Kensington

Neighbourhood Concept Plan

WEST CANADIAN DEVELOPMENT CORP.

DUNDEE DEVELOPMENTS

City of Saskatoon

Kensington

Neighbourhood Concept Plan

(City Council passed - April 6, 2012)

Prepared by:
Land Branch
City of Saskatoon

On behalf of the Kensington neighbourhood ownership group:
Dundee Developments
West Canadian Development Corporation
City of Saskatoon

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File #4131-26-1

Schedule of Amendments

Amendment 1 - Jan 26, 2015
Map Amendment
Changes to residential land uses designations
Approved by City Council at Public Hearing

Amendment 2- September 28, 2015
Map Amendment
Changes to commercial land use designations
Approved by City Council at Public Hearing

Amendment 3 - February 29, 2016
Map Amendment
Redesign/lane removal to village centre
Approved by City Council at Public Hearing

Amendment 4 - August 29, 2017
Map Amendment
Changes to residential land use designations
Approved by City Council at Public Hearing

Amendment 5 - December 21, 2020
Map, Table and Text Amendment
Redesign of local road/Nightingale Terrace
Revised Land Use Statistics
Approved by City Council at Public Hearing

Amendment 6 - February 28, 2022
Map Amendment
Changes to residential land use designations and redesign of local road/Antonini Court
Approved by City Council at Public Hearing

Table of Contents

Executive Summary

Introduction **1**

Blairmore Sector Plan 1

The Purpose of the Concept Plan 1

Regulatory Framework **2**

Official Community Plan No. 8769 2

Zoning Bylaw No. 8770 2

Background **3**

Location 3

Land Ownership 3

Historical Resources 4

Existing Land Uses within the Neighbourhood Boundary 4

Adjacent Land Uses 6

Site Physical Characteristics 6

Phase I Environmental Analysis 7

Phase I and II Hydro-Geotechnical Analysis 8

Phase I 8

Phase II 8

The Neighbourhood Concept Plan **11**

Neighbourhood Layout 11

Village Centre 11

Village Square 12

Village Centre Neighbourhood Commercial and South Mixed-Use Area 12

Neighbourhood Entry Points 12

Housing Options 13

Residential Care Homes – Type II, Pre-Schools, and Discretionary Child Care Centres 14

Land Pre-designation Programs for Affordable and Entry-Level Housing 15

Architectural Controls 15

Municipal Reserve Dedication 17

The Park System 18

Neighbourhood Core Park..... 18
Neighbourhood Pocket Parks.....18
Linear Parks 18
District Park.. 19
Landscaped Drainage Parcels 19
Wet Storm Ponds 19
Elementary Schools and Integrated Community Centre 20
Option 1 20
Option 2 21
Integrated Community Centre..... 22
Sustainable Neighbourhood Design Elements 23
The Neighbourhood Layout 23
The Built Environment 24
Solar Analysis 25
Neighbourhood Safety Considerations 25
Infrastructure 28
Transportation 28
Mid-Block Crossings 30
Public Transit 30
Pedestrian and Cyclist Movement..... 30
Pedestrian Walkways 31
Buffers and Sound Attenuation Earth Berms..... 31
Sanitary Sewer 31
Water Supply 32
Stormwater Drainage and Sediment Control 32
Shallow Buried Utilities..... 32
Solid Waste 33
Recycling Depot..... 33
Fire and Protective Services..... 33
Snow Storage 33
Plan Implementation 34
Neighbourhood Phasing Strategy 34
The Approval Process 34

Tables

1. Land Ownership
2. Land Use Calculations
3. Municipal Reserve Dedication
4. Municipal Reserve Calculations

Figures

1. Location Plan
2. Ownership Boundaries
3. Land Use Concept Plan
4. Transportation Plan
5. Transit Plan
6. Active Transportation Plan
7. Sanitary Sewer Collection Plan
8. Water Distribution Plan
9. Stormwater Management Plan

Supporting Documentation (attached disc)

Appendix

A. Sustainable Development Guiding Principles Workbook
B. Phase I Environmental Site Assessments
C. Environmental Survey and Heritage Study
D. Phase I and II Hydro-Geotechnical Analysis
E. Traffic Impact Study
F. Pedestrian School Proximity

Appendix 2:
Figures and Tables

Figure 1: Location Plan 38
Figure 2: Ownership Boundaries. 39
Figure 3: Land Use Concept Plan. 40
Figure 4: Transportation Plan 41
Figure 5: Transit Plan 42
Figure 6: Active Transportation Plan. 43
Figure 7: Sanitary Sewer Collection Plan 44
Figure 8: Water Distribution Plan 45
Figure 9: Stormwater Management Plan 46

Table 2: Land Use Calculations. 47

REVISED

Executive Summary

The Kensington Neighbourhood Concept Plan has been developed by the City of Saskatoon Land Branch in consultation with other landowners within the neighbourhood boundary, including Dundee Developments, West Canadian Development Corporation, Lin An-Tu, and KW. Homes.

Kensington has been designed to be an attractive, walkable neighbourhood with amenities in close proximity to neighbourhood residents. The design has taken into consideration not only development within the neighbourhood boundary, but its integration with the Confederation Park and Pacific Heights neighbourhoods, the Yarrow Youth Farm/Red Willow Centre, and the Blairmore Suburban Centre.

The neighbourhood layout is intended to allow convenient access to schools, services, recreation, and transit. Neighbourhood elements such as the Village Centre, the mixed-use area at the south end of the neighbourhood, the pond areas, and linear and pocket parks will promote neighbourhood identity and provide services and convenient recreation opportunities for those living in Kensington and in adjacent neighbourhoods. This will result in a well-balanced neighbourhood in which future residents will have a variety of housing choices and convenient access to neighbourhood services and amenities.

A variety of housing forms will accommodate a wide range of lifestyle choices and various levels of housing affordability. With a housing split of 51%[1] multi-unit dwellings and 49%[1] single-unit dwellings for an overall neighbourhood density of 7.2 dwelling units per acre, the neighbourhood concept meets the goal of creating a compact urban form and a fiscally and environmentally sustainable community as expressed in the City of Saskatoon's *Official Community Plan.*

REVISED - See Appendix 2: Table 2 for Current Land Use Calculations and Statistics[1]

Neighbourhood Quick Facts[1]:

- Gross developable area: **473 ac (191 ha) or 512 ac (207 ha) including Yarrow Youth Farm/Red Willow Centre lands**
- Projected population at maximum build out: **8,299 persons**
- Projected elementary school population at full build-out: **1,132 students (peak enrolment)**
- Neighbourhood density: 7.2 units per acre or 43.3 persons per hectare
- Estimated total number of units: **3,394 units**
- Single-unit dwellings: 1,680 units
- Multi-unit dwellings: 1,714 units
- Total neighbourhood residential split: **49% single-unit and 51% multi-unit**
- Neighbourhood Parks:
  - Neighbourhood Core Park 16.50 ac (6.68 ha)
  - Linear Parks 7.30 ac (2.95 ha)
  - Pocket Parks 4.09 ac (1.66 ha)
  - Village Square 0.99 ac (0.40 ha)
  - Total Neighbourhood Park 28.87 ac (11.69 ha)
- Total neighbourhood frontage ~24,983.37 m

Introduction

This report presents a Neighbourhood Concept Plan (NCP) for the first residential neighbourhood to be developed within the limits of the City of Saskatoon's Blairmore Sector Plan. The neighbourhood is located west of the existing Confederation Park and Pacific Heights neighbourhoods, and north of 22nd Street West and the Blairmore Suburban Centre.

Blairmore Sector Plan

The Kensington lands were annexed by the City of Saskatoon on May 30, 2000, and January 1, 2005. Approved in principle by City Council on April 19, 2004, the Blairmore Sector Plan and associated Feasibility Study provide the broad conceptual plan to accommodate a population of approximately 50,000 people. On November 29, 2004, City Council adopted an amendment to the plan that included two new high schools, a recreation facility (Shaw Centre), regional retail uses, and district park development. On March 7, 2011, the Future Growth Section of the Planning and Development Branch further amended the Blairmore Sector Plan to add an additional neighbourhood west of Hampton Village, updated the servicing strategy for the Blairmore Sector, and set the boundary for the proposed Kensington neighbourhood. The proposed Kensington Neighbourhood is consistent with the boundaries and land uses identified in the approved Blairmore Sector Plan.

The Purpose of the Concept Plan

The Kensington Neighbourhood Concept Plan (NCP) and its supporting documentation establish a conceptual framework for the proposed neighbourhood. The NCP identifies the pattern of land uses and configuration of services including roadways, alternative transportation, water distribution, sanitary sewer, stormwater management, and parks. Approval of the Kensington Neighbourhood Concept Plan will enable the owners/developers to proceed with detailed design, servicing, and sale of land within this neighbourhood.

This Neighbourhood Concept Plan will:

1) provide City Council, civic administration, utility agencies, school boards, and other stakeholders with the neighbourhood layout to plan for future growth;
2) establish land use patterns and development densities for the neighbourhood;
3) establish a transportation system that will provide for convenient and safe vehicular, transit, pedestrian and cyclist movement in the neighbourhood; and
4) establish an open space framework that connects to adjacent developed areas.

Regulatory Framework

Official Community Plan No. 8769

The City of Saskatoon's Official Community Plan (OCP) is a broad range planning document that provides the policy framework to define, direct, and evaluate development in the City of Saskatoon, ensuring that development takes place in an orderly and rational manner.

Most of the land area within the boundaries of this neighbourhood is currently designated Phase II on the OCP Phasing Map. Phase II indicates areas suitable for development beyond the next five years, but within the scope of the *Official Community Plan.* After approval of the Kensington Neighbourhood Concept Plan, the developers will make an application for an OCP Phasing Map amendment to include these areas within Phase I. Including these lands within Phase I of the OCP Phasing Map will bring the land within this neighbourhood into the immediate development stream.

Zoning Bylaw No. 8770

Lands within the proposed neighbourhood are currently zoned Future Urban Development (FUD) and One-Unit Residential District (R1A (Holding)). Prior to legal subdivision, the applicable ownership group developing the site will apply to implement Zoning Bylaw amendments consistent with the approved Neighbourhood Concept Plan.

Background

Location

Kensington is located within the Blairmore Suburban Development Area, in W½-35-36-6-W3 and LSDs 3, 5 and 6 on S½-2-37-6-W3. The total area within the proposed neighbourhood is 512 acres (including the Yarrow Youth Farm and Red Willow Centre lands); developable area within the neighbourhood is approximately 473 acres (excluding the Yarrow Youth Farm and Red Willow Centre).

