

NUTANA

Local Area Plan

Final Report



September 24, 2001
Community Services Department
City Planning Branch



Nutana

Local Area Plan Report



Nutana Local Area Plan Report

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A. Overview

Why Local Area Plans?

A core strategy of the City of Saskatoon’s Strategic Plan is to “enable active community-based participation in issue and problem identification and resolution”. This has yielded extensive neighbourhood participation through the Core Neighbourhood Study Review and the Plan Saskatoon processes. Respondents to The Plan Saskatoon Public Participation Program indicated that additional measures are required to enhance the viability of Saskatoon’s Core and Intermediate neighbourhoods, thereby:

- improving neighbourhood and property maintenance;
- developing and improving green spaces;
- managing the number of multiple-unit dwellings;
- managing the impact of transportation changes
- creating greater housing choices and;
- enhancing health/safety and crime prevention.

These measures will be necessary as the Core and Intermediate neighbourhoods will be expected to accommodate moderate levels of infill development over the next 20 years. This development potential exists in the current land use policy designations and associated zoning patterns. Population increases will originate from natural neighbourhood regeneration. Some of these areas will also experience increases in employment over the next 20 year period. Increased employment opportunity will come primarily from the infill of vacant or under used industrial, commercial lands. Because of their central location, the long term viability of these Core and Intermediate neighbourhoods contributes significantly to the success of the City as a whole. Their continued viability will require Local Area Plans to identify and address neighbourhood issues.

The Local Area Plans share a format that includes a neighbourhood demographic and infrastructure inventory, a public participation process to develop goals, priorities, and an action plan. Each Local Area Plan is prepared and scheduled with regards to a number of issues, including but not limited to, their current level of pressure for development and need for remediation.

Nutana Local Area Plan Report

The Local Area Plan

Nutana Local Area Plan

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Broadway Business
Improvement District
Ecole Victoria School
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Education
Saskatoon Separate School
Board
Saskatchewan Liquor and
Gaming Authority
Saskatoon Police Service*

Thank you.

Local Area Plans are a public participation-oriented planning approach which gives stakeholders an active role in determining the future of their area or neighbourhood. Through assessment of current conditions, strengths and weaknesses, and identification of trends, the local area planning process develops goals and actions aimed at the long-term success of a local community with due regard to city-wide goals and issues. The planning process permits residents, business owners, land owners, and other stakeholders to identify and prioritize issues affecting their community. By working together with the City of Saskatoon, through the Community Services Department, these groups can then discuss alternatives, solutions and projects to help meet the goals they have contributed to.

Local Area Plans include strategies designed to improve or maintain specific areas and provide a guide for future development of the local area. Strategies may vary from area to area, but will generally focus on the issues of land use, housing, safety, transportation, urban design, and open space. The scope of the plans could vary from addressing a few specific issues, to an approach which encompasses a wide range of issues

The Nutana Local Area Planning Committee is comprised of local stakeholders acting out of commitment to their neighbourhood. The group grew from the first public meeting of the Nutana Local Area Plan held October 10, 1998. Local people indicated their willingness to participate on the planning committee and others were invited to broaden the representation on the planning group to reflect the diversity of the neighbourhood. The 15-20 regular members of the group represented all areas of the residential neighbourhood, the On Broadway Business Improvement District, Ecole Victoria School and the Nutana Community Association. Many members of the group had a particular issue or concern that they were especially eager to address but they shared an overall love of the Nutana neighbourhood and a desire to act in its long term interest.

B. The Community of Nutana

Nutana's Vision

Nutana's future grows from its storied past and vibrant present: a strong and diverse residential neighbourhood integrated with a strong Broadway core of local businesses and community services. Nutana strives to preserve and strengthen this neighbourhood where residential quality of life is available to young and old, rich and poor, and supports and is supported by a strong town centre. Nutana strives to maintain a community that lives, works and plays in harmony. The future will see a community that respects and protects its heritage for its direct contribution to our present and future. The community of Nutana will remain a vital, diverse community of residences, businesses, schools, churches, and parks where residents, and visitors can walk without fear. Nutana and Broadway will continue to host visitors from across the city and the world in an atmosphere of mutual respect.

Community Convictions

A quality residential environment

- diversity and balance in housing choices;
- single family development;
- a diverse population;
- lower levels of nuisance and vandalism;
- the security to walk in our daily routines;
- development that respects and enhances our heritage (cultural, architectural and natural).

A strong town centre

- a diversity and balance of community services;
- viable, vibrant and historic schools (Victoria, Nutana and Joe Duquette);
- community meeting places;
- businesses that supports the everyday needs of its residents and workers;
- a safe and unique venue for hosting neighbours and visitors at a reasonable number of events in an atmosphere of mutual respect.

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Community Concerns

Loss of community

- the growth of the Broadway area as tourist destination dilutes the sense of community;
- a loss of residential diversity as the number of multiple unit dwellings increase and affordable housing is lost;
- maintaining the character of the residential and business built environment;
- maintaining the character of a community of independent businesses;
- adequate open space and community centers
- parking and traffic issues

Nutana History

A New Beginning

The South Saskatchewan river has offered shelter to people for thousands of years. Native people wintered in its shelter before ranging across the plains following the buffalo economy. Its abundance maintained the Chief White Cap band of Sioux. It was Chief White Cap who recommended what is now Nutana as a location for a new community for a group of people who could “feel the pulses of national life beating” (Kerr & Hanson).

The Temperance Colony

The Temperance Colonization Society was formed in 1881 in Ontario to search for a new territory in which to establish a strong pioneer community free from the social evil of alcohol (Kerr & Hanson). The Society was granted 213,000 acres of land in 1882 and set out to settle the land. While the Society failed to realize its social goals it did succeed in bringing settlers to the area and building a community. The Temperance Colonization Society plan for Saskatoon, what is now the neighbourhood of Nutana, set a standard of broad streets, boulevards, open space and riverbank protection that are still the defining characteristics of the neighbourhood today.

The Village of Nutana

A turn of the century growth spurt on the west side of the river led to the Downtown area incorporating as a village and taking the name Saskatoon. The original settlement adopted the name Nutana which was said to be Cree for “first born” (Kerr & Hanson). Nutana was incorporated as a Village in 1903.

The City of Saskatoon

The Town of Saskatoon and the Villages of Riversdale and Nutana were amalgamated into the City of Saskatoon in 1906. Nutana residents met frequently to ensure their interests were not overlooked by dominant “Downtown” interests.

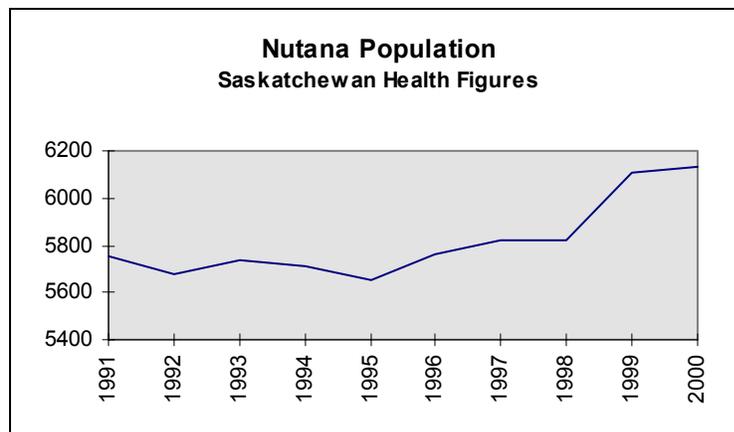
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Broadway, Heart of Nutana The Broadway area was the heart of settlement of the Saskatoon area and the focal point for the evolution of a town. The first house in the settlement was built near Broadway as was the first store, church and schools. Merchants lived above their stores and the school served as the community center setting out the balanced, mixed use character of the neighbourhood from its very inception. Nutana and Broadway have historically formed a partnership with residents patronizing local shops and merchants providing the goods and services needed to serve the everyday needs of the residents. Together the residential, commercial and community elements formed a complete community.

