

Montgomery Place LAP Meeting #3
Neighbourhood Boundary/South West Sector Plan Meeting
St. Dominic School Gym
3301 Dieppe Street
September 17, 2015
7:00 pm

Attendees: Barb Biddle, Lorna Chapman, Brian Dent, Donna Dent, Wendy Evers, Jessica Leith, Fred Ozirney, Mike Peace, Doug Siemens, Lalena Simon, Marjie Tucker, Diane Cross, Allan Potter, Agnes Scotland, Ed Friesen, Pat & Steve Elliott, Linda Slough, Linda Klassen, Jim Rosen, Sherri Buckle, Vernon & Darlene Sane, Edna Silverthorn, Lenore & Kelly Howey, Becky Arthurs, Rob McKellep, Dion Bride, Irv Stevens, Ruth Stevens, Barb McAllister, Jim McAllister, Jim & Eleanor Tarasoff, Gord Gillespie, Jessica Leith, Leanne Hahn, Bill Weir, Zenia Gabrush, Deanna Larson, Barry Larson, Janice & Mike Peace, Dale & Gwen Wuschke, Leslee Newman, Wendy Rosen, Katie Rosen, B.&M. Davenport, John Hyde, Darlene Wingerall, Suzanne Curtis, Gordon Curtis, Helen Meredith, John Meredith, Myron Swityle, Rick Strouts, Rosalyn Kirkham, Kelly Snow, Harley Alton, Don & Donna Selinger, Wally Penner, Walter Katelnikoff, Baren Bent, Pat Lorje – City Councillor, Konrad Andre - Senior Planners, Ellen Pearson - Planner, Chris Schultz & Terry Fusco - Long Term Planners, Shirlene Palmer – Recording Secretary

1. Welcome, Introductions & Agenda

Meeting called to order at 7:00 p.m.

Konrad Andre introduced himself as the facilitator of the Montgomery LAP and welcomed everyone to the first Montgomery Local Area Plan (LAP) meeting of the fall. Thank you to St. Dominic School for hosting the meeting.

Councillor Pat Lorje Comments

Of all the LAP meetings she has been part of in various neighbourhoods this is the one with the greatest attendance. She has heard many people describe Montgomery as "little prairie oasis surrounded by an industrial desert." What can be done to improve the quality of life in Montgomery Place? There are over 70 trains on any given day that go through the city and we are working on getting some solutions. She is meeting with CN management next Friday to begin discussions of what type of short and long term solutions can be worked out. She realizes there are not quick solutions but need some operational changes in the short term and possibly an overpass/flyover built for a long term plan.

Please contact her with any thoughts you may have. She also noted in case anyone was wondering, a Shell gas station is being built at the corner 11th Street and Dawes Avenue.

2. Draft Vision Statement

What is a Vision?

- Describes where the neighbourhood is today and where residents would like it to go in the future. It is a picture of what you want your community to be in the future and builds on the strengths of the community.

Why is a Vision important?

- Provides direction for the LAP
- Goals and Values flow from the Vision
- A Vision provides inspiration and a framework for our planning work

At the meeting in May an exercise was done where we asked:

“Montgomery Place has been...”

“Montgomery Place is...”

“Montgomery Place will become...”

Three draft vision statements were created directly from your input. Which one do you think represents your future vision of the neighbourhood best? After reading each, we will have a vote on which we like the most; however we can add/take out statements if you wish. The draft vision statements were read.

Draft Vision #1

My Montgomery Place is a cohesive community that wishes to honour its historic past while remaining open to new opportunities for sensitive development. Montgomery Place will be the most desired area of the city to live because of its accessibility, safety, and engaged residents.

Residents take pride in the heritage and beauty of the neighbourhood, and neighbours make an effort to get to know each other. We are unique, with a small town feel that is affordable, green and welcoming. It is a close-knit and vibrant community that encourages inclusivity and accessibility for all stages of life.

Draft Vision #2

Montgomery Place is a historic community that honours its heritage and is ready for a future of continued health and prosperity, while remaining true to the values of its proud founding families through the protection of our neighbourhood's exceptional character. An area originally designed for our country's brave war veterans to ensure soldiers and loved ones could establish roots together by building a supportive community, Montgomery Place continues on as a neighbourhood which openly welcomes new families. Our peaceful neighbourhood is known for its large lots, mature trees, and small town atmosphere that encourage life-long friendships and lasting connections among Montgomery Place residents.

Remembering and celebrating the past is a vital role for communities because history makes the future possible. We will provide a sustainable and stable future for the community we cherish.

Montgomery Place: Our hometown inside the city.