The neighbourhood is bound on the northeast and west by agricultural land, to the south by the existing Blairmore Suburban Centre, and to the east by the existing neighbourhoods of Confederation Park and Pacific Heights (see Figure 1 - Location Plan). These uses are outlined further below.

Land Ownership

Table 1 illustrates land ownership areas within the neighbourhood boundary.

Table 1:

Owner	**Acres**	**Percentage (%)**
City of Saskatoon	206.85	40.39
Dundee Developments	131.56	25.69
West Canadian Dev. Corp.	112.95	22.05
L.S Multani	5.00	0.98
Linh An-Tu and To Nhi Tu	3.58	0.70
KW Homes	3.33	0.65
Existing Roadways and Buffers	10.10	1.97
Yarrow Youth Farm/Red Willow Centre	38.82	7.58
Total	**512.19**	**100.00**

Kensington has three principal land owners. The City of Saskatoon owns the greatest share, located on NW¼-35-36-6-W3 and SE¼-2-37-6-W3 and a small parcel on SE¼-35-36-6-W3. Dundee Developments has acquired an interest for SW¼-35-36-6-W3 and West Canadian Development Corporation owns the remaining large parcel located on SW¼-2-37-6-W3. There are also three additional owners comprising approximately 2.5% of the neighbourhood. The remaining area within the neighborhood boundary is accounted for by existing roadways and municipal buffers (see Figure 2 - Ownership Boundaries).

Land owners within the neighbourhood will execute a land exchange agreement based on raw land ownership. The ownership areas used for this agreement will also include land area along the west edge of Kensington which will eventually be used as road widening for the Highway 7/22nd Street interchange.

Historical Resources

There were no buildings or structures of architectural or historical significance identified within the neighbourhood by the *1980 Heritage Resource Impact Assessment Study*. Similarly, no areas of archaeological or paleontological importance were identified by the study.

The S.E.¼-2-37-6-W3 was at one time planned for development. A plan dated November 14, 1911 shows a plan surveyed by Saskatchewan Land Surveyor Thomas W. Brown for a grid-style development named Deer Lodge. The subdivision plan was later cancelled.

From 1968 to 2005, Lakeshore Garden Centres owned 120 acres of the S.W.¼-2-37-6-W3, which, with the exception of 20 acres north of the Yarrow Youth Farm and Red Willow Centre, was used as the company's primary tree nursery. Harvest cycles varied and trees were commonly harvested after one to four years of growth. During harvest, no soil was removed from the land. On this section of land there remain many shelterbelts of trees including: Poplar, Manitoba Maple, Schubert Chokecherry, Preston Lilac, Russian Olive, Willow, Spruce, Balsam Fir and Carragana trees.

The Province of Saskatchewan's Ministry of Tourism, Parks, Culture and Sport confirmed that no known archaeological sites are located within the boundaries of the proposed neighbourhood. Therefore, a heritage impact assessment is not necessary and the office has no concerns with neighbourhood development proceeding.

Existing Land Uses within the Neighbourhood Boundary

Currently, the majority of land within the proposed neighbourhood boundary is used for agricultural purposes. Crops include cereals and oilseeds. There is an existing farmyard consisting of a shed and two residential properties located on SW¼-2-37-6-W3.

<u>Red Willow Centre and Yarrow Youth Farm</u>

The neighbourhood includes the Red Willow Centre and Yarrow Youth Farm within its borders. Although the two facilities are not directly associated, they share 40 acres (19.2 ha) located on the west half of LSD 4 on SW-2-37-6-W3 (adjacent and east of Dalmeny Road and north of and adjacent to 33rd Street West).

Land Branch representatives have met with representatives from the Government of Saskatchewan to discuss the possibility of purchasing the Yarrow Youth Farm/Red Willow Centre lands and relocating those uses to a new location. The Government of Saskatchewan is currently looking into its options regarding this possibility, but as of this time, no decision has

been made. Should the provincial government decide to relocate the facilities, the developers have a design plan in place to integrate these lands into the neighbourhood.

The Kensington neighbourhood has been designed to accommodate the Yarrow Youth Farm and Red Willow Centre operations should they remain in their current location. The lands are currently surrounded by mature tree rows, which create a natural buffer between these lands and the adjacent residential uses. Multi-unit sites have been placed along the east boundary of the Yarrow Youth Farm/Red Willow Centre property in order to provide future builders the opportunity to retain existing evergreen trees on some of these sites, further enhancing the natural buffer. The placement of ponds to the south of the Yarrow Youth Farm/Red Willow Centre lands will provide transitional space and access to recreational areas for residents of the neighbourhood and the Yarrow Youth Farm/Red Willow Centre. The intent of the design has not been to separate the uses or exclude the residents of the Yarrow Youth Farm/Red Willow Centre, but to provide reasonable transitional space for the benefit of the Yarrow Youth Farm/Red Willow Centre and the residents of Kensington. The programming and operations of the Yarrow Youth Farm and the Red Willow Centre are described below.

Red Willow Centre

The Red Willow Centre operates a stabilization and assessment programs for children and youth, and is administered by the Saskatchewan Ministry of Social Services, Child and Family Services Division. The centre accepts referrals for children and youth aged 9 to 15 years, with high-risk behavior and who have experienced an unstable home environment. The Red Willow Centre provides residential care for up to 16 children and youth, including both boys and girls.

The Red Willow Centre programming focuses on experiential therapy, primarily involving the care and handling of farm animals. Horses are used for equine-assisted psychotherapy and recreational riding, and orphaned lambs are sometimes taken in and cared for. Agricultural work related to the care of these animals is carried out on a daily basis by youth in the care of the facility. In the spring, summer, and fall, children and youth participate in the planting, weeding, and harvesting of a large on-site garden.

Educational programming at the centre is provided on-site through Musqua School, an accredited school program. The Red Willow Centre also provides a cultural program to build on strengths using the teachings of respected Elders.

Yarrow Youth Farm

The Yarrow Youth Farm provides care and custody to assist with reintegration of youth into society, and is operated by the Saskatchewan Ministry of Corrections, Public Safety and Policing. The youth farm is a 14 bed open custody facility for males ages 12 to 18 who have been sentenced under the Youth Criminal Justice Act but are not deemed to pose a significant risk to the safety of the community.

The Yarrow Youth Farm encourages pro-social behaviours through staff coaching, group meetings, role modelling and counselling. Specialized programs are used to positively influence

behaviours and patterns. Youth learn work skills through participation in cutting, selling and delivery of firewood for sweat lodges and fireplaces. The Transition to Employment Program assists youth with training opportunities, résumé development, job search and acquisition skills, and support following completion of custody. A cultural program assists youth with connections and participation in cultural activities, such as sweat lodges, both in the community and on-site.

To ensure continuity of services during and following custody, youth attend community schools, community employment or training programs, treatment programs, community cultural programs, community and on-site recreational programs, and planned visits with family and other support persons. All movement within the facility and the community is structured and supervised.

Adjacent Land Uses

As previously noted, the neighbourhood is bordered on the west and north primarily by cultivated agricultural land. To the east of the proposed neighbourhood are the existing Pacific Heights and Confederation Park neighbourhoods. These neighbourhoods were developed primarily in the 1970's and early 1980's, and have a combined number of dwellings totaling approximately 3,460 with a dwelling density of 5.5 units per acre for Confederation Park, and 3.8 units per acre for Pacific Heights. These neighbourhoods will be connected to the proposed Kensington neighborhood via Diefenbaker Drive which runs east-west between Confederation Park and Pacific Heights, and Centennial Drive, which is the collector roadway serving Pacific Heights.

South of the neighbourhood across 22nd Street West is the Blairmore Suburban Centre. The Blairmore Suburban Centre is a mixed-use development which includes commercial, institutional and multi-unit residential parcels as well as Tommy Douglas Collegiate, Bethlehem Catholic High School, Morris T. Chernesky Park, and the Shaw Centre.

The commercial area includes a Wal-Mart and a number of additional commercial properties ready for development. Institutional and residential uses include a hotel, and multi-unit sites. The Shaw Centre, located between the two high schools, is a civic facility housing the Hamm Fitness Centre, and an aquatic centre. The Hamm Fitness Centre includes two shared gymnasiums, a three-lane walking/jogging track and a child minding room, while the aquatic centre features a high performance competitive pool, warm-up pool, leisure pool, water slide and water toys, and spectator seating. Also included in the Shaw Centre are a cafeteria and multi-purpose meeting room.

Site Physical Characteristics

The proposed neighbourhood is located on a low relief, lacustrine, glacial lake plain. The 'knob and kettle' topography consists of 5 to 10 metres of lacustrine clay, silt and sand. The bedrock forms part of the Judith River formation, which is a major source of domestic water supply for west-central and south-central Saskatchewan.

Numerous sloughs and potholes on the land accumulate water during wet years, but remain dry in times of less precipitation. The dominant vegetation includes: Balsam poplars, Narrow leaved and Bebbs willow, Trembling aspen, Couch grass, smooth brome, white and yellow sweet clover, smartweed and alfalfa. Potholes are surrounded by Poplars, Willow, and aquatic plants during wet years. The grasses in the area have been identified as non-native. No protected, endangered or rare species of animal have been identified.

There are a number of clusters of mature evergreen trees located east of the Yarrow Youth Farm. The ownership group, in consultation with the City Administration, is examining the possibility of retaining a number of these trees, depending on final roadway alignments and grade elevations in the immediate vicinity of the these trees. The potential to retain these trees is discussed further in the Sustainable Neighbourhood Design Elements section of the report.

Currently, the dominant land use is agricultural crops, with the majority of those being cereals.

Phase I Environmental Analysis

A Phase I Environmental Site Assessment (ESA) has been completed for the proposed neighbourhood (see Appendix B on attached CD). The environmental assessment was undertaken in two parts. P. Machibroda Engineering Ltd. carried out an ESA on March 22, 2007. The study areas were LSDs 3, 5 and 6 of Sec. 2-37-6-W3. On April 1, 2007, Clifton Associates prepared an ESA for the remaining portion of the neighbourhood. The assessments identified few concerns and concluded that the site is of low overall environmental concern. No further investigations were considered warranted.

Concerns identified in the ESAs included a 50 foot by 50 foot manure storage pile which has caused ground surface staining extending approximately five feet from the manure. The staining appears to penetrate a few inches into the ground surface. An above-ground storage tank was previously located on the property; its impacts were expected to be minimal. Polychlorinated Biphenyls (PCBs) could be contained in electrical and mechanical equipment on the site. Also, ozone depleting substances (ODSs) may be present in equipment as well. It is possible that lead paint exists on some of the buildings on the land. Lastly, there is potential for the buildings on site to have Asbestos Containing Materials (ACMs) present.