Nutana Today

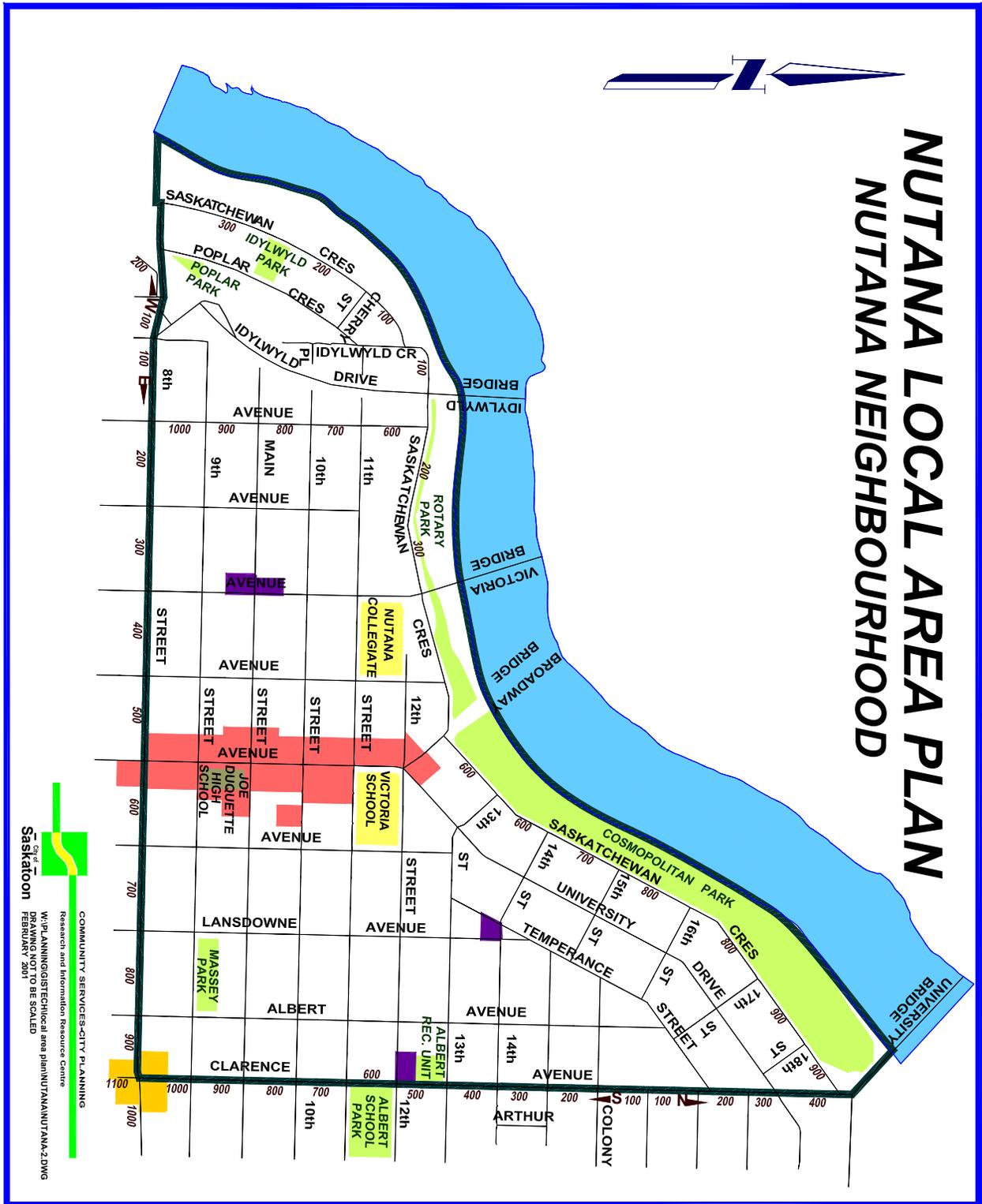
Today, as always, Nutana exists as a community. Like all towns, it has its core of commercial and community facilities and its surrounding residential development. Like other communities, it doesn't exist in a vacuum but interacts with other communities around it. Nutana's boundaries are the South Saskatchewan River, Clarence Avenue and 8th Street. Broadway Avenue is the neighborhood core.

Nutana People The population of Nutana continues to grow. The Saskatchewan Health Registration population estimate for 2000 is 6,111, up 10.2% from 5,544 in 1991.



Source: Saskatchewan Health Insurance Registration

Nutana has a very adult population with 63.6% of the population between 20 and 59 years old. 19.8% of the neighbourhood population are aged 0-19 years among the lowest percentages in the city. The 16.6 % of Nutana's population that are adults older than 60 years is the same as the City's population as a whole. Nutana's population has a mixed household structure. About half of Nutana households are single person households, twice the proportion for the City.

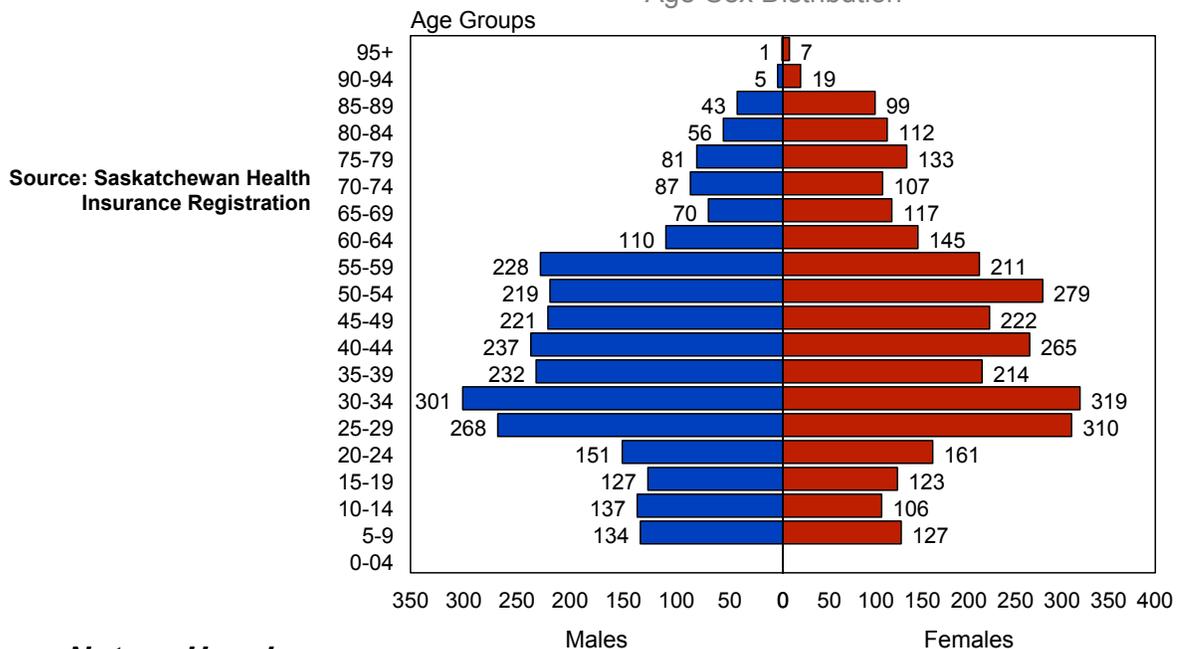


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Two parent families make up 35% of households (Neighbourhood Profiles – 6th Ed.). This is essentially the same household structure as in 1991. Nutana’s population is among the most educated and wealthy in the city. Nutana’s average family income was 32% more than the City average in 1996. 36% of the neighbourhood population has a university degree, twice the city average (Neighbourhood Profiles - 6th Ed.). The top three occupations in Nutana in 1996 were Sales and Service (26%), Social/Education/Science (18%) and Business/Finance/Administration (14%). This is slightly less than the City average for Sales and Business categories and more than double the City average for the Social/Education/Science category (Neighbourhood Profiles - 6th Ed.).