Draft Vision #3

Montgomery Place has a strong, unique, and rich character rooted in heritage. A community set aside for our Veterans, we are knit together by tradition and our important shared history. Montgomery Place is a neighbourhood given to people that risked their lives to protect the freedoms we enjoy today – we honour those who served our country. Our story is unlike any other in Saskatoon.

A unique residential component in Saskatoon's housing fabric, we strongly value our stable, safe, and quiet neighbourhood. A peaceful escape from the hustle and bustle of city life, we are a community of neighbours and friends who take pride in the heritage and beauty of our neighbourhood.

In the future, we will further strengthen our historical status, and preserve our heritage and beauty. Our neighbourhood will continue to be a quiet place where people can enjoy a country feel of living and green spaces – a place where children come back to. We will be the most desired area of the city; an easily accessible, safe community with engaged and involved residents.

Montgomery Place is a strong neighbourhood proud of its history; our story is unlike any other in Saskatoon.

Questions:

- **How serious is the city going to be taking this Vision Statement? If they are not going to acknowledge it then this is all a waste of time.**

Konrad noted the Vision Statements are taken seriously. When each LAP section and recommendation is written they will all relate back to the Vision Statement as this is what the community has stated they want their community to be.

The third draft Vision Statement was voted the best.

Comments:

- All three drafts state something about "easily accessible" but when there are trains this is not true.
- In the first draft the last line states "a close knit.....stage of life", this should be added to the draft chosen.
- One draft states "desirable place to live", this used to be the case but not anymore with everything happening here now, e.g. Bus Barns, snow dumps, trains

Konrad stated the Vision Statement is what the community is working towards – make it more accessible, make it more desirable to live, etc. What do you want Montgomery Place to be in the future? The basis of the LAP is resident input and participation; the recommendations will help bring Montgomery Place achieve the vision.

Questions:

- **Why did the City create the draft visions? Shouldn't the community residents be the ones to come up with it rather than taking the City's interpretations of it?**

Konrad stated if some residents would like to take a shot at creating a vision draft that would be fine. He will forward all the comments from the May meeting to Barb Biddle (CA President) to begin this process. The residents were reminded to not worry about wordsmithing too much and be inclusive of all comments. As the third draft version was voted the CA will use this one as a basis to bring forward at the next meeting.

- **In the 3rd draft states "We strongly value our safe...." How safe is our neighbourhood compared to others?**

Konrad stated as part of the LAP, safety audits will be completed and meetings will be held in regards to neighbourhood safety – a very detailed review of this will be done.

Comments:

- Lots of noise from freeway traffic, need to ensure a proper sound attenuation is put in.
- The visions are very wordy but want to ensure we protect what we have.

Konrad thanked everyone for their comments and noted any others can be added to the comment sheets.

3. Neighbourhood Boundary History Konrad Andre, Senior Planner

Boundary changes from 1945 Veteran's Land Act Village of Montgomery Place to present were discussed. It is important to note natural boundaries can vary from the actual boundaries of a neighbourhood.

About Boundary Changes:

- No official policy or rules around boundaries
- Until late 70s they were school catchment areas
- Today – "Natural" boundaries
 - Roads, rail lines, other physical limits
 - What fosters a sense of community within the boundary?
 - What do you feel Montgomery Place boundary should be? Should it be adjusted? Is it fine as is?

Boundaries are important to see with the South West Sector Plan being looked at this evening as well. Any area included in the boundary of Montgomery Place will follow LAP recommendations rather than South West Sector Plan.

Comments:

- Lot of people feel the boundary should be more natural. Montgomery Place was created historically so should remain this way.
- Attendee noted would like to have more included in the boundary as then they may have more input as to what happens in the area.

Questions:

➤ **Who owns the land west of Chappell Drive?**

Part is owned by City (L shaped) and the rest is privately owned.

➤ **So as a community we would have more say for whatever is within the boundary of Montgomery Place?**

Konrad noted currently doing this LAP is telling the City what, as a community, you want and don't want with the boundary so this will help. We would be consulting with Montgomery Place about the South West Sector Plan regardless of what the neighbourhood boundary would be.

Comments:

- If having the land west of Chappell as part of Montgomery Place will give us more control over that area attendee feels they should make sure it is part of our community.
- There has been a lot of things brought into our community that we didn't have a say in what makes people think things will be any different if this area is added to our community.

Konrad noted once a LAP is in place, the City will look at recommendations that were adopted from it. The LAP will state what is and isn't desired and wanted by the neighbourhood.