In terms of site remediation, the manure pile will be dealt with through testing and removal of soil in the manure storage area in accordance with Saskatchewan Agriculture and Food Guidelines. All PCB containing equipment will be disposed of in accordance with provincial and/or federal regulations and guidelines. Lead painted surfaces will also be treated according to occupational health and safety guidelines and/or regulations. All ODS removal will be approved by certified technicians. Both ODSs and ACMs will be handled following applicable guidelines and regulations.

An Environmental Survey of the area was done by ERIN Consulting Ltd. in October 2001, with a subsequent survey in July 2002 (see Appendix C on attached CD). The survey focused on identification of potential areas or significant habitat for flora or fauna. No protected,

endangered or rare plants or animals were reported within the area of the proposed neighbourhood. A large number of sloughs with poplar and willow trees surrounding them were identified. No water was observed in any of the sloughs or potholes. This was attributable to the drought like conditions existing at the time of the survey.

An Inventory of Natural Areas Remaining in the Vicinity of Saskatoon was done in December 1992. The proposed neighbourhood was found to contain no priority for protection sites or mitigation for loss sites.

Phase I and II Hydro-Geotechnical Analysis

Phase I

A Phase I study of soil and groundwater conditions was prepared in January 2009 by Henry Perspectives (J.L. Henry P.Ag.) (see Appendix D on attached CD). The study found that the landscape absorbs much of the precipitation with drainage primarily to sloughs. No evidence of soil salinity was found. The study suggests that the direction and magnitude of vertical gradients should be analyzed in order to assess long term water fluctuations.

The study proposed that Phase II be conducted in two parts. Phase IIa should construct preliminary hydrogeological cross-sections across the area based on adjacent geologic logs and water well information. Phase IIb should include the construction of two or three nests of piezometers at depths of 20, 15, 10, 5, and 3m with Pond #1 and Pond #5 being the priority areas. Additionally, 15 to 20 piezometers at a depth of three metres should be installed, as well as two or three nests of piezometers at varied depths. These nests would be placed near ponds #1 and #3, as indicated in the report. The piezometers would indicate the current position of the water table and direction of shallow horizontal flow. The planting of alfalfa on the land to reduce the water table prior to earth work was also encouraged.

Phase II

In May of 2009, Clifton Associates Ltd. was hired to complete a hydrogeological investigation for the proposed Kensington Neighbourhood lands. The objective of the investigation was to characterize the hydrogeological conditions within the proposed Kensington neighbourhood, with particular emphasis on the potential for groundwater risks to residential basements. The scope of the investigation included: a review of the existing site, regional geologic information, and compilation of the regional geology; field drilling investigation including installation of piezometers, measurement of groundwater elevation, and measurement of soil hydraulic conductivity using response tests within the piezometers; and reporting stratigraphic cross-sections identifying the geology and a estimation of the piezometric surface at the site.

Clifton completed the hydrogeological investigation of Kensington using data collected throughout 2009, 2010, and part of 2011. Prior to the study, the five year period ending in 2009 experienced near normal rainfall. In 2010, historic high rainfall was experienced, with rainfall in April to August inclusive measured at 460 mm, more than double the normal summer rainfall (221 mm) for the same period. In response to this abnormal rainfall, water levels in the piezometers increased by 0.8 m to 2.6 m from 2009 to 2010.

For study purposes, groundwater levels measured in 2009 at the end of a normal period of precipitation were considered to be normal groundwater levels. Groundwater levels measured in 2010 and 2011 were considered to be a high groundwater level in response to an unusual precipitation event. The expected time for groundwater levels to return to normal is unknown and is dependent upon future precipitation.

Depth from surface to the normal groundwater levels throughout the neighbourhood varied from 1.5 m to 4.5 m. The shallowest groundwater levels were observed near the north east sloughs, near the Yarrow facility and near the slough in the south central areas. Deeper groundwater depths were observed in the north central and south east portions of the Site. A design groundwater level equal to the normal groundwater level measured in 2009 plus one meter to allow for general increases in water elevation resulting from development, seasonal variations and uncertainty was established. The design water level is lower than the high water levels observed in 2010 as the high water level is up to 2.6 m higher than the normal water level.

The design water table has been related to neighbourhood design grades to establish areas where shallow groundwater may be a concern with respect to development. The following Figure illustrates the depth from design grade to design water level.

The red areas are those where the depth to water is less than 1.5 m. These are primarily in the areas of the proposed storm water retention ponds which will be excavated. Orange areas are those areas where the design water level is between 1.5 m and 2.5 m below the design grade.

These areas are focused along the north east fringe, within and south of the Yarrow site and south of the south central slough. The green and blue areas are those where the estimated depth to the design water table is greater than 2.5 m.

The maximum depth of residential basements is typically 2.5 m below design grade. Basements constructed in areas where the water level is less than 2.5 m below design grade (orange and red areas) would be susceptible to groundwater infiltration into the basement subdrainage system. Therefore, mitigation in these areas of potential basement inflow is recommended.

There are three methods to mitigate potential basement seepage. The first is to raise the design grade so that the design grade is 2.5 m or more above the design groundwater table. This requires imported fill or additional excavation in other areas.

The second is to restrict the presence or depth of basements. This may be acceptable for commercial or institutional structures that normally do not have basements; however, it may be overly restrictive in residential neighbourhoods.

The third method to mitigate potential basement seepage is the provision of subsurface drainage in the orange areas that are coincident with proposed basement development. Drainage would consist of French drains installed in conjunction with the water and sewer mains to a depth of approximately 2.5 m as has recently been installed in other subdivisions. This will lower the water table at the drains however some rise in the water table away from the drains will occur. In any case, provisions of basement subdrainage, sumps and sump pumps in all basements in accordance with City of Saskatoon development policy are appropriate.

In accordance with results of the hydrogeological investigation of the proposed Kensington neighbourhood, the developers intend to expand monitoring in the west-central part of the neighbourhood where mitigation is recommended but where current data is lacking, and to continue monitoring all installed piezometers as neighbourhood development proceeds. In areas where it is determined mitigation is necessary, potential groundwater issues will be addressed either by raising grades through the addition of fill and/or by installing subdrainage.

The executive summary of Clifton’s hydrogeological investigation is included as Appendix D on the CD attached to this report.

The Neighbourhood Concept Plan

Kensington has been designed to be an attractive, walkable neighbourhood with amenities in close proximity to neighbourhood residents. The neighbourhood layout is intended to allow convenient access to schools, services, recreation, and transit. Neighbourhood elements such as the Village Centre, the mixed-use area at the south end of the neighbourhood, the wet pond areas, and linear and pocket parks will promote neighbourhood identity, and provide services and convenient recreation opportunities for residents. The inclusion of these elements will support a well-balanced neighbourhood in which future residents will have a variety of housing choices and convenient access to neighbourhood services and amenities. The Neighbourhood Concept Plan is shown on Figure 3 - Land Use Concept Plan.

Neighbourhood Layout

The overall layout of the neighbourhood is intended to promote pedestrian connectivity via sidewalks on local and collector streets, and through pocket parks and linear parks, while limiting non-local vehicular traffic and short-cutting on local streets.

The majority of medium-density housing is located along the neighbourhood collector, within the Village Centre, and in the mixed-use area at the south end of the neighbourhood. These locations were selected in order to place more residents in close proximity to neighbourhood services, parks, commercial sites, and transit routes, while minimizing traffic on local streets.

The pattern of local streets in the neighbourhood is a mix of curvilinear and modified grid, designed to enhance pedestrian connectivity while limiting vehicular short-cutting and non-local traffic on local streets. Residential cells within the neighbourhood which include integrated pocket parks are inspired by fused-grid designs which allow for the development of culs-de-sac and crescents while eliminating the need for pedestrian walkways by providing parkspace connections to facilitate pedestrian connectivity. This mix of street layouts provides for connectivity and a selection of housing options to satisfy a variety of lifestyle choices.

Village Centre

The Village Centre is the focal point of the neighbourhood modeled as a vibrant, pedestrian-oriented destination for both neighbourhood residents and those living in nearby neighbourhoods. The area includes a Village Square, sites for neighbourhood convenience shopping, and medium-density multiple-unit dwelling sites. The Village Centre will have an attractive pedestrian-oriented urban streetscape, featuring wide tree-lined medians and sidewalks with benches and decorative lighting. Medium density residential buildings in the centre will be street-oriented with parking in the rear, to create a lively, people oriented streetscape. The east-west street between the Village Square and school sites/core park will accommodate parking for residents visiting the Village Square Park and nearby shops, as well as for those attending school and/or Community Centre functions.

The Village Centre is located in close proximity to the Neighbourhood Core Park, which will include sites for two potential elementary schools and recreational facilities such as ball fields, soccer pitches, a toboggan hill, etc. Also in close proximity to the Village Centre are two large wet pond areas which link the Village Centre and Core Park with the southern mixed-use area and northern areas of the neighbourhood via the linear park system.

Village Square

The Village Square is approximately one acre in size, and will feature an enhanced landscaping treatment. In addition to grass, trees, shrubs and other vegetation, the Square will include "hard landscaping" elements such as paving stone walkways, fixed planters, decorative fencing and a signature piece such as a gazebo, sculpture, or water feature. The square will be an attractive place for neighbourhood residents to get together for informal meetings, barbeques, community events, and to relax in an attractive local setting. Examples of village squares include Willowgrove Square, and the Hampton Village Square.

Village Centre Neighbourhood Commercial and South Mixed Use Area

The Village Centre includes two small commercial sites located east of the Village Square. These sites are intended to provide small scale neighbourhood-oriented commercial services such as a coffee shop, convenience store, and/or small scale retail and institutional services such as a health care or law office. The commercial buildings are intended to be developed with at least one floor of residential units above the commercial space. The provision of the residential units will add population to the Village Centre and enhance the streetscape by improving the pedestrian scale of the buildings. These buildings will be street-oriented, and will front onto wide tree-lined sidewalks. Parking to serve the businesses will be accommodated on-street, and in parking lots located behind buildings.