Nutana 2000

Age-Sex Distribution



Nutana Housing



Single Family Housing

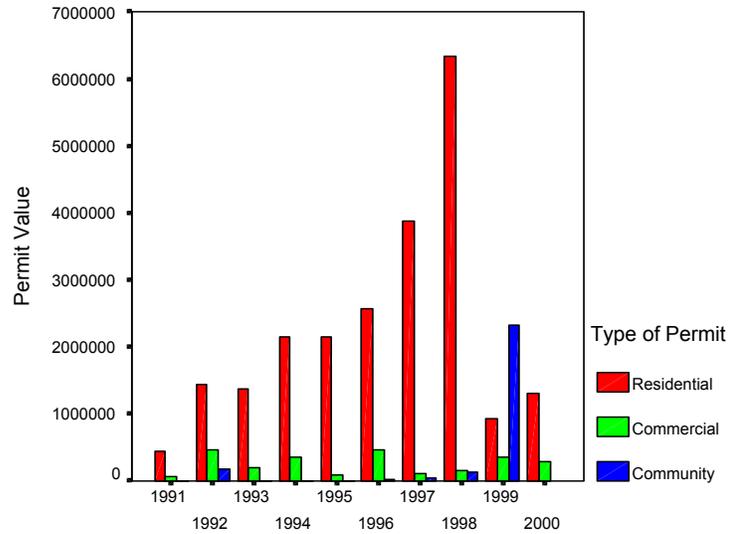
The Nutana housing stock is diverse and includes early 20th century single family homes, walk up apartments, new condominiums, basement suites and suites above commercial property. About 40% of the stock was built before 1946 and another 34%, mostly apartments, was built in the 1961-1980 period. Fully 60% of Nutana housing units are in multiple unit buildings. Neighbourhood density is 20 units per hectare, twice that of the other core neighbourhoods like King George and Sutherland but about the same as City Park and Pleasant Hill.

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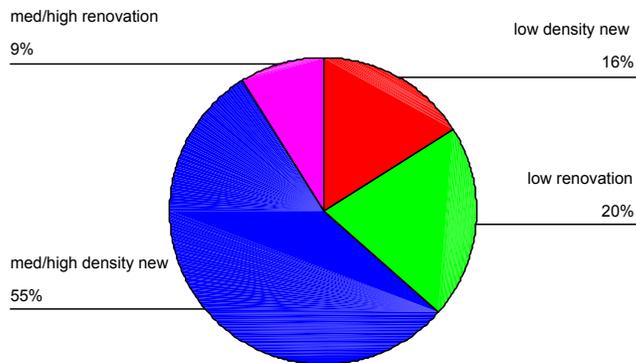


*Apartment Style
Condominium*

The market for housing is driving neighbourhood development. Building permit value for residential construction dwarfs value for other types and has accelerated throughout the 90's. The construction of new medium/high density multiple unit buildings and the renovation of the existing low density housing stock make up the greatest share of development value. Residential permits worth 20 million dollars were issued during the 1991-1998 period.



Residential Permit Value
1991-2000



Single family house prices have risen about 22% between 1995 and 1997. Saskatoon's single family prices rose about 7% in the same period. Construction activity and price increases reflect the attractiveness of the neighbourhood and its amenities that include a diverse housing stock, tree lined streets, access to the downtown, Broadway and the river.

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Nutana Streets Broadway, Clarence and Victoria Avenues and 8th and 12th Street are Nutana's major thoroughfares. These streets bring people through the neighbourhood to and from the Downtown and other communities and people to Nutana to shop, visit and use community facilities. Victoria and 12th Streets are Collector streets, Broadway, Clarence and 8th Street are Arterials.

Broadway Avenue



Broadway Avenue is at the core of the Nutana Community. The range of community and commercial services that exists and has always existed defines a functioning town-like community. The Broadway Area Mixed Use map shows the high degree of land use integration in the area. Unlike many commercial areas which are single purpose and provide only commercial services, the Broadway area integrates residential within and around the commercial core and contains a large number of community facilities.

Community Facilities



There are five churches in the Broadway corridor. Community service organizations like the Knights of Columbus, the Odd Fellows Hall and the Cosmopolitan Seniors Centre have facilities near Broadway as do the Boys Scouts of Canada. These organizations provide a valuable public service through their programs and offer program space and support to other community events. The Broadway Theatre, managed by the non-profit Friends of the Broadway Foundation, symbolizes and promotes the importance of the arts in Nutana and the Broadway area.



The Broadway area is home to three schools. Ecole Victoria School represents 109 years of education at the same location. The school enrolled about 400 elementary students in 1998-1999. In addition the school hosts community association programs, the home and school association and community recreation opportunities. Nutana Collegiate is the first Saskatoon high school, opened in 1909. Nutana Collegiate has developed the Integrated Linked Community Services program that brings public and private providers of service to the student population on site. Nutana Collegiate provides High School services to the Whitecap Sioux First Nation providing language and other first nations oriented programs, maintaining a historic link between the White Cap band and the Nutana Community. Joe Duquette High School is an associate school of the Catholic Board of Education and started programming in 1980. The program provides educational services with a strong aboriginal cultural and spiritual component to about 215 students.

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BROADWAY AREA MIXED USE



MIXED USE LEGEND

- Commercial/Financial/ Professional Services
- Retail
- Restaurants
- Night Clubs
- Personal Services

- Single Unit Dwellings
- Multi Unit Dwellings
- Utility
- Community Facilities
- B.I.D. Boundary
- Neighbourhood Boundary



COMMUNITY SERVICES—CITY PLANNING
 Research and Information Resource Centre
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 DRAWING NOT TO BE SCALED
 MAY 2001

NOTE: This map may not be reproduced without the expressed written permission of Community Services - Research and Information Resource Centre

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Broadway Residential The mixed use character of the Nutana neighbourhood is emphasized by the importance of residential land use within the commercial core. About 1,200 people live between Victoria and Dufferin Avenues from 8th Street to Saskatchewan Crescent. About 800 of those people live between Eastlake and Dufferin Avenues. The housing stock in this area includes high density apartment style condos, walk-up apartments, single family homes and suites above commercial development. Housing stock from every era is represented in the Broadway area from single family turn-of-the-century houses to under-construction condominiums to suites above stores.

Commercial Development Broadway Avenue provides an attractive, low rise venue for commercial business. The current building stock consists of one to three story buildings some of which date to the first decade of the century. The business culture is dominated by local, independent businesses that serve both local and city-wide clients.

- 45% of Broadway consumers reside in the Nutana area
- 29% of Broadway consumers cited "unique atmosphere" as the area's best feature
- 27% cited the variety and uniqueness of the shops.
- 50% visited Broadway "several times a week"

Source: Broadway Improvement District Market Survey, 1993.

The 1981 B6 Commercial Land Use study documented 85 businesses in the Broadway Area.

- retail - 50%
- 5 restaurants/taverns
- 5 service stations
- 7 barbers/hairdressers
- 2 music store
- Dentists, Doctors, Lawyers: 0

1990 - 143 businesses

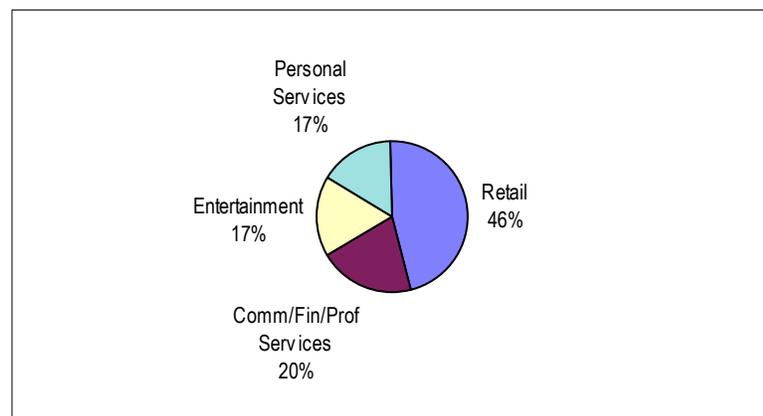
- 10 food services
- 1 service station
- 14 barber/beauty shops
- 10 music stores
- Dentists, Doctors, Lawyers: 6

2000 - 153 businesses

- 22 food services/taverns
- 14 barber/beauty shops
- 20 professional services
- Dentists, Doctors, Lawyers: 3

The Broadway Business Improvement District (BID) represents area businesses. The BID employs a special levy and volunteer member participation to improve the business climate in the area. The BID partnered with the City to undertake streetscape improvements in 1987 and again in 2000.

There are about 153 businesses currently operating in the Broadway BID. The current business distribution by type shows the predominance of retail. The growth of the entertainment sector has been remarkable. In 1981 there were only 5



restaurants in the area, in 1990 that had grown to 10 and today currently there are 22 restaurants, coffee shops or nightclubs. The 1998 assessment of BID property was approximately 8% of total Nutana Fair Assessed Value.

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Festivals The Broadway area currently hosts a number of festivals. The BID Street Fairs, Bikes on Broadway and the International Fringe Festival have required that Broadway Avenue be closed to traffic and through traffic be routed in order to host a “street” component to festival programming. These festivals are consistent annual events, other events haven’t required street closure to facilitate programming.