- This all happened before with Wally Mah, he came into Montgomery Place promising all kinds of things and then once he built he didn't follow through on any of the promises. We can't control the City, they will do what they want and we will just be another Hampton Village, money rules.

Konrad stated a LAP is different than what happened previously. Recommendations are created by the community, approved by City Council and will be followed through with. Ellen's full time job is to implement recommendations and ensure they are being completed by other City Departments.

4. **South West Sector Plan** **Terry Fusco, Long Term Planner**

Saskatoon is divided into eight Suburban Development Areas (SDAs) outside the Core. Each SDA has combined neighbourhoods creating quadrants of approximately 50,000 people. In order to manage growth efficiently, a Sector Plan study is completed to create the overlying vision for each SDA.

Sector Plans have three main purposes:

- to enhance the City of Saskatoon's vision in the Official Community Plan to develop a Suburban Development Area;
- to establish a layout for the preparation of future Neighbourhood Concept Plans to ensure growth proceeds in a balanced, compact, contiguous manner; and
- to identify key land uses and servicing components that will need to be addressed in detail during the Neighbourhood Concept Plan process.

Sector Plans provide a broad framework for future urban development and include the location and size of future neighbourhoods, employment areas, parks, and significant natural areas. City services are planned, new neighbourhood concept plans are developed, land use designations and rezoning applications are evaluated, and amendments to the City boundary are based on the framework provided by Sector Plans.

Sector Plans are preliminary planning studies and are future oriented so no specific timeframe for development is applied.

Terry stated the South West Sector is the last area that does not have a current Sector Plan. All the others already of plans linked to them.

At an Open House in 2013 the Montgomery Place residents decided they did not want residential in this area but some type of light business might work. Due to the older services in the area it would be very difficult to add onto them so any services would have to come from Blairmore which would be very costly.

Questions:

- **What input do we really have?**

Terry noted we are currently in the planning stage so any suggestions will be looked at. Remember these are long term plans so little steps are taken so need to be patient with us.

- **What is Business Park or Clean Industrial? What types of businesses could be developed?**

Terry stated a wide variety of businesses, one or two storey businesses with offices or retail with parking – no yards or storage. Usually businesses that do not create land use conflicts or nuisances conditions during the normal course of operation. An example of a Business Park is in Stonebridge by the Coop.

- **Will the South West Sector Plan help us out with our train issues?**

Terry stated he would love to meet with CN to discuss what options are available in this sector but has yet to be able to touch base with them.

Terry stated he is interested in know what type of transition Montgomery Place would be interested in when the South West Sector in planned.

What should the transition from existing residential (Montgomery Place) to future Employment Area (Business Park and Light Industrial) look like?

Residential – Earth Berm – Business Park – Light Industrial
Residential – Municipal Reserve – Business Park – Light Industrial
Residential – Road – Municipal Reserve – Business Park – Light Industrial

As the Business Park and Light Industrial Area is built-out, 5% of the land to be developed is required for Municipal Reserve. The Municipal Reserve Parcel could be considered a transitional area between the existing residential neighbourhood and the new employment area.

Note: Municipal Reserve does not necessarily mean open field of grass. Municipal Reserve parcels can be used for public facilities like Arenas, Leisure Centers, and Fire Halls. They can also be used for City-wide recreation such as Soccer and/or baseball fields, etc.

Questions:

- **Confused as to what you are asking us. The South West Sector will not be developed as residential but Business Park. So what are you asking us for, it seems the decision has been made.**

Konrad stated Terry is asking what kind of transition from Montgomery Place to the Business Park should there be. What would benefit the neighbourhood? For example, if you had Municipal Reserve, it could be a neighbourhood park as well as a buffer to the Business Park. This plan is a draft – no decision has been made.

Terry noted we still need to speak with CN about changing their access to the Yards but this would allow truck traffic to be within the Employment Area and not next to residential.

As part of the development would like to complete the 11th Street Bypass up to Highway 7 to remove the traffic from fronting the remaining houses in Montgomery Place and build the road to handle heavy traffic.

Comments:

- We need to make sure emergency vehicles have access at all times to Montgomery Place.

It was noted that the Ministry of Highways is looking, at least temporarily, at having Dundonald Avenue opened for emergency vehicle access. It is important for us to work with West Sector Plan to improve intersection.

Natural Areas and Proposed Open Space

Currently there is a drainage channel that runs through the area. It is made up of a number of wetlands that spill into one another as it drains into the South Saskatchewan River.

Outside City Limits there is a Conservation Area called Chappell Marsh that is co-managed by Ducks Unlimited and Meewasin Valley Authority.