The mixed-use area at the south end of the neighbourhood is intended to accommodate residential, retail, institutional (doctor's offices, veterinary clinics, personal service trades etc.) and retail uses. Sites fronting onto the main collector are intended to be street-oriented, with tree-lined sidewalks. Like those sites in the Village Centre, parking to serve the businesses will be located on-street, and in parking lots located on-site behind buildings. Parking for residential uses will be provided on site either as surface or structured parking. The neighbourhood retail and services in this mixed-use area will provide services to those within and outside the Kensington neighbourhood, and are expected to complement the larger, regionally-oriented commercial uses south of 22nd Street West in the Blairmore Suburban Centre.

Neighbourhood Entry Points

The proposed plan for Kensington includes four main entry points and three secondary access points, which connect the neighbourhood with the existing Pacific Heights and Confederation Park neighbourhoods.

Major entry points include two along 33rd Street West, one on 22nd Street West, and one on Dalmeny Road. The 33rd Street West and Dalmeny Road entry points will feature planted

buffers, medians, decorative fencing, and in some cases, neighbourhood identification signage to promote neighbourhood identity. In addition to these features intended to create attractive neighbourhood entrances, the first major entry point heading west along 33rd Street West will also include a landscaped roundabout, further enhancing visual appeal and neighbourhood identity.

Neighbourhood entrances at Confederation Drive and Diefenbaker Drive connecting the Kensington Neighbourhood to the existing Confederation Park and Pacific Heights neighbourhoods will also feature entrance treatments. Planted medians, street trees and possibly signage and/or additional aesthetic treatment will promote neighbourhood identity and calm traffic as it moves between Kensington and the existing neighbourhoods. The design of these entrances will be undertaken further as the neighbourhood grows and these areas become developed.

The neighbourhood entrance at 22nd Street West will feature a unique entrance treatment and neighbourhood identification signage, and will provide convenient access to the commercial and mixed-use areas for vehicles entering and exiting the neighbourhood.

The neighbourhood entrance along the current Dalmeny Road will be the primary access point to the Village Centre, including the Village Square, small scale commercial uses, schools, and Core Park. The alignment of this entrance has been designed to provide an attractive view towards the Village Square and the streetscaped commercial area east of the Village Square.

Traffic entering the neighbourhood via the entrance noted above will be directed north or south as they pass through a roundabout. Once through this roundabout, views to the south are of the southerly roundabout and the large neighbourhood pond south of the core park – an important aesthetic and recreational amenity for the neighbourhood. Views along the north route will be of the northerly roundabout, the interior of the neighbourhood core park and the linear park linking the wet pond to the north. The roadway layout in the Village Centre area is intended to discourage traffic entering and exiting the neighbourhood via Dalmeny Road from passing directly in front of possible school sites, thereby increasing pedestrian safety in the vicinity of the possible school sites, Core Park, and Village Square area.

Streets surrounding the Village Centre will feature separate curb and sidewalk, street trees, and planted centre medians.

The roadway layout, roundabouts, and streetscaping in this area will calm traffic and provide safe access by pedestrians, creating a walkable Village Centre that can accommodate both vehicles and pedestrians.

REVISED - See Appendix 2: Table 2 for Current Land Use Calculations and Statistics[1]

Housing Options

Kensington will offer a variety of housing forms, including detached single family homes with front-loading garages on linear blocks, culs-de-sac and crescents; traditional style narrow-lot homes with rear lanes; medium density and multi-unit housing including condominium townhouses, street townhouses, walk-up apartment-style developments, and residential units

located above street-oriented businesses. This variety of housing forms will accommodate a wide range of lifestyle choices and offer the opportunity for different levels of housing affordability.

At complete build-out, the neighbourhood will be comprised of approximately 51%[1] multi-unit dwellings and 49%[1] single-unit dwellings, resulting in a neighbourhood density of 7.2 dwelling units per acre. This density meets the goal of creating compact urban form and a fiscally and environmentally sustainable community as expressed in the City of Saskatoon's *Official Community Plan.* In comparison, older established neighbourhoods such as City Park and Nutana have densities of 8.0 and 7.4 units per acre, respectively (City of Saskatoon, 2010 Neighbourhood Profiles). Newer neighbourhoods such as Willowgrove and Stonebridge have projected built-out densities of 5.8 and 5.6 units per acre, respectively. Table 2: Land Use Calculations identifies area devoted to various housing forms, population projections, and density estimates.

As with other recently developing neighbourhoods in Saskatoon, Kensington will include areas featuring narrow single-family lots with paved rear lanes for those preferring the streetscape and character associated with two-storey homes with front porches and shorter front yard setbacks. Street townhousing sites with paved rear-lane access are also planned for locations where it is desirable to create a more pedestrian scale streetscape through shorter front yard setbacks, and street-oriented buildings.

In addition to the rear-laned housing types, a significant number of single-family lots will have the option of front street or rear-lane garage access. Many of these lots are located where new development will back onto existing lanes in the Confederation Park and Pacific Heights neighbourhoods. Existing adjacent rear lanes in these locations will be paved as new development occurs.

Residential Care Homes – Type II, Pre-Schools, and Child Care Centres

Sites within the Kensington neighbourhood have been pre-designated for development as Residential Care Homes - Type II, Pre-Schools, and Child Care Centres. A Residential Care Home – Type II is a care home in which the number of residents under care is more than five, and no more than fifteen. A Child Care Centre is a child care facility having more than eight resident and non-resident children. A Pre-School is a facility which provides a part-time program for pre-school aged children. The locations of sites for these uses have been spread throughout the neighbourhood (see Figure 3 - Land Use Concept Plan) and among various phases of development. In general, these locations are adjacent to collector streets on corner lots in order to provide access to transit service, and to mitigate any potential parking conflicts. Pre-designated lots will be offered for sale separately by tender as potential Residential Care Homes – Type II, Pre-Schools, and Child Care Centres. If not purchased for these uses, the subject lots will be returned to inventory and sold as typical single-unit lots.

Land Pre-designation Programs for Affordable and Entry Level Housing

To meet the objectives of the City's Housing Business Plan, multi-unit parcels within the neighbourhood will be selected and pre-designated for affordable and entry level housing.

Affordable housing is attainable to households that are below the Maximum Income Limits as set in the Housing Business Plan. Currently these limits are $60,000 for households with dependents and $52,500 for households without dependents. Affordable housing can be either rental or ownership.

Entry-level housing is attainable by households with incomes just above the limits for affordable housing. Households with annual incomes between $52,000 and $70,000 are typically in the entry-level market. Entry level housing is sold at price points that are attainable to this income group.

Pre-designated parcels are sold through a Request for Proposals (RFP) process to the builder whose proposal best meets the City's objective for the site (affordable or entry level housing). The sale price of pre-designated parcels is fixed by City Council at fair market value and the parcel is removed from the open tender process. If after an adequate period of time, the City fails to receive suitable proposals, the sites are returned to the Land Branch's inventory and sold through the usual process.

Architectural Controls

The proposed Kensington neighbourhood is being developed by a number of ownership groups. These owners will dictate which architectural controls and building restrictions should be placed on lots and parcels within their ownership. Discussions between owners will take place to identify architectural controls which will be complementary between various sites and the neighbourhood in general. On City of Saskatoon-developed multi-unit parcels, the Land Branch will implement architectural controls. The Land Branch will also implement some architectural controls on single-family dwellings. These controls will help to strengthen the visual integrity of the neighbourhood, establish visual harmony between different housing forms, reinforce thematic elements for certain areas, and increase customer confidence. The intent is not to dictate architectural styles, but to incorporate minimal mandatory design elements that enhance neighbourhood streetscapes.

REVISED

Table 2: Land Use Calculations

Land Use	Acres	Hectares	%	Frontage (m)	Units per acre (upa)	Units	People per Unit	Population	Elementary Student Population 0.48 SU and 0.19 MU
Residential									
Single Unit Detached Dwellings	199.769	80.844	42.2%	20,065.60	8	1,680	2.8	4,704	806
Low Density Street Townhousing	5.108	2.067	1.1%	522.47	15	77	2.2	169	15
Low Density Group Townhousing	39.640	16.042	8.4%	1,601.18	15	595	2.8	1,665	113
Medium Density Multi Unit Dwellings	17.129	6.932	3.6%	1,265.91	40	685	1.6	1,096	130
Medium Density Stacked Townhouse	6.662	2.696	1.4%	508.05	20	133	2.8	373	25
Mixed Use	11.206	4.535	2.4%	752.87	20	224	1.3	291	43
Totals	279.515	113.116	59%	24,716.07		3,394		8,299	1,132
Park									
Neighbourhood Core Parks	16.502	6.678	3.5%						
Linear Parks	7.292	2.951	1.5%						
Pocket Parks	4.092	1.656	0.9%						
Village Square	0.988	0.400	0.2%						
Total Park	28.874	11.685	6.1%						
Drainage Parcels	20.601	8.337	4.4%						
Elementary Schools / Community Centre	7.999	3.237	1.7%	267.30					
Roads									
Arterial Roads	14.517	5.875	3.1%						
Collector Roads	28.190	11.408	6.0%						
Local Roads	61.937	25.065	13.1%						
Lanes	4.154	1.681	0.9%						
Total Roads	108.797	44.029	23.0%						
Buffer and Berms	27.594	11.167	5.8%						
Grand Total	473.370	191.567	100%	24,983.37					

*Neighbourhood Density (units per gross acre)	7.2
(persons per gross hectare)	43.3
*Population	8299
*Neighbourhood Dwelling Type Split	49% Single Unit/51% Multi Unit

***Calculations above do not include development of Yarrow Youth Farm/Red Willow Centre Lands**

MR Dedication Requirements Including YYF/RWC lands	Area (acres)	Total Req'd (10%)	N'hood (6.1%)	District (3.6%)	Multi-District (0.3%)
City of Saskatoon	206.85	20.69	12.62	7.45	0.62
Dundee Developments	131.56	13.16	8.03	4.74	0.39
West Canadian Development Corporation	112.95	11.30	6.89	4.07	0.34
L.S Multani	5.00	0.50	0.30	0.18	0.01
Linh An-Tu and Tho Nhi Tu	3.58	0.36	0.22	0.13	0.01
KW Homes	3.33	0.33	0.20	0.12	0.01
Existing Roadways/Buffers	10.10	1.01	0.62	0.36	0.03
Yarrow Youth Farm/Red Willow Centre	38.82	3.88	2.37	1.40	0.12
	512.19	51.22	31.24	18.44	1.54

MR Calculations Excluding YYF/RWC	Area (acres)
Neighbourhood Area excluding YYF/RWC	473.31
Total Req'd MR Dedication (10%)	47.33
District Park MR (.36%)	17.04
Multi-District Park MR (0.3%)	1.42
Total MR Required in Kensington (.61%)	28.87
Total MR Provided in Kensington	28.87

REVISED - See Appendix 2: Table 2 for Current Municipal Reserved Calculations

Municipal Reserve Dedication

As dictated by *The Planning and Development Act, 2007*, ten percent of gross neighbourhood area must be dedicated as Municipal Reserve. In accordance with City of Saskatoon policy, 61% of the ten percent dedication has been allocated within the neighbourhood in the form of the Neighbourhood Core Park, linear parks, pocket parks, and the Village Square park.