The International Fringe Festival has been hosted on Broadway for 6 of the last 9 years. The Fringe attracted approximately 60,000 people annually to street activities and plays (BBID).

Summary Nutana including Broadway Avenue, represents a prime example of a diverse mixed use community:

- a variety of housing types and styles for a variety of prices;
- a mixed demographic from young to old;
- a strong commercial core that provides for the daily needs of the population;
- a core of community services.

This mix has been maintained from the birth of the community to the present and this long history enhances the community with historic buildings, broad streets and access to the river. Across North America, cities are trying to replicate in new and existing development the integrated “wholeness” that has been developed and maintained in Nutana for over a hundred years.

C. Summary of Recommendations

The Following recommendations are taken from individual issue papers in Section D below.

- I. **Residential Land Use Policy** - that City Council consider a report from the Administration to amend the Development Plan and the Zoning Bylaw:
 - A. That the new Land Use Policy Districts be adopted as detailed on PP. 19-21;
 - B. That the Proposed Land Use Policy Districts be adopted as shown in the Proposed Land Use Policy Map P. 22;
 - C. That the rezonings that are required as a result of adopting the Proposed Land Use Policy Map be initiated.

- II. **Broadway Area Land Use - Land Use Policy and Zoning:**
 - A. That the Proposed Land Use Policy Map – Broadway Area be adopted as shown on P.37. and that the rezonings indicated in the Proposed Development Plan and Zoning Bylaw Changes – Broadway Area, P. 36 be initiated.
 - B. That Community Services Department report to the Planning and Operations committee within one year on the development of a two tier system of development standards for Broadway Avenue. The Historic Tier would recognize the historic three (3) story development envelope. This tier accepts that the limited historic development standards contribute to the development of a mixed use community and that the architectural heritage of the street is an important asset to the community. Future development that pierces the Historic Building Envelope would adhere to regulations in the High Density Tier which must provide for parking and development requirements that will mitigate the impact high density development on existing infrastructure and development.
 - C. That Community Services Department report to the Planning and Operations committee within one year on the implementation of the Historic and High Density Tiers of development. The report will provide appropriate development standards for current and future development in the Historic and High Density Tiers;
 - D. That the Community Services Department amend the Development Plan, as shown in Appendix B – Land Use Guidelines, to provide guidelines for the evaluation of Discretionary Use Applications for Nightclubs and Taverns to preserve the mixed use character of the area;

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- E. That the Community Services Department amend the Zoning Bylaw to adopt a parking standard as shown in Appendix B for the Broadway B5 area to implement the Historic and Development Tiers;
- F. That the Community Services Department report to the Planning and Operations committee within one year on the development of indicators to monitor land use conflicts and development trends.
- G. That the Community Services Department and Municipal Engineering Branch report to the Community Association and the Broadway Business Improvement District on a Street Use Agreement that would provide guidelines for programming streets to accommodate events.

III. Traffic, Circulation and Parking

- A. That Municipal Engineering report to the Planning and Operations committee within one year on potential enhancements to traffic flow on Broadway Avenue as a result of a second left turn lane at the Broadway and 8th St. intersection;
- B. That Municipal Engineering report to the Planning and Operations committee within one year on strategies to reduce traffic flow on Main St. East;
- C. That Council consider the present and future quality of life impacts of traffic noise when considering capital expenditures for noise attenuation on the Idylwyld Freeway;
- D. That Municipal Engineering report to the Planning and Operations on the impact on long term transportation planning of de-emphasizing Broadway Avenue as a major access route to the downtown;
- E. That Municipal Engineering report to the Planning and Operations committee within one year on strategies to reduce non-resident traffic in the Lanes in Block 1 and block 4;
- F. That Municipal Engineering employ parking management techniques to manage resident access to on-street parking.
- G. That Zoning Bylaw amendments in the Broadway Commercial Area include a basic standard for existing development and a modern standard for new development;
- H. That eighteen new two hour metered parking stalls be installed on south side of 11th Street, between Broadway and Dufferin Avenues;
- I. That five new two hour metered parking stalls be installed on the north side of 11th Street, between Dufferin Avenue and the five minute loading zone in front of Victoria School;

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- J. That thirty-four new two hour metered parking stalls be installed on 10th Street, between Broadway and Dufferin Avenues;
- K. that thirty-six new two hour metered parking stalls be installed on Main Street, between Broadway and Dufferin Avenues;
- L. That the one hour signed parking restrictions on the west side of Dufferin Avenue, between 10th and Main Streets, and on 9th Street, between Broadway Avenue and the middle of the 600 block of 9th Street, and on the north side of 9th Street, between Broadway and west lane be changed to a two hour signed parking restriction. that the two hour signed parking restriction on Broadway Avenue, between Main and 9th Streets be changed to a 90 minute signed parking restriction;
- M. That a two hour signed parking restriction be installed on the west side of Broadway Avenue, between 8th and 9th Streets;
- N. That the angle parking on 12th Street, between Eastlake Avenue and the existing parking meters be moved from the south side of the street to the north side and orientated for westbound traffic;
- O. That the above parking restrictions and parking meters be effective 09:00 to 18:00, Monday to Saturday.

IV. Incivilities

- A. That the Community Services Department work with the Broadway Business Improvement District, the Nutana Community Association, and other agencies to develop and promote an action plan to reduce the physical opportunity for crime using Crime Prevention Through Environmental Design (CPTED) principles;
- B. That the Community Services Department, the Broadway Business Improvement District, the Nutana Community Association work with the local nightclubs to develop a program to promote neighbourhood friendly behavior;

V. Parks and Open Space

- A. That Infrastructure Services report to the Planning and Operations Committee within one year on using street right of way in park deficit areas to address neighbourhood park deficits;

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- B. That Infrastructure Services report to the Planning and Operations Committee within one year on ways of supporting residents in enhancing boulevards.

D. Nutana Local Area Plan Issue Papers

Issue Paper # 1

Nutana Residential Land Use Policy

Goals

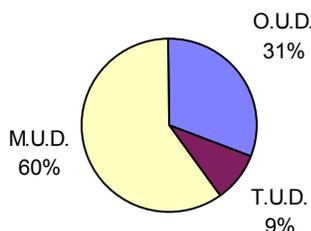
- Protect the single family home as a core housing choice in Nutana;
- Recognize the architectural heritage of Nutana;
- Provide guidelines for residential land use change;
- Simplify land use policies;
- Monitor indicators of residential development.

Introduction

Over the past 25 years, residential land use has been a prominent issue in Nutana. Of particular concern has been the redevelopment of single unit dwellings as apartments or condominiums. This trend began with an apartment boom in the late 1970's. Federal tax incentives (MURB's) supported the development of rental accommodation. In 1977, a total of 1,282 apartment units were constructed in the Core Neighbourhoods, a 46% increase in one year. In Nutana there was concern that the rapid pace of development would affect the long-term stability of the neighbourhood. This concern led to an interim development freeze, and initiated the 1978 Core Neighbourhood Study. That study developed comprehensive land use policies that reduced the amount of land available for apartment development by about 60%, and implemented parking and landscape standards to protect the stable, low density character present in many Core Neighbourhoods areas. The 1991 Core Neighbourhood Study Review revisited core area policies and, completed further land use changes that reduced the potential for more medium density development.

Current Development

Nutana Dwelling Units by Type



Nutana's location, unique local shopping and services, and historical character, make it an attractive neighbourhood. This

Dwelling Type Neighbourhood	One	Two	Multiple Unit	Total	% Multiple	Dwellings/ Ha.
City Park	617	182	2197	2996	73.33	21.31
Nutana	1155	328	2230	3713	60.06	20.37
Pleasant Hill	703	296	1206	2205	54.69	18.34
Sutherland	812	330	1129	2271	49.71	10.7
Riversdale	535	198	412	1145	35.98	13.83
Caswell Hill	1063	270	425	1758	24.18	14.25
Westmount	711	242	92	1045	8.8	10.92
King George	611	186	59	856	6.89	10.51
Saskatoon	44359	8759	30775	83893	35.18	9.21

Source: City of Saskatoon Building and Density Report, December 2000.

Figure 1

Nutana Local Area Plan Report

popularity continues to drive the demand for more low and medium density redevelopment in the neighbourhood. There remains significant amounts of land in Nutana which could be redeveloped as medium or high density residential development.