South of the CN Chappell Yards is the Richard St. Barbe Baker Afforestation Area. This area also includes the Off-Leash Recreation Area.

Another parcel west of Highway 7 was also planted as a Afforestation Area.

The Afforestation Area is a large parcel of land. We are brainstorming ideas on how to use the area and how to incorporate it into the City. The east half could be a seasonal campground area that is tied to Chappell Marsh.

The west half and the parcel west of Highway 7 could be developed as future industrial. Pending development does not impact existing servicing that bisects the parcels.

Special Use Areas are areas used for locating facilities and public utility installation with a City-wide and Regional focus. This is where the Civic Operation Centre is to be located.

Terry noted these vision plans are beneficial for the residents of neighbourhoods as well as for the City. With them in place it helps the City decide if requests come in from developers where is the best place to look for what they are wanting.

Overall Questions:

Comments:

- The City needs to look at completing 11th Street Bypass before doing anything else. Elevator and McNaughton Road are much too busy to have any more traffic added.

Questions:

- **Once 11th Street Bypass is completed will the name change?**

It was noted 11th Street would remain 11th Street and the bypass would be called 11th Street Bypass.

- **Why does the City want to box in Montgomery Place? It is such a unique neighbourhood and should just be left as it is.**

Terry stated as this land is part of Saskatoon it must have a vision/plan link to it as per the Official Community Plan (OCP). As noted previously, the South West Sector is the last one surrounding Saskatoon where a vision needs to be completed. Important to have in case a developer is interested in the land.

Comments:

- City says there will not be any heavy industrial into Montgomery Place yet the "Special Area" where the bus barns are going is actually heavy industrial. This does not make sense.

Chris Schulz noted when the City is looking to relocate something they rely on the vision to help them make the decisions. So in absence of a vision they don't have anything more to rely on to make the decision.

- Although we appreciate being consulted we don't like the idea of Montgomery Place to be boxed in, we like our unique neighbourhood the way it is.
- The berm that is currently along Dundonald does not help at all with the noise. Before they continue installing the same ones they need to look at changing them. I don't mind being boxed in as long as it is in a quiet and peaceful way, no noise pollution.

Questions:

- **Will a fire hall be built in with the other Civic Services being put in?**

A fire hall is not in the plans.

Councillor Pat Lorje stated a fire hall is not being built in Stonebridge and they have a higher population so won't built one in Montgomery Place. She noted the City recognizes the issue and is doing what they can to ensure we get emergency services. Currently when there is a call four fire halls respond in order to ensure service gets there, just in case there are trains.

- **Years ago when discussion began we were told the option of a senior's facility instead of light industrial would be possible. Is this still possible?**

Terry noted he will not say no, this would be a discussion between City and public. But issue is you need a developer that want to build this type of building.

Comments:

- I would rather have residential but not necessarily part of Montgomery Place, could be a new neighbourhood than light industrial.

Terry noted due to the surroundings residential would be too small for a new neighbourhood so would have to be part of Montgomery Place if residential.

- Don't really want a new area there as well as does not really like what the new neighbourhoods look like either. Business Park sounds kind of like what is on Fletcher Road and those businesses are not trouble.
- If going to have light industrial than we need good sound attenuation so would be nice to have a park or a golf course that could double in the winter for cross country skiing.

Questions:

- **With light industrial what would stop 3 or 4 more trucking companies moving in?**

Konrad stated a business park type zoning would prevent that.

- **The City hasn't finished what they started 4 years ago on 11th Street, there is still mounds of dirt all over where the multi-family units were built. What makes this process any different?**

Konrad stated this is different. LAPs are based on neighbourhood input, adopted by City Council, and then implementation is not forgotten about. We will discuss other issues at subsequent LAP meetings.

- **Councillor Pat Lorje asked that since we are doing the LAP can we not put a freeze on all development in the area west of Chappell Drive?**

Chris noted in essence there is a freeze as there is not a lot of development requests for this area as there is no servicing and any developer would be responsible to get the area serviced.

6. Closing

Konrad thanked everyone for attending tonight and being involved in improving your community. Your participation is greatly appreciated.

Upcoming Meetings: **Tuesday, October 20, 2015, 7:00 pm**
St. David's Trinity United Church - downstairs
Topic: Drainage; Property Maintenance, Storage, Home-based businesses

Thursday, November 19, 2015, 7:00 pm
St. David's Trinity United Church - downstairs
Topic: Land-Use, Zoning & Infill

Tuesday, December 8, 2015, 7:00 pm
St. Dominic School Gymnasium
Topic: Traffic # 2 - Report Back

Meeting adjourned at 9:45 pm.