The remaining 39% of the required ten percent Municipal Reserve dedication is located in the Blairmore Suburban Centre as District Park (36%) and Multi-District Park (3%).

Currently, the entire Kensington Multi-District and District Park requirements (18.44 acres) have been dedicated by the City of Saskatoon. Further discussions between the developers and Civic Administration will take place to determine how Multi-District and District Park municipal reserve requirements are to be met.

The Kensington Concept Plan does not currently include development within the Yarrow Youth Farm/Red Willow Centre ownership area, therefore, this area has not been included in the Municipal Reserve dedication calculations. Should the area within the Yarrow Youth Farm/Red Willow Centre area be developed sometime in the future, it will be required to provide 10% municipal reserve dedication at that time. Table 4 indicates Municipal Reserve requirements exclusive of the Yarrow Youth Farm/Red Willow Centre lands.

REVISED - See Appendix 2: Table 2 for Current Municipal Reserve Calculations[1]

Table 4: Municipal Reserve Calculations[1] (excluding Yarrow Youth Farm/Red Willow Centre Lands)

Neighbourhood Area (excluding Yarrow Youth Farm/Red Willow Centre)	473.37 acres
Municipal Reserve (MR) Dedication Required (10%)	47.33 acres
Neighbourhood Park MR Dedication (61% of the 10%)	28.87 acres
District Park MR Dedication (36% of the 10%)	17.04 acres
Multi-District MR Dedication (3% of the 10%)	1.42 acres
Total MR provided within Kensington neighbourhood	28.87 acres

Neighbourhood Park distribution is indicated in Table 5 below:

Table 5 Neighbourhood Park Distribution[1]

	Area	
Park Designation	Acres	ha
Neighbourhood Core Parks	16.50	6.68
Linear Parks	7.29	2.95
Pocket Parks	4.09	1.66
Village Square	0.99	0.40
Total Neighbourhood Park	28.87	11.69

The Park System

In addition to the Village Square described earlier in this report, the neighbourhood includes a Neighbourhood Core Park, a number of Linear Parks, and three Neighbourhood Pocket Parks. These parks are described further below.

Neighbourhood Core Park

The Core Park is located in the centre of the neighbourhood, adjacent to parcels provided for possible elementary school sites, and is approximately 16.5 acres in area, not including school site area. The Core Park will accommodate active and passive recreation, and may include such features as playground equipment, paddling pool/spray park, and/or sports fields. Decisions regarding the type of active recreation facilities provided will be decided at a later date with input from the community. The park itself will be graded predominantly flat to accommodate active recreation activities.

Neighbourhood Pocket Parks

Kensington includes three neighbourhood pocket parks, which is one more than typically provided in a single neighbourhood. Due to the elongated shape of the neighbourhood, an additional pocket park was provided to ensure all residents in the neighbourhood will be in reasonable proximity to park space. These parks are located strategically throughout the neighbourhood to provide convenient, safe access to park space and recreation activities, and are located within low-density residential areas to allow walkable access for nearby residents, particularly families with young children. The pocket parks are large enough to accommodate programmed activities such as mini soccer games, playground equipment, and/or passive recreation opportunities. The area and placement of these pocket parks is consistent with the City of Saskatoon *Park Development Guidelines*.

Linear Parks

The linear park system, in combination with the pocket parks and Core Park, are configured to provide safe, accessible, and convenient and safe pedestrian and cyclist movement through the neighbourhood. The parks system, and related pedestrian and cyclist network connects the Village Centre, mixed-use area to the south, Core Park, ponds, and designated elementary school/community centre locations. In locations where the connection of linear parks require a mid-block crossing, such as along Diefenbaker Drive which separates the two pond parcels in the centre of the neighbourhood, traffic calming measures will be implemented to enhance pedestrian safety.

The neighbourhood trails also connect the neighbourhood to the multi-use trails located in the buffer adjacent to Dalmeny Road and 22nd Street West, and to the pedestrian overpass linking the neighbourhood to the high schools, Shaw Centre, and Blairmore Suburban Centre located south

of 22nd Street West. The pedestrian and bicycle network is shown on Figure 6 - Active Transportation Plan.

In areas where the parks may be used to accommodate drainage during major storm events, the trails and recreation facilities will be designed to be above the 1-in-5 year storm event high water line.

The linear park system has been designed to meet the City of Saskatoon *Park Development Guidelines*, and does so with the exception to those guidelines relating to Linear Park width. Average linear park width is less than the guideline width of 30 metres, however, the minimum width of 20 metres has been met. By decreasing average linear park width to less than 30 metres, additional park space has been made available to provide additional space in the Core Park and Neighbourhood Pocket Parks.

The District Park

District Park Municipal Reserve allocation for the Blairmore Suburban Development Area has been previously allocated and is located south of Kensington in the Blairmore Suburban Centre. This District Park includes city-wide adult sport and recreation facilities, and the Shaw Centre. This area will be accessible to residents of Kensington via the intersection at the south end of the neighbourhood or via the multi-use pathway and pedestrian overpass accessed at the southeast corner of the neighbourhood.

Landscaped Drainage Parcels

The areas shown on Figure 3 - Land Use Concept Plan designated as Drainage Open Space include the wet ponds and parts of the Linear Park system. These areas will be used to mitigate stormwater runoff in the event of a 1-in-2 year (or greater) storm event and will be designated as Drainage Open Space parcels rather than Municipal Reserve. Although designated as Drainage Open Space parcels, the landscaping of these areas will be done to a linear park standard. In addition to managing stormwater runoff generated from within the neighbourhood, the ponds will also receive some overflow from existing neighbourhoods to the east in order to mitigate existing stormwater management issues. In those areas where drainage parcels and linear parks accommodate stormwater runoff, additional filtering and cleaning of runoff will occur as runoff is absorbed while passing over the groundcover. Any excess water not held in ponds or absorbed will be captured by catch basins and will enter the piped underground storm drainage system.

The total area in this neighbourhood dedicated to drainage parcels is 20.60 acres (4.4% of the total neighbourhood area).

Wet Storm Ponds

The neighbourhood features three “wet” storm ponds designed to hold water during normal conditions. These ponds are expected to be a major attraction and amenity for the neighbourhood. The ponds themselves will be naturalized, with aquatic vegetation along the edges to limit access and enhance each pond’s ability to filter and clean stormwater runoff.

These ponds may be used for recreation, including possible activities such as kayaking/rowing in the summer and skating in the winter. In addition to possible recreational uses, the ponds will be a major visual amenity to the neighbourhood.

Elementary Schools and Integrated Community Centre

The possible elementary schools and community centre are located in the centre of the neighbourhood adjacent to the Core Park. The school sites are approximately four acres each in size, and together will accommodate two elementary schools with integrated space for community uses. The NCP provides two options for possible school site locations as outlined below.

Option 1

Option 1 represents an integrated site, where potential Saskatoon Public and Greater Saskatoon Catholic school sites are located along the collector roadway between the Village Centre and Core Park. This location offers access to the Core Park for outdoor play space and recreation facilities. The plan below shows the location of the integrated site within the Core Park and the proposed site configuration. In this option, the schools could choose to locate together in an integrated building or build detached school buildings within each site.

Option 1

Option 2

Option 2 provides traditional separate sites where potential Saskatoon Public and Greater Saskatoon Catholic Schools are located independently. In this scenario, one school with integrated community centre space is located directly across from the Village Centre, while the other school is located on a separate site further north within the Core Park/school sites area. Both schools have access to the collector roadway for pick-up/drop-off and to the Core Park area for outdoor play space and recreation facilities. The roadway layout in this area has been designed to discourage traffic entering and exiting the neighbourhood via Dalmeny Road from passing directly in front of possible school sites, thereby increasing pedestrian safety in the vicinity of the possible school sites.

Option 2

After reviewing this NCP submission and before servicing of these areas commences, the school boards and Saskatchewan Ministry of Education will advise which school site option is preferred and identify the appropriate site area they will require for the schools, including space for childcare and community programming needs.

According to the City of Saskatoon *Official Community Plan*, integrated community centres and schools shall normally be situated within 700 metres walking distance of all homes. Due to the elongated north-south orientation of the neighbourhood, achieving the 700 metre walking distance for every household is difficult. However, with the linear park trail network leading to the Core Park walking times in the neighbourhood were reduced to a reasonable timeframe (see Appendix F on the attached CD for estimated pedestrian walking times between the school sites and various areas of the neighbourhood.

Integrated Community Centre

If schools are constructed in the Kensington neighbourhood, community programming needs will be incorporated into the designs of the schools. If a decision is made not to construct elementary schools, the City will use proceeds from the community centre levy to construct a stand-alone community centre. Further discussions between City Administration, developers, the Saskatchewan Ministry of Education and the school boards are ongoing to finalize the details of integrating community centre space within potential Kensington neighbourhood schools.

Sustainable Neighbourhood Design Elements

A sustainable neighbourhood can be achieved by addressing two levels of development: the neighbourhood layout, and the built environment. The concept planning stage primarily addresses the neighbourhood layout. For further information on sustainable neighbourhood design elements, please refer to Appendix A – Sustainable Development Guiding Principles Workbook which is included on the attached CD.

The Neighbourhood Layout

The Neighbourhood Concept Plan includes a number of elements and design features intended to enhance the sustainability of the neighbourhood from a lifestyle perspective.

The Village Centre design is intended to enhance pedestrian accessibility and reduce motor vehicle dependence by providing nearby opportunities for residents to engage in some of their commercial, social, and recreational activities within the neighbourhood, rather than requiring a vehicle to pursue these activities outside the neighbourhood.

The range of housing forms within the neighbourhood is intended to facilitate a sustainable neighbourhood life cycle that can meet the basic housing requirements of individuals and families at different stages in their lives, including varying income levels and household size.

The range of housing choices and relatively higher densities within the mixed-use area at the south end of the neighbourhood, within the Village Centre area, and along the neighbourhood collector, result in a neighbourhood with a higher overall population density than recently developed Saskatoon neighbourhoods. This relatively higher density aligns with the City-wide strategy to encourage more sustainable and compact development.