Considerations

Residents participating in the Nutana Local Area Plan process feel strongly that the *continued health of Nutana is closely tied to retaining the single unit housing form as a defining characteristic of the neighbourhood*. These residents support the existence of a variety of housing choices and types, to accommodate various lifestyles, ages and incomes, but feel that Nutana is approaching its limit with regard to inner-neighbourhood apartments and condominiums. These residents feel that further redevelopment could significantly change the face of the neighbourhood.

Future Directions

Architectural Heritage

The architectural heritage of Nutana is an important feature of the neighbourhood. Early century homes in Nutana play an important role in defining the community today and representing the Neighbourhood and the City's pioneer heritage. Protecting and promoting architectural themes is possible through the adoption of Architectural Design Guidelines within an Architectural Control District. Applications for Architectural Control Districts must come from the community and be supported by property owners and the community association.

Simplify Land Use Policy



Adopting new policy districts will simplify land use policy by reducing the number of policy districts. Since the adoption of the Core Neighbourhood Study Review for Nutana in 1991, the City has completed the Plan Saskatoon Project and adopted a new Development Plan and Zoning Bylaw in 1998. The new Zoning Bylaw has rationalized and grouped zoning districts under broader headings related to policy objectives. As a result of these changes, reviewing and updating land use policy designations is needed. The recommended changes to Land Use Policy Districts for the Nutana Local Area Plan simplify land use policy and introduce a new Community Facilities Policy District.

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Low Density Residential Policy District (New) This new policy district combines the Low Density - No Conversions and Low Density - Conversions Policy Districts currently used in the Development Plan. This recognizes that residential densities are usually higher in core neighbourhoods than in suburban areas and that the development and redevelopment process needs to provide a variety of housing types to serve a varied market. The new Low Density Policy District would be implemented by the R2 and R2A zoning districts to provide development standards in low density residential areas in Nutana. Applications for rezoning within the Low Density Policy District (from R2 to R2A) would be guided by the new Low Density Policy District which provides guidelines for the preservation of the single-unit form and the compatibility with existing development.

Proposed Low Density Policy District

- A. These districts shall be preserved as low density residential districts containing primarily one and two unit dwellings. These districts may accommodate dwelling unit conversions and new residential development of up to 4 units.
- B. In the review of discretionary use applications and rezoning applications in this policy district, Council shall consider:
 - i. the nature of the proposed use and site, the size, shape and arrangement of buildings, and their compatibility with the scale and character of surrounding buildings and the neighbourhood as a whole;
 - ii. the concentration of multiple unit developments on a block where the intent is to limit the concentration multiple unit development to ensure that a balance of housing types remain on individual blocks
 - iii. the accessibility and traffic patterns for persons and vehicles;
 - iv. and the provision of appropriate landscaping, screening, open space, parking and loading areas, lighting and signs.
 - v. the vision, goals and recommendations of the Local Area Plan
- C. These districts are not normally intended to accommodate multiple-unit dwellings with more than four dwelling units. The low density character of these districts shall be preserved by discouraging rezoning requests for the purpose of medium density multiple-unit dwellings.

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Medium Density Residential Policy District (new)

The proposed Medium Density Residential Policy District combines the old Low-Medium Density Policy and the Medium Density Policy District. The Medium Density district recognizes the need for the development and redevelopment process to provide a variety of housing types including medium density development. At the same time, it is recognized that medium density developments have a significant impact on the neighbourhood in terms of scale, form, population, infrastructure and traffic and needs to be evaluated with respect to their impact on neighbourhood characteristics.

The Medium Density Policy District is implemented with the RM1, RM(TN), RM2 and RM3 zoning districts to provide development standards in Nutana. Applications for a change in Policy from Low Density to Medium Density or for rezoning within the Medium Density Policy would be guided by the Medium Density Policy which provides guidelines for the preservation of the single-unit form, the concentration of multiple unit dwellings, and the compatibility with existing development.

Proposed Medium Density Policy District

- I. The development of multiple-unit dwellings, street townhouses, and dwelling units of 6 units and up to three or four stories shall be permitted as allowed under the relevant zoning district
 - A. In their review of discretionary use applications and rezonings in this policy district, Council shall consider:
 1. the nature of the proposed use and site, the size, shape and arrangement of buildings, and their compatibility with the scale and character of surrounding buildings and the neighbourhood the accessibility and traffic patterns for persons and vehicles; and
 2. the provision of appropriate landscaping, screening, open space, parking and loading areas, lighting and signs.
 3. overall neighbourhood density and the Vision and goals of the Local Area Plan

Nutana Local Area Plan Report

- B. Redevelopment in this district shall be accompanied by adequate parking and landscaping provisions

High Density Residential Policy District No change is recommended for the High Density Residential Policy District.

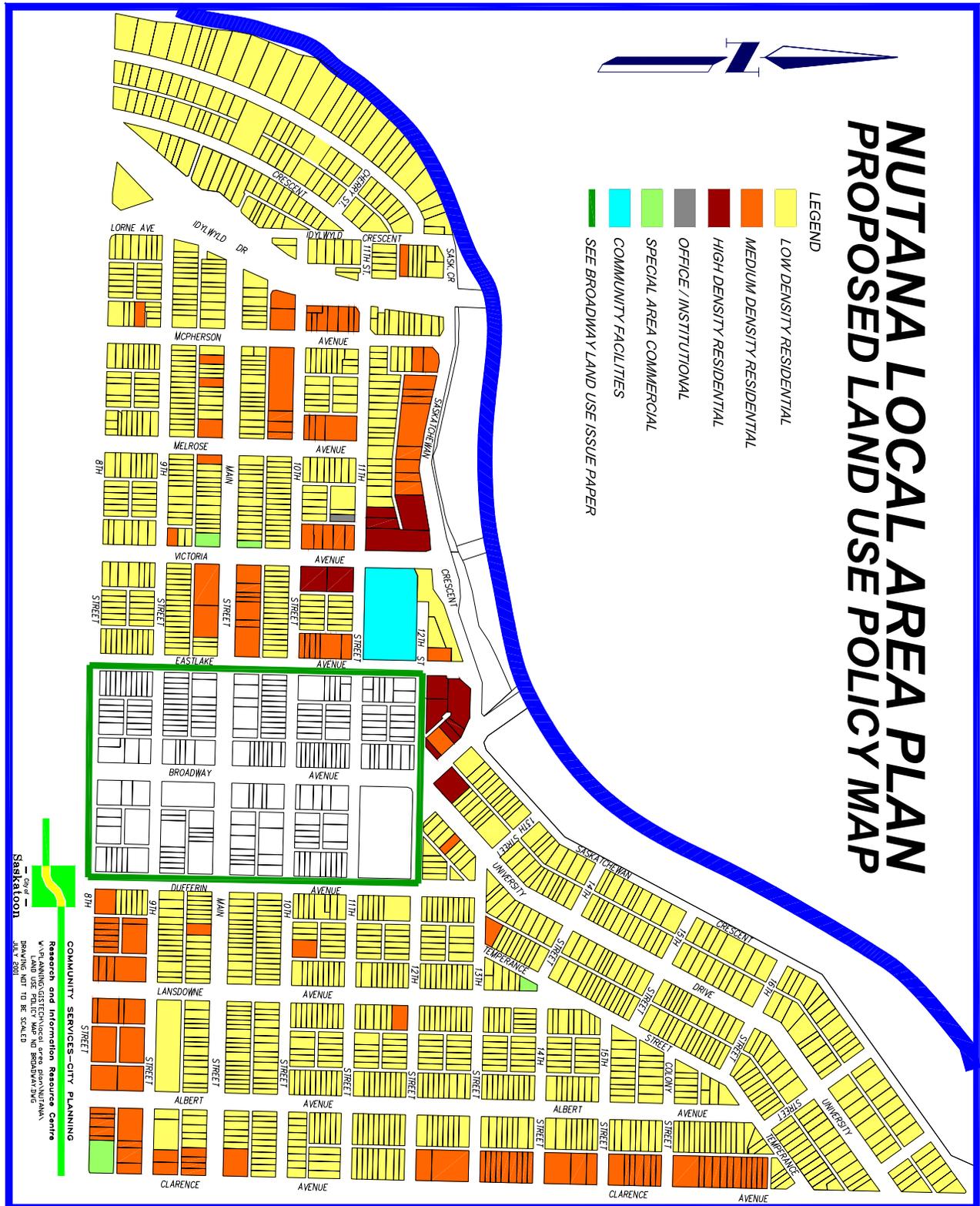
Community Facilities Policy District (New) Nutana and other core neighbourhoods have at their core community facilities such as schools, churches and meeting halls. These facilities are important community focal points and their community purpose needs to be a primary concern when considering options for redevelopment.

