasis on affordable housing in The Junction; specifically that affordable housing should occur in neighbourhoods throughout Saskatoon, and average priced housing developments should occur in The Junction as well.





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