Core neighbourhood facilities (i.e. Core Park, schools, commercial and institutional sites) have been located in centralized and higher density areas in order to provide convenient access to the majority of neighbourhood residents via the linear park system, sidewalks along local streets and the neighbourhood collector. The neighbourhood has also been designed to promote pedestrian and vehicular access to neighbourhood facilities for those living in adjacent neighbourhoods to the east.

The linear park system offers the following advantages:

- The pedestrian trail network and links to external trail systems offer attractive alternatives to vehicular use;
- The accommodation of storm-event drainage;
- It allows for some lot drainage to be absorbed into the ground and plantings during normal precipitation, rather than conveying it out of the neighbourhood; and,
- Areas of potential pedestrian and vehicle conflicts have been avoided, thus encouraging pedestrian movement.

The ownership group, in consultation with the City Administration, is examining the possibility of retaining a large number of mature evergreen trees located east of the Yarrow Youth Farm property. A decision regarding the feasibility of retaining the trees will depend on required final grades in this area of the neighbourhood.

Major amenities such as schools and the Village Centre are centralized within the neighbourhood to be within reasonable walking distance of all residents.

The design and orientation of streets within the neighbourhood has taken into account access passive and active solar energy solutions (see "Solar Analysis" on the following page).

Sediment basins will be included at the outlets of all pipes that discharge into the stormwater ponds. The sediment basins will allow sediment in stormwater to settle while it is stored in the ponds prior to being released into the underground stormwater system.

The Built Environment

The ownership group will explore methods to promote the construction of environmentally sustainable buildings. There are two main ways this goal may be achieved:

Firstly, the ownership group may benefit from registered programs that are already in place whereby existing agencies manage and certify buildings based on tangible sustainable building practices. The Land Branch will explore the feasibility of offering incentives to lot purchasers to adopt registered programs in their building process and share this information with the ownership group.

Some examples of existing registered programs are:

- Energy Star qualified homes;
- R-2000 certified homes;
- LEED rating for multi-unit, institutional, commercial, and mixed-use buildings – this system of certification currently exists; and
- LEED rating for single family homes – "LEED for Homes in Canada" is a rating system that has recently been developed.

Secondly, there are non-registered sustainable building practices that lot purchasers may adopt. The Land Branch will explore opportunities to promote sustainable building practices outside of registered programs and share this information with the ownership group. Some examples include:

- Building systems that take advantage of passive and active solar gain;
- Alternative energy systems, i.e. district heating and cogeneration;
- Permeable paving materials for driveways, walkways, and patios;
- Xeriscaping for public open spaces and private yards;
- Water use reduction strategies; and
- Rainwater-capture systems.

A report outlining these opportunities in greater detail will be submitted to City Council with potential recommendations for implementation.

Solar Analysis

The design and street orientation of the neighbourhood has taken access to solar radiation into account. Where feasible, blocks have been designed in an east-west orientation to provide future homeowners with the opportunity to use solar radiation for heating, lighting, and electricity generation. Overall, 50% of single-family lots in the neighbourhood will be oriented north-south. The 50% target has been reached despite the elongated north-south configuration of the neighbourhood and numerous north-south blocks on the perimeter. In addition to the orientation of single-family lots, developers also have the potential to orient units in group townhouse sites to capture solar radiation.

Neighbourhood Safety Considerations

Neighbourhood safety and the principles of Crime Prevention Through Environmental Design (CPTED) have been a major consideration throughout the evolution of the neighbourhood design. For a detailed explanation of CPTED principles, and related neighbourhood design elements, please refer to the section on Safety in Appendix A - Sustainable Development Guiding Principles Workbook on the attached CD. A summary of some of the safety considerations incorporated into the neighbourhood layout are as follows:

- The Core Park, pocket parks, linear parks, and drainage areas offer multiple entry/exit points and provide significant sightlines to enhance visibility and natural surveillance, as well as decrease the presence of movement predictors.
- The multi-unit residential sites located in the Village Centre will ensure a large population living in the vicinity of the Village Square and commercial businesses resulting in a considerable number of “eyes on the street” during evening hours.
- Mixed-use zoning, rather than commercial zoning, will allow developers to build residential units above businesses to further encourage natural surveillance and territoriality as the residents develop a sense of ownership and responsibility for the area.
- The roundabouts will calm traffic and provide a location for the placement of artwork enhancing the community culture and creating sense of place for the neighbourhood.
- The neighbourhood access points along 33rd Street West have been located to maximize automobile driver sightlines at each intersection for the safety of pedestrians, cyclists and vehicles.
- Single-family residential lots will front along a portion of the north side of 33rd Street West across from existing homes to incorporate the development with the adjacent existing neighbourhood and create community connectivity.
- Placing single-family residential lots adjacent to existing single-family lots in Pacific Heights and Confederation Park will assist with the integration of the new neighbourhood. Existing back lanes were also extended for continuity with additional exits provided to allow for optional access and egress routes, reducing movement predictability in these areas.

- Extending Centennial Drive and Diefenbaker Drive will help to blend the new neighbourhood with the existing area and facilitate a shared sense of community among all residents. Traffic calming measures will be installed at these entry/exit points to control vehicular traffic.
- The linkage in the southeast corner of the neighbourhood provides access to the pedestrian overpass, providing users with an alternative to the intersection of 22nd Street West and Betts Avenue. Also, the single-family laned lots located to the northwest of this access point have been oriented east-west to encourage the use of local sidewalks, rather than shortcutting down the back lane.
- Street lighting will be provided along all streets and in all parks in order to enhance visibility.
- As required by the City of Saskatoon *Park Development Guidelines*, the Core Park and pocket parks are designed to have 100% visibility of the site interior from the surrounding streets.
- Corner cuts at the back of lots at park entry points were provided to enhance visibility.
- All street corners with sidewalks will have wheelchair accessible ramps, and all multi-use trails will be graded to ensure accessibility.
- All pocket parks are surrounded by single-unit homes in order to enhance natural surveillance and community cohesion.
- The pocket parks have been designed to be large enough to support organized activities.
- The modified fused grid design (single-family crescents and culs de sac centred around pocket parks) and integrated pocket parks encourage use by local residents and strengthen neighbourhood cohesion.
- The school sites and Core Park are visible from surrounding residential development and adjacent streets.
- The Core Park will include recreation facilities that will be used by students of the adjacent elementary schools during the day and by organized sport programs in the evening.
- A decorative metal fence will be constructed in all rear or side yards that back onto any park or drainage area to encourage use of the space by local residents. Fences will be designed to allow visibility into open space areas.
- No traditional pedestrian walkways have been included in the neighbourhood design. Pedestrian connectivity is provided through a system of linear parks, drainage parks, pocket parks, and roadway sidewalks.
- Linear parks will include multi-use trails for pedestrians and cyclists to ensure the entire neighbourhood is accessible.
- The pond areas will provide an opportunity to create a unique image and identity in the central portion of the neighbourhood.
- At full build-out, the neighbourhood will have a relatively high density in comparison to existing Saskatoon neighbourhoods which should increase local community capacity to support schools, businesses, and organized activities.
- The neighbourhood design has been undertaken with the intention to minimize areas of potential pedestrian and vehicle conflict. As a result, the neighbourhood has only one dedicated mid-block pedestrian crossing (connecting the central ponds). Traffic calming measures will be implemented at this location during roadway design and construction.

- As the neighbourhood is developed, neighbourhood safety will be periodically reviewed. A few of the elements that will be assessed during later stages in the neighbourhood's development include park development, drainage areas, and streetscaping.

Infrastructure

Transportation

The neighbourhood road layout connects to the City's existing road network and to the proposed road network for the Blairmore Sector Plan. As shown on Figure 4 - Transportation Plan, the neighbourhood will be bound on the north end by the realigned 33rd Street West, along the west boundary by the existing Dalmeny Road, and by 22nd Street West on the south side. At build-out, the primary access points to the neighbourhood will be 22nd Street West at the south end of the neighbourhood, and the intersection along the future major arterial (currently Dalmeny Road) along the west boundary of the neighbourhood.

The neighbourhood entrance points along 33rd Street West and Dalmeny Road will have widened rights-of-way along the first section of roadway to accommodate planted buffer strips along both sides, and a centre median. The main entrance point along 33rd Street will feature a landscaped roundabout. These treatments will provide attractive entrances to the neighbourhood, and provide an opportunity to enhance neighbourhood identity through the placement of neighbourhood identification signage.

The neighbourhood connects to the existing Confederation Park and Pacific Heights neighbourhoods via access points at Diefenbaker Drive and Centennial Drive. This connectivity will provide convenient pedestrian and vehicular access to services, parks, and other amenities located within Kensington to those living in adjacent existing neighbourhoods. The Developers and the City's Transportation Branch have proposed a number of traffic calming initiatives along Diefenbaker Drive and Centennial Drive in order to mitigate potential traffic impacts on both streets as a result of the development of the Kensington Neighbourhood. These traffic calming initiatives include the addition of corner bulbing, centre pedestrian islands, textured crosswalks, amber flashing beacons, pedestrian actuated signals and traffic signals at varied locations along Diefenbaker Drive and Centennial Drive. Diefenbaker Drive and Centennial Drive will transition from Arterial and Collector status respectively, to Collector Class 'A' status upon entering Kensington. These entrance points will include a narrowing of the roadway and median extensions intended to calm traffic, enhance the streetscape, and reduce their appeal as through-traffic streets.

The main neighbourhood collector runs north-south through the centre of the neighbourhood, extending to the access points outlined above. With the exception of those sections at the neighbourhood entrances, and around the perimeter of the Village Centre, this collector will be a Class 'A' Collector roadway as categorized by the City's classification system. This collector will have a 22 metre wide right-of-way and a pavement width of 12.2 metres accommodating one lane of traffic in each direction with on-street parking along both sides. Sidewalks along the collector will be separated from the pavement surface by a planted boulevard. Those sections of the collector roadway surrounding the Village Centre will feature a 28 metre right-of-way with five-metre wide medians along the section east of the Village Centre, and a 31 metre right-of-way with eight-metre wide medians along those sections running north and south of the Village Centre. These eight-metre wide medians are not required by the Transportation Branch, but have

been planned for these streets in order to provide enough space for centre median tree planting in areas where turning lanes to access multi-unit parcels in the Village Centre would result in medians too narrow to accommodate trees.