City of Saskatoon Development Plan **Section 10.1** deals with Education and Community Facilities in an effort to address these concerns for existing school sites. The Nutana Local Area Plan recommends the policy for evaluating the redevelopment of school sites be generalized to include churches and other community facilities as follows:

Proposed Community Facilities Policy District

1. Community facilities are focal points for many residential neighbourhoods. They are a community resource with more than one life span. In order to promote the stability and character of residential neighbourhoods, the City shall encourage the adaptive reuse of the Community Facility and site for residential, educational, institutional, recreational, or other community-oriented use, subject to the provisions of the existing zoning district, after appropriate consultation with relevant community groups and local residents.

The Nutana Local Area Plan recommends the implementation of new land use policy districts to simplify residential land use regulations. These changes are shown in the Proposed Land Use Policy Map. These changes do not affect the current development potential of affected property as they are not accompanied by a change in zoning. These changes establish the proposed new land use policy districts to provide guidance for future residential land use.



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Residential Land Use Changes

The proposed changes in this section are required to implement the goal of protecting single unit dwellings as a significant housing choice in Nutana, and unique neighbourhood considerations. The selection criteria for Land Use Policy District re-designation were:

- type and extent of existing housing on the block
- type and extent of existing of housing in the adjacent area
- proximity to neighbourhood access points, transportation and services
- rate of owner occupancy.

Recommendations are made with the intent of preserving those areas where single unit dwellings were still the dominant housing form, while leaving potential for redevelopment in areas better suited to medium density development. The Proposed Development plan and Zoning Bylaw changes map details the Land Use Policy and Zoning Bylaw changes recommended.

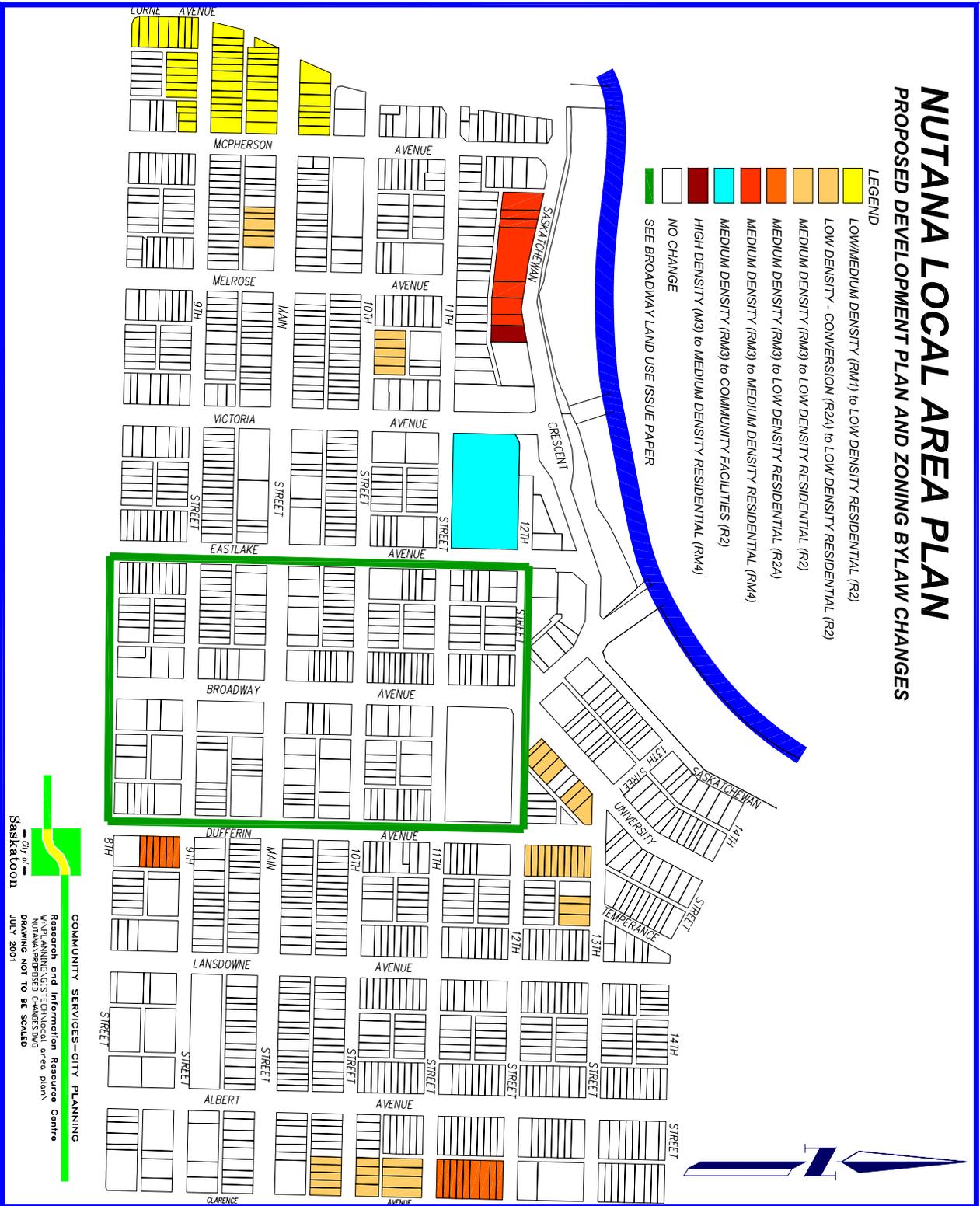
Saskatchewan Crescent East

The 200 Block of Saskatchewan Crescent as well as 306 Saskatchewan Crescent E. are currently designated Residential Medium Density and zoned RM3. The maximum height for a building in the RM3 zoning district is 3 stories. Some of the existing development is 4 storeys in height and does not conform to the current zoning designation. By rezoning these properties to RM4 the existing development would conform, and future development at 306 Saskatchewan Crescent E. would be consistent with the Development Plan Residential Medium Density Land Use Policy District.

The property at 310 Block of Saskatchewan Crescent E. also contains incongruent policy and zoning treatment. This undeveloped property is split between High Density policy district/M3 zoning and Medium Density policy district/RM3 zoning. To resolve this inconsistency the Nutana Local Area Plan recommends amending the policy for the entire property to Medium Density Policy District and the Zoning Bylaw to RM4. This change will make the development standards consistent and congruent.

NUTANA LOCAL AREA PLAN

PROPOSED DEVELOPMENT PLAN AND ZONING BYLAW CHANGES



Nutana Local Area Plan Report

Recommendations

1 Residential Land Use Policy - That City Council consider a report from the administration to amend the Development Plan and Zoning Bylaw:

- A. That the new Land Use Policy Districts be adopted as detailed on PP. 19-21;
 - B. That the Proposed Land Use Policy Districts be adopted as shown in the Proposed Land Use Policy Map P. 22;
- II. That the rezonings that are required as a result of adopting the Proposed Land Use Policy Map be initiated.

Nutana Local Area Plan Report

Issue Paper # 2

Goals

Broadway Area - Land Use

- To protect and enhance the mixed use character of the Broadway area;
- To protect and enhance housing options in the Broadway Area;
- To reduce and control land use conflict between residential and commercial users of the Broadway Area;
- To maintain and enhance Broadway as the heart of a historic community;
- To protect the human scale of development to promote the street orientation of commercial and residential development;
- To foster diversity and the retention of community facilities;
- To protect the capability of residential property to deliver basic residential use value;
- To manage the festival use of Broadway Area streets to ensure that its street function is not compromised and programmed activities are managed at a level that respects the essential Special Area Commercial and residential character of the area.

Introduction

Commercial development in Saskatoon is arranged according to a hierarchy of commercial intensity. The Downtown is at the pinnacle of this hierarchy. Downtown infrastructure is designed, maintained, and improved to accommodate the highest commercial and residential density in the City. The Downtown's size, available land for development and access to the rest of the city allow high density development to be efficiently accommodated.

The Broadway Commercial Area, like commercial areas along Central Avenue, 33rd St. and 20th St. are designated Special Area Commercial in the Development Plan. This designation notes the historic role of these areas as town centres for their surrounding residential areas. Suburban Centres play this town centre role in newer areas. District and Neighbourhood Commercial areas complete the hierarchy by providing commercial services at the district and neighbourhood level.

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The current combination of land use regulations in the Broadway area provides for a broad range of uses ranging from high density residential to light industrial. The area is designated Special Area Commercial/B5 and Light Industrial/IL1 (Broadway Area Land Use Summary, Page 35). Currently the area hosts residential, retail, service and entertainment uses. There are no industrial uses left in the area although Light Industrial zoning remains.

The condition of physical infrastructure has been evaluated in the 1993 (Nutana Neighbourhood Infrastructure Report). While the total system rated relatively well, the system, much of which is ninety years old, is strained by increasing densities and is reaching the limit of its structural capacity. Of particular concern is the downstream capacity of the sanitary system to handle increased densities. Two priority one items from that report have been completed, leaving an updated cost estimate for remaining items of about \$1.4 million dollars.

Strengths

The Broadway area is the oldest commercial and residential area in the city and represents a unique connection to the history of Saskatoon. The area boasts a number of historic buildings including Stewart's Drug Store, the Farnham Block, Victoria School, the Trounce Residence and the Arrand Block. The area is medium density, pedestrian friendly and flanked by historic residential development. Broadway Avenue is the centre of a historic mixed use community. As shown in the Broadway Area Mixed Use map, the area combines residential commercial and community uses to form a comprehensive urban community center. Across North America, cities are striving create or recreate the vibrancy of mixed use like that enjoyed in Nutana.

- Diversity: The area harbors and is fostered by an eclectic mix of commercial enterprises. The Broadway Theater, cafes and taverns mix with local services, offices and community facilities to provide a rich and diverse set of services;
- Commitment: The Broadway Business Improvement District represents local business and manages cooperative programming. The Broadway Business Improvement District and the City have worked together to accomplish streetscape improvements. The Broadway Business Improvement District has made available to the Nutana Community

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Association a non-voting chair on their Board for community liaison. Residential and community users continue to make



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long-term investment in the area;

- Scale: The existing built form compliments the scale of the neighbourhood. The low rise character of Broadway enhances street vibrancy and encourages walking;
- Balance: The mix of commercial, community and residential land uses combine to create a complete community;
- Identity: The Broadway area is clearly established as unique commercial and residential enclave in the city.

29% of respondents to a BID survey cited “unique atmosphere” as the preferred feature of the Broadway Area

Issues

The Nutana Local Area Planning process has heard from the public at a public meeting, discussed the issues with local stakeholders in the Nutana Local Area Planning Committee and consulted with specific businesses regarding current issues. The following issues were of concern in the immediate Broadway area:

- parking demand exceeds supply;
- events on Broadway, festival land uses, are not contained on Broadway but spill over into the surrounding residential area;
- the area attracts a volume of users such that the uncivil behavior of a few reduces the utility people should expect from both business and residential property;
- local built environment is of significant heritage value and its protection is a local priority;
- the human scale of development is a valuable asset to the community;
- Industrial land is incompatible with the area;
- some commercial uses cause negative external impacts;

Whereas 10 years ago the Broadway commercial area was active from seven in the morning until seven in the evening, six days a week, the area now has a schedule that extends until 3 A.M. seven days a week.

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Considerations

Residential, educational, commercial, social and religious activities are all a part of a healthy social balance (Calgary's East Village Development Study)

“the concept of a ‘community’ has been confused by such misnomers as ‘business community’, ‘development community’ and ‘professional community’, all of which are specialized interest groups and bear no relation to true communities. These exclusive ‘communities of interest’ cannot fulfill the integrative social functions achieved by the true inclusive community.” (Calgary Sustainable Suburbs Study).

A significant number of the issues raised through the LAP and other processes are directly related to a defacto change in Nutana and Broadway from a local to city-wide community. Over the last decade the area has become a destination where people come to live in and visit the rich amenity of this historic community. The increase in the density and intensity of use contributes to the traffic and security concerns raised in other issues papers which themselves are expressed as land use issues.

Increased demand in the area has been accommodated by the historic level of development potential built into existing land use standards. This increase in density necessarily creates external effects in traffic and congestion. New development to accommodate density necessarily replaces existing development of lower density changing the historic balance of the area.

The increase in the entertainment component of the area represents a significant land use change. The entertainment component “imports” business and expands the hours of commercial operation in the area. This increase in entertainment use has the effect of changing the “schedule” of the area. Whereas 10 years ago the Broadway commercial area was active from seven in the morning until seven in the evening, six days a week, the area now has a schedule that extends until 3 A.M. seven days a week.

Opinions about this change in use vary among individuals and user groups. To some stakeholders (commercial, community and residential) the increasing intensity of the area is positive. To other stakeholders (commercial, community and residential) this change represents a reduction in the value they receive from the area and is seen as a concern. Still, many of the strengths of the area are important to both of these broadly defined groups. The community and residential uses in the area are integral to the “atmosphere” that attracts people to visit the area, the vitality and diversity of the commercial area is an important component of the residential character of the neighbourhood.

The question is one of balance. Balance is a mix of land uses and user groups where all stakeholders feel they are getting fair value for their investment in and use of property. This balance could vary from a residential, District Commercial mix to a high density, commercial, entertainment mix. These “mixes” can be seen as the opposite ends of the development and balance continuum. The question is what is the right balance and how to foster and then maintain that balance.

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While either end of the development continuum will find favor among some stakeholders, public participation and public policy guidelines suggest that the correct balance is somewhere in the middle, something quite close to what exists now. The current mix of residential, community, office, retail and entertainment uses combine to create a vibrant mixed use community. Stakeholders have clearly expressed their satisfaction with the scale of current development and their concern regarding increased density and redevelopment. The Special Area Commercial policy from the Development Plan clearly states that development standards shall “reflect their unique character, while also promoting compatibility with surrounding residential land use”. Similarly, discussion of issues in the Public Meeting and in the Planning Group has revolved around protecting the combined strength of the neighbourhood and the Broadway area: diversity, balance, neighbourhood scale, independent business and community identity. Clearly the success of the Broadway area and the neighbourhood is built on the history of an integrated community.

Challenges

Given the strengths and constraints, the issues and goals identified for area, there are several issues that present significant challenges to meeting the goals set out for the Broadway area.

Development Potential and Scale of Development

The current Special Area Commercial designation permits high density commercial and residential uses. This area represents much of the remaining potential for population growth in the neighbourhood. Much of this area is zoned B5, commercial uses are not required to provide parking, and building height can potentially reach 76 metres (about 25 stories), depending on the frontage of the lot, and the type and form of development.

Clearly, the potential for individual developments to create impacts on surrounding uses and infrastructure exists. High density development can add significant numbers of people and trips in to the current traffic infrastructure and change the scale and the atmosphere of the area. Similarly, additional density adds significant loads to underground services like water, storm and sewage systems.

The potential for Medium Density development (RM3) particularly on the west side of Broadway Avenue represents the

Nutana Local Area Plan Report

potential to change the mixed use character of the area through the redevelopment of single family homes to apartments. The current development pattern of single units, suites and some apartments represent an appropriate balance where the single unit development reflects the historic residential character of the area.

Compatibility of Uses

Number of seats licensed for the sale of alcohol with entertainment: 1143 (1999).

Successful mixed use requires a diversity of uses that together encompass all aspects of community. Commercial, residential and community uses together in the same area create a vibrant, self-sustaining community. The key to sustainability is the compatibility of the uses. The introduction of an incompatible use(s) in a community can initiate a process of competition and succession that can lead to a complete functional change. As this use grows to dominate the area, the diversity necessary for sustaining mixed use can be lost as uses which can no longer be reasonably sustained in the new environment move away. Community and residential uses and the commercial uses that support them, may be displaced and the area ceases to function as a community. Like in Edmonton's Old Strathcona and Calgary's 7th Avenue, the impact of legal adult entertainment uses can change the environment of long established communities which eventually lose their diversity and community vitality to become dominated by these single uses.

Entertainment uses represent the potential to drive succession. There is nothing inherently wrong with entertainment uses such as nightclubs, they add vitality and interest to an area for residents and visitors alike. However, some patrons of the area engage in behavior that diminishes the value other uses and users can enjoy. The fighting, disorderly conduct, broken bottles and willful damage caused by actions of a small minority of people can result in entertainment areas being perceived as a noxious land use from the perspective of both residential and other commercial users of the area.

Of course much of the negative impact on surrounding property is the individual responsibility of the people using the area. The Saskatchewan Liquor and Gaming Authority, the Saskatoon Police Service and the Saskatoon Fire and Protective Services Department already administer a set of regulations within these local establishments. Overserving, capacity limits as well as illegal behavior are monitored within existing programs. These programs have been responsive to the concerns of residential

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and commercial users regarding the impact of uncivil behavior. Increased police presence, and the regular application of regulation enforcement is a recognition and response to this issue.

A number of factors can affect the impact of entertainment uses in a mixed use community including:

1. the size of establishments;
2. the concentration of uses in an area;
3. the hours of operation;
4. and the proximity of uses to residential uses.

As the number of establishments in a local area grows so does the potential for causing external impact. This impact is most noticeable when it includes uncivil behavior, but even the normal, inevitable and benign behaviors of leaving an establishment can impact residential use at 2 a.m..

The Light Industrial designations on the east side of Broadway Avenue represent the mixed use character of the area's past. This Industrial land accommodated lumberyards and other industries important to the community. Subsequent change in the local economy leaves these areas as remnants and inappropriate to serve the current and future requirements of the area. While the current Light Industrial designation allows a broad range of uses it denies residential development and allows the possibility of an incompatible industrial use to be established.

Festival Use

It is estimated that as many as 60,000 visits were made to the 10 day International Fringe Festival in each of the last three years

The Broadway area hosts a number of festivals. These festivals add vitality to the area and contribute to the unique atmosphere. Similarly, the unique mixed-use character of the area are attractive features as a location for these festivals. Festivals:

- add vital street life;
- are successful, 60,000 visits in 2000;
- contribute to Broadway's identity;
- contribute to cultural and community life;

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- benefit from community involvement;

Many people identify the Broadway area with festivals and street fairs. However for some local stakeholders, both commercial and residential, there is another side to festival uses. For these stakeholders, closing the street for festivals means:

- disruption of access to their homes and businesses;
- disruption of access to downtown;
- rerouting buses to local streets;
- the general noise and refuse that results when 60,000 people visit a small area in a short period of time;
- loss of privacy;
- property invasion;
- uncivil behavior .

Currently these festivals, with the exception of Bikes on Broadway, are sponsored by the Broadway BID. The BID has sought and received approval to host these events from its membership and has asked and received authorization from City Council for street closures and Noise Bylaw exemptions. The BID has a non-voting representative from the Nutana Community Association on its Board. In addition the BID has a Fringe Community Relations Committee that includes neighbourhood residents. This committee is a forum for discussing the operational aspects of minimizing local impacts.

However, the decision making regarding festivals is not inclusive of the community that is ultimately affected. When an event requires street closures to accommodate its programming and events are large enough that parking spills into the wider community then the decision making process needs to accommodate the views of all those that are affected. While a notification and council hearing process is one approach, a more comprehensive approach would be to develop and administer a set of guidelines that would define the basic parameters of holding events in the area. The parameters could include:

- total annual number of days the streets could be closed for events;
- the number of days in a row streets could be closed for an

Nutana Local Area Plan Report

- event;
- set hours and noise limits for outdoor events.

Recommendations

2 Broadway Area Land Use - Land Use Policy and Zoning. Development Plan and Zoning Bylaw Changes are detailed in the Proposed Development Plan and Zoning Bylaw Changes – Broadway Area and the Proposed Land Use Policy Map - Broadway Area, PP. 36 and 37):

That the Community Services Department Amend the Development Plan to redesignate Light Industrial land to Special Area Commercial, as show in the Proposed Development Plan and Zoning Bylaw Changes – Broadway P.36. This eliminates the possibility of Residential/Industrial land use conflicts occurring;

- A. That the Community Services Department amend the Development Plan for 501 - 523 and 502, 510 - 518 11th Street and 613 - 617 and 705 -709 Eastlake Avenue from Medium Density Residential to Low Density Residential, as show in the Proposed Development Plan and Zoning Bylaw Changes – Broadway P. 36;
- B. That Community Services Amend the Development Plan to enable a two tier system of development standards for the Broadway area. The Historic Tier would recognize a historic three (3) story building envelope and a High Density Tier above 3 storries that will mitigate the impact high density development as shown in Appendix B - Two Tier Development Standards In the Broadway Special Area Commercial District.
- C. That the Community Services Department report to the Planning and Operations Committee within one year on the implementation of the Historic and High Density Tiers of Development . The report will provide appropriate development standards for future development in the Historic and High Density Tiers that will mitigate the impact of high density development;

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- D. That the Community Services Department amend the Development Plan, as shown in Appendix B - Land Use Guidelines, to provide guidelines for the evaluation of Discretionary Use Applications for Nightclubs and Taverns to preserve the mixed use character of this and other Special Area Commercial Districts;
- E. That the Community Services Department rezone 501 - 523 and 502, 510 - 518 11th Street and 613 - 617 and 705 -709 Eastlake Avenue from RM3 to R2 to protect the single family form , as show in the Broadway Area Proposed Development Plan and Zoning Bylaw Changes map P. 36;
- F. That the Community Services Department rezone IL1 land to B5 as show in the Broadway Area Proposed Development Plan and Zoning Bylaw Changes Map P. 36;
- G. That the Community Services Department amend the Zoning Bylaw to adopt a parking standard as shown in Appendix B for the Broadway Special Area Commercial area to begin the implementation the Historic and Development Tiers;
- H. That Community Services Department report to the Planning and Operations committee within one year on the development of a set of indicators to monitor land use conflicts and development trends.
- I. That the Community Services Department and Municipal Engineering Branch consult with the Community Association and the Business Improvement District and report to the Planning and Operations committee within one year on a Street Use Agreement that would provide guidelines for programming streets to accommodate events.

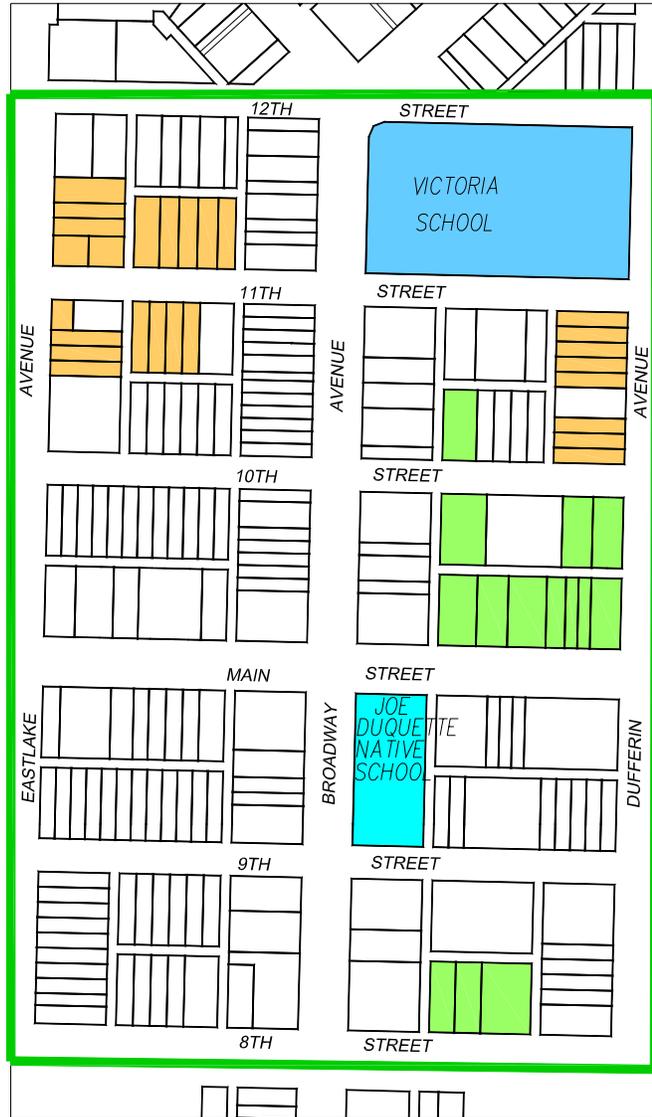
NUTANA LOCAL AREA PLAN

PROPOSED DEVELOPMENT PLAN AND ZONING BYLAW CHANGES - BROADWAY AREA



LEGEND