Major local streets within the neighbourhood (over 500 metres long), classified as Local Class 'A' will have a right-of-way width of 18 metres with a 10 metre paved surface. Minor local streets (under 500 metres long, Local Class 'B') will have a right-of-way of 16 metres with a 10 metre paved surface. Culs-de-sac (Local Class 'C') will have a right-of-way of 15 metres and a nine-metre paved surface. All streets will have a curb-and-gutter cross-section with stormwater drainage provisions. All local streets will have an attached curb and sidewalk.

The realignment of 33rd Street West will continue to have frontage (lots directly facing the street) as it curves to the north, extending the existing functionality and character of 33rd Street West until the first intersection accessing Kensington. Existing homes located on that section of 33rd Street West south of the re-aligned 33rd Street West will have access to 33rd Street West via an extension of Steeves Avenue which intersects 33rd Street West, or by exiting east-bound via the existing street. This section of street (formerly part of 33rd Street West) will provide one-way eastbound access to 33rd Street West. A buffer will be constructed at the east end of this street in order to narrow the street and limit traffic to the east-bound direction only.

Westbound after the first neighbourhood entrance along 33rd Street West, frontage will be replaced by non-frontage development (buffers and berms will be located along both sides of the street between the rear lot lines and the roadway). Speed limits along non-frontage sections of this roadway will be 70 km/h, transitioning down to 50 km/h along that section with frontage (homes directly facing the street). The intersection at this location will feature a landscaped roundabout which will help to slow east-bound traffic and establish a transition between the frontage and non-frontage sections of roadway. Pathways will also connect the non-frontage sections of roadway to sidewalks located along areas with frontage. New lots fronting 33rd Street West will have rear lane access. The re-aligned 33rd Street West will also include a 5 metre-wide planted centre median.

The pattern of local streets in the neighbourhood is designed to accommodate local traffic and pedestrian connectivity while limiting vehicular short-cutting and non-local traffic on local streets. In general, the street layout is a mix of curvilinear and modified grid layout. Those residential cells within the neighbourhood which include integrated pocket parks are inspired by fused-grid designs which allow for the development of culs-de-sac and crescents while eliminating the need for pedestrian walkways through the provision of parkspace to facilitate pedestrian connectivity. This mix of street layouts provides for connectivity and the development of a mix of housing types to satisfy a variety of lifestyle choices.

A Traffic Impact Study (TIS) has been completed for the neighbourhood, and is included as Appendix E on the attached CD. The results of the TIS indicate that downstream impacts of the Kensington neighbourhood are expected to be minimal, however, there are expected to be some impacts on Level of Service (wait times) along 33rd Street West at the Circle Drive interchange and the intersection of Diefenbaker Drive and Centennial Drive. To address these impacts, the developers are currently in discussions with the Infrastructure Services Department to extend

Claypool Drive up to Dalmeny Road to help alleviate impacts on Level of Service at the noted locations. Traffic lights will be installed at the intersection of Centennial and Diefenbaker.

Mid-Block Crossings

There is one mid-block crossing within the neighbourhood, the location of which is shown on Figure 6 - Active Transportation Plan. This crossing separates the two central ponds and will have traffic calming measures such as bulbing or raised crosswalk, and plantings to direct movement and enhance pedestrian safety.

Public Transit

As part of the neighbourhood design process, the Land Branch met with the Transit Services Branch to include their requirements and standards into the design. Preliminary transit routes provided indicate that transit service will be available along most sections of the main neighbourhood collector and along 33rd Street West, and entering the neighbourhood at the most easterly entrance. The routes will place most neighbourhood residents within 450 metres of a transit stop. Furthermore, the design of the neighbourhood is intended to support transit ridership by placing the majority of medium-density multi-unit dwellings in close proximity to the main collector, the majority within 250 metres of a transit stop. The placement of higher density residential developments in close proximity to transit service is intended to reduce dependence on automobile use and increase transit ridership. Preliminary transit routes are shown on Figure 5 - Transit Plan.

Pedestrian and Cyclist Movement

The proposed design for Kensington has an extensive pedestrian and bicycle movement network. In addition to the street and sidewalk layout, which has been designed to promote connectivity while minimizing automobile traffic on local streets, the neighbourhood features linked linear parks and Core Park, and neighbourhood pocket parks which are sited to provide pedestrian links. The connectivity created by the block layout, and the linear, pocket, and Core Parks are intended to increase the number of biking and walking routes available and shorten walking distances and times throughout the neighbourhood. Appendix F (on attached CD) to this report illustrates estimated walking times between proposed possible school sites, and the rest of the neighbourhood. The linear park network runs in a north-south direction through the centre of the neighbourhood, linking various housing forms, services, and amenities. The pathways within this network will provide an alternative to using the collector street and local roadways for pedestrians and cyclists to reach neighbourhood amenities and will also be an ideal setting for walking and riding for recreation.

The neighbourhood pedestrian and cycling network will connect to the existing City of Saskatoon Bicycle Shared Use On Road Cycling Lane on John A. McDonald Road, and the Multi-Use Off-road Path Network along 22nd Street West. The Multi-Use Path will connect at the southeast corner of the neighbourhood, where it also connects to the pedestrian overpass crossing 22nd Street West, linking the neighbourhood to the two new high schools, Shaw Centre

and commercial areas of the Blairmore Suburban Centre. New pathways are also planned along the south boundary of the neighbourhood, within the buffer or right-of-way along the west boundary of the neighbourhood, and along the south side of the re-aligned 33rd Street West. These pathways will increase future connectivity of the neighbourhood not only to existing areas, but to future neighbourhoods to the west and north. The neighbourhood pedestrian and cyclist network is shown on Figure 6 - Active Transportation Plan.

Pedestrian Walkways

Recently, some walkways in existing neighbourhoods have created problems for nearby and adjacent homeowners, prompting City Council to consider a number of walkway closures. In this neighbourhood, roadways, trail networks, and residential cells and blocks were designed with pedestrian connectivity in mind. Pedestrian connectivity is provided through the linear park system, via the Core Park, pocket parks, and neighbourhood sidewalks. The fused-grid inspired design of residential cells centered on pocket parks will accommodate pedestrian connectivity without the need for the type of walkways which have recently been subject to applications for closure.

Buffers and Sound Attenuation Earth Berms

The neighbourhood will have a 30-metre wide buffer strip and sound attenuation berm along 22nd Street West, along the most westerly section of 33rd Street West where there are no fronting properties, along Dalmeny Road. The berms will be planted with grass seed and may include tree plantings where appropriate. The buffer strips and/or rights-of-way along 22nd Street West and Dalmeny Road will also include a multi-use pathway for pedestrians and cyclists. This will link the neighbourhood to 22nd Street West, the Blairmore Suburban Centre, and future neighbourhoods to the north and west.

The earth berms will satisfy sound attenuation requirements as administered by the City of Saskatoon Infrastructure Services Department. The construction of sound attenuations walls in these locations is not anticipated to be necessary.

Sanitary Sewer

The existing sanitary sewer infrastructure does not have sufficient capacity to service any new neighbourhoods in this area of the city. Due to this servicing constraint, a new lift station and force main is currently under construction to bypass sewage to the Marquis Industrial sanitary trunk system located in the north end of Saskatoon. In addition to new neighbourhood flows, this lift station has been sized to accept redirected flows from other existing west-side neighbourhoods with the intention of freeing up capacity for future infill development.

The main sanitary trunk line for Kensington will extend from 22nd Street West to the new 33rd Street West alignment (see Figure 7 - Sanitary Sewer Collection Plan). This line will pick up sanitary flows from the Blairmore Suburban Centre, as well as redirected flows from the existing Parkridge and Fairhaven neighbourhoods. The internal sanitary network will flow by gravity

into the main line which in turn carries the flow from the south (22nd Street West) to the proposed lift station located in Blairmore Neighbourhood 2, north of Confederation Park and west of Dundonald.

Water Supply

The internal water network in the neighbourhood will be a looping system that meets the City of Saskatoon servicing guidelines for appropriate water pressure and fire hydrant flow. A 300mm water main will extend north from 22nd Street West along the central collector roadway alignment and connect to an existing main of the same size on the northwest side of Dundonald (see Figure 8 - Water Distribution Plan). Other connections to the existing system are proposed at Centennial Drive, Diefenbaker Drive, and 33rd Street West locations. The remainder of the internal water network will consist of 150mm-200mm mains with hydrants separated by no more than 140 metres.

Stormwater Drainage and Sediment Control

The stormwater management system for this neighbourhood consists of a network of underground storm pipes and three separate stormwater storage basins (see Figure 9 - Stormwater Management Plan). During regular precipitation conditions, rainwater that does not get absorbed by open spaces is channeled overland to catch basins where it enters the piped system and is directed to the stormwater ponds. Each pond will maintain a normal operating level and, under extreme rainfall events will regulate the discharge into the existing west-side storm infrastructure. The three new ponds will also provide some relief to the adjacent neighbourhoods during more intense rainfall events. Modeling estimates indicate that during a 1:100 year storm event 8,100 cubic metres or 8,100,000 litres of stormwater will be surcharged to the wet ponds in Kensington from the existing west-side neighbourhoods. The associated land area required for this temporary storage is estimated to be approximately 0.45 hectares. All ponds will connect to the Diefenbaker storm trunk system. Approximately 1,200 metres of storm pipe will need to be upgraded within the Confederation Park area.

Sediment basins will be included at the outlets of all pipes that discharge into the stormwater ponds. These basins will trap heavier sediments before the stormwater migrates into the larger pond area where further sedimentation will occur. This process results in the excess water that enters the west-side system and eventually the South Saskatchewan River being cleaner than when it entered the stormwater ponds.

Shallow Buried Utilities

Shallow buried utilities include electricity, natural gas, street lighting, telephone, and cable television. The respective service providers (SaskPower, SaskEnergy, Saskatoon Light and Power, SaskTel, and Shaw Cable) will extend these services into this neighbourhood. Suitable easements will be granted prior to titles being transferred from the ownership group to lot purchasers.

The neighbourhood is located within the SaskPower electrical franchise area. As with all new neighbourhoods, Saskatoon Light and Power will be responsible for all street and park lighting in this neighbourhood.

Existing 70kv overhead power lines along 33rd Street West and adjacent to the existing neighbourhood of Pacific Heights will require relocation to accommodate planned development. Further discussions with SaskPower and the other utilities are required to facilitate the relocation of these lines.

SaskEnergy will require a new gas regulator station to service Kensington. Further discussion will take place to determine the appropriate location for the facility within or immediately outside the neighbourhood.

Solid Waste

The garbage collection for all residential single-unit lots will be from the front street, including those lots with rear lanes. All multi-unit sites, other than the street townhousing sites, will be required to have their own waste disposal collection bins on site. Street townhousing sites will be served with individual waste disposal bins located in the rear lane.

Recycling Depot

The Meadowgreen Recycling Depot located near the intersection of 22nd Street West and Witney Avenue will serve the new neighbourhood. As the Blairmore Suburban Development Area grows, the City of Saskatoon Environmental Services Branch may decide it is necessary to establish a new recycling depot in the area. The adjacent Blairmore Suburban Centre would be the likely location for a suitable site.

Fire and Protective Services

This neighbourhood will be served by Fire Hall Station No. 2 (3111 Diefenbaker Drive), and Fire Hall No. 9 currently planned in Hampton Village. The proximity of these firehalls will ensure this neighbourhood meets Fire and Protective Services response guidelines.

Snow Storage

Adequate snow storage space will be provided on each side of the road within the rights-of-way for snow clearing from the road surface. Snow will also be stored on central medians that are located in the Village Centre and at the neighbourhood entrances.

Plan Implementation

Neighbourhood Phasing Strategy

The phasing strategy for this neighbourhood is planned to commence in the north part of the neighbourhood, and proceed south as development occurs and infrastructure servicing is extended. However, it is conceivable that the Kensington neighbourhood ownership groups could arrive at a financing arrangement with the City of Saskatoon Infrastructure Services Department that would allow for the extension of underground services and subsequent development in southern parts of the neighbourhood earlier in the development timeline.

The extension of services along 33rd Street West to serve Kensington will include the servicing of lots along the north side of 33rd Street. Once serviced and subdivided, these lots will be sold along with Kensington Phase I lots. These lots will eventually be part of the second neighbourhood developed within the Blairmore Sector.

The ownership group will be entering into discussions regarding a land exchange. These negotiations will involve an equitable re-allocation of land to ensure all owners are aware of the holdings/parcels they will retain, as well as the areas they must contribute to other members of the ownership group in order to balance the various dedications of land.

During the build-out of the neighbourhood, evolving market and servicing considerations may necessitate changes to the phasing strategy. This situation would require the approval of relevant stakeholders.

The Approval Process

The Kensington Neighbourhood Concept Plan was prepared in order to obtain the support of City Administration and City Council for the ownership group to develop the first residential neighbourhood in the Blairmore Suburban Development Area. An approved Neighbourhood Concept Plan meeting the requirements of *The Planning and Development Act, 2007* is required by the City of Saskatoon *Official Community Plan* prior to proceeding with neighbourhood development.

The approval process for the Neighbourhood Concept Plan began in December 2009 with the first submission to the Planning and Development Branch. In assessing the application, the Development Review Section has undertaken the following:

- Circulation of the NCP to stakeholders for comment;
- Open house public consultation information meeting;
- Report to the Municipal Planning Commission;
- Report to the Technical Planning Commission;

- Report to the Planning and Operations Committee; and
- Conduct a public hearing at City Council.

An open house for the proposed Kensington Neighbourhood was held on June 23, 2010 at Confederation Park School in the Confederation Park Neighbourhood. Attendance at the open house was estimated at approximately 125 people. Comments collected at the open house were generally positive towards the proposed neighbourhood. Some concerns, primarily associated with traffic safety were received.

A further open house was held on May 19, 2011 in the Lester B. Pearson School. Approximately 110 persons were in attendance at this open house. Comments received at the two open houses have been taken into account in proposing measures to address pedestrian/traffic safety within the proposed development and in adjacent neighbourhoods.

Following the May 19, 2011 meeting some area residents continued to express concerns over traffic and pedestrian safety due to the proposed Centennial Drive and Diefenbaker Drive connections to the Kensington Neighbourhood. To address these concerns, a third open house was held on January 11th, 2012 in the Tommy Douglas Collegiate Community Gymnasium. The intent of this meeting was to provide area residents with information on additional traffic calming initiatives planned for Centennial Drive and Diefenbaker Drive and to provide area residents with information on a traffic analysis conducted for Centennial Drive and Diefenbaker Drive. There were approximately 80 people in attendance at the open house. While some concerns still remained over the Centennial Drive and Diefenbaker Drive connections, the response received from area residents was generally positive.

Upon adoption of the Neighbourhood Concept Plan by City Council, the ownership group will proceed with the development of this neighbourhood.

The following documents are available on either the attached disc, or the City of Saskatoon - Land Branch webpage (go to L for Land and once there, look to the *left hand side navigation menu* and click on Kensington Neighbourhood Concept Plan)

Supporting Documentation

Appendix

A. Sustainable Development Guiding Principles Workbook
B. Phase I Environmental Site Assessments
C. Environmental Survey and Heritage Study
D. Phase I and II Hydro-Geotechnical Analysis
E. Traffic Impact Study
F. Pedestrian School Proximity

APPENDIX 2:
Figures and Tables

Figure 1: Location Plan 38
Figure 2: Ownership Boundaries. 39
Figure 3: Land Use Concept Plan. 40
Figure 4: Transportation Plan 41
Figure 5: Transit Plan 42
Figure 6: Active Transportation Plan. 43
Figure 7: Sanitary Sewer Collection Plan 44
Figure 8: Water Distribution Plan 45
Figure 9: Stormwater Management Plan 46

Table 2: Land Use Calculations. 47

Kensington

Location Plan
Figure - 1

File: 4131-26-1 Date Saved: October 14, 2011 F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 1 - Location Plan

Kensington

Ownership Boundaries
Figure - 2

File: 4131-26-1 Date Saved: October 14, 2011 \\Vsx1b70x\Filing\Land\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 2 - Inside Neighbourhood

Figure 3:

KENSINGTON LAND USE CONCEPT PLAN

LAND USE MAP
LAST AMENDED
FEBRUARY 28, 2022

Kensington

Figure 4: Transportation Plan

A Current Figure is Not Available
See Figure 3: Land Use Concept Plan for Current Road Network

File: 4131-26-1 Date Saved: October 5, 2011 F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 4 - Transportation Plan

Kensington

Figure 5: Transit Plan

A Current Figure is Not Available

See Figure 3: Land Use Concept Plan for Current Road Network

File: 4131-26-1 Date Saved: October 14, 2011 F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 5 - Transit Plan

Kensington

Figure 6: Active Transportation Plan

A Current Figure is Not Available

See Figure 3: Land Use Concept Plan for Open Space Layout

File: 4131-26-1 Date Saved: October 11, 2011 F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 6 - Active Transportation Plan

Kensington Figure 7: Sanitary Sewer Collection Plan

A Current Figure is Not Available

See Figure 3: Land Use Concept Plan for Current Road Network

REVISED

File: 4131-26-1 Date Saved: September 28, 2011 F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 7 - Sanitary Sewer Design

Kensington Figure 8: Water Distribution Plan

A Current Figure is Not Available
See Figure 3: Land Use Concept Plan for Current Road Network

REVISED

Date Saved: September 28, 2011

F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 8 - Water Design

Kensington Figure 9: Stormwater Management Plan

A Current Figure is Not Available
See Figure 3: Land Use Concept Plan for Current Road Network

File: 4131-26-1 Date Saved: September 27, 2011 F:\Land\Projects\Kensington\4 Digital Drawings\Design\Current Design\3rd Submission\Attachment dwgs\Figure 9 - Stormwater Design

Table 2: Land Use Calculations

Land Use	Acres	Hectares	%	Frontage (m)	Units per acre (upa)	Units	People per Unit	Population	Elementary Student Population 0.48 SU and 0.19 MU
Residential									
Single Unit Detached Dwellings	199.646	80.794	42.2%	20,181.84	8	1,688	2.8	4,726	810
Low Density Street Townhousing	5.108	2.067	1.1%	522.47	15	77	2.2	169	15
Low Density Group Townhousing	39.640	16.042	8.4%	1,601.18	15	595	2.8	1,665	113
Medium Density Multi Unit Dwellings	17.129	6.932	3.6%	1,265.91	40	685	1.6	1,096	130
Medium Density Stacked Townhouse	6.662	2.696	1.4%	508.05	20	133	2.8	373	25
Mixed Use	11.206	4.535	2.4%	752.87	20	224	1.3	291	43
Totals	279.391	113.066	59%	24,832.31		3,402		8,321	1,136
Park									
Neighbourhood Core Parks	16.502	6.678	3.5%						
Linear Parks	7.292	2.951	1.5%						
Pocket Parks	4.092	1.656	0.9%						
Village Square	0.988	0.400	0.2%						
Total Park	28.874	11.685	6.1%						
Drainage Parcels	20.601	8.337	4.4%						
Elementary Schools / Community Centre	7.999	3.237	1.7%	267.30					
Roads									
Arterial Roads	14.517	5.875	3.1%						
Collector Roads	28.190	11.408	6.0%						
Local Roads	62.223	25.181	13.1%						
Lanes	4.154	1.681	0.9%						
Total Roads	109.084	44.145	23.0%						
Buffer and Berms	27.421	11.097	5.8%						
Grand Total	473.370	191.567	100%	25,099.61					

*Neighbourhood Density (units per gross acre)	7.2
(persons per gross hectare)	43.4
*Population	8321
*Neighbourhood Dwelling Type Split	50% Single Unit/50% Multi Unit

***Calculations above do not include development of Yarrow Youth Farm/Red Willow Centre Lands**

MR Dedication Requirements Including YYF/RWC lands	Area (acres)	Total Req'd (10%)	N'hood (6.1%)	District (3.6%)	Multi-District (0.3%)
City of Saskatoon	206.85	20.69	12.62	7.45	0.62
Dundee Developments	131.56	13.16	8.03	4.74	0.39
West Canadian Development Corporation	112.95	11.30	6.89	4.07	0.34
L.S Multani	5.00	0.50	0.30	0.18	0.01
Linh An-Tu and Tho Nhi Tu	3.58	0.36	0.22	0.13	0.01
KW Homes	3.33	0.33	0.20	0.12	0.01
Existing Roadways/Buffers	10.10	1.01	0.62	0.36	0.03
Yarrow Youth Farm/Red Willow Centre	38.82	3.88	2.37	1.40	0.12
	512.19	51.22	31.24	18.44	1.54

MR Calculations Excluding YYF/RWC	Area (acres)
Neighbourhood Area excluding YYF/RWC	473.31
Total Req'd MR Dedication (10%)	47.33
District Park MR (.36%)	17.04
Multi-District Park MR (0.3%)	1.42
Total MR Required in Kensington (.61%)	28.87
Total MR Provided in Kensington	28.87

TABLES LAST AMENDED DECEMBER 21, 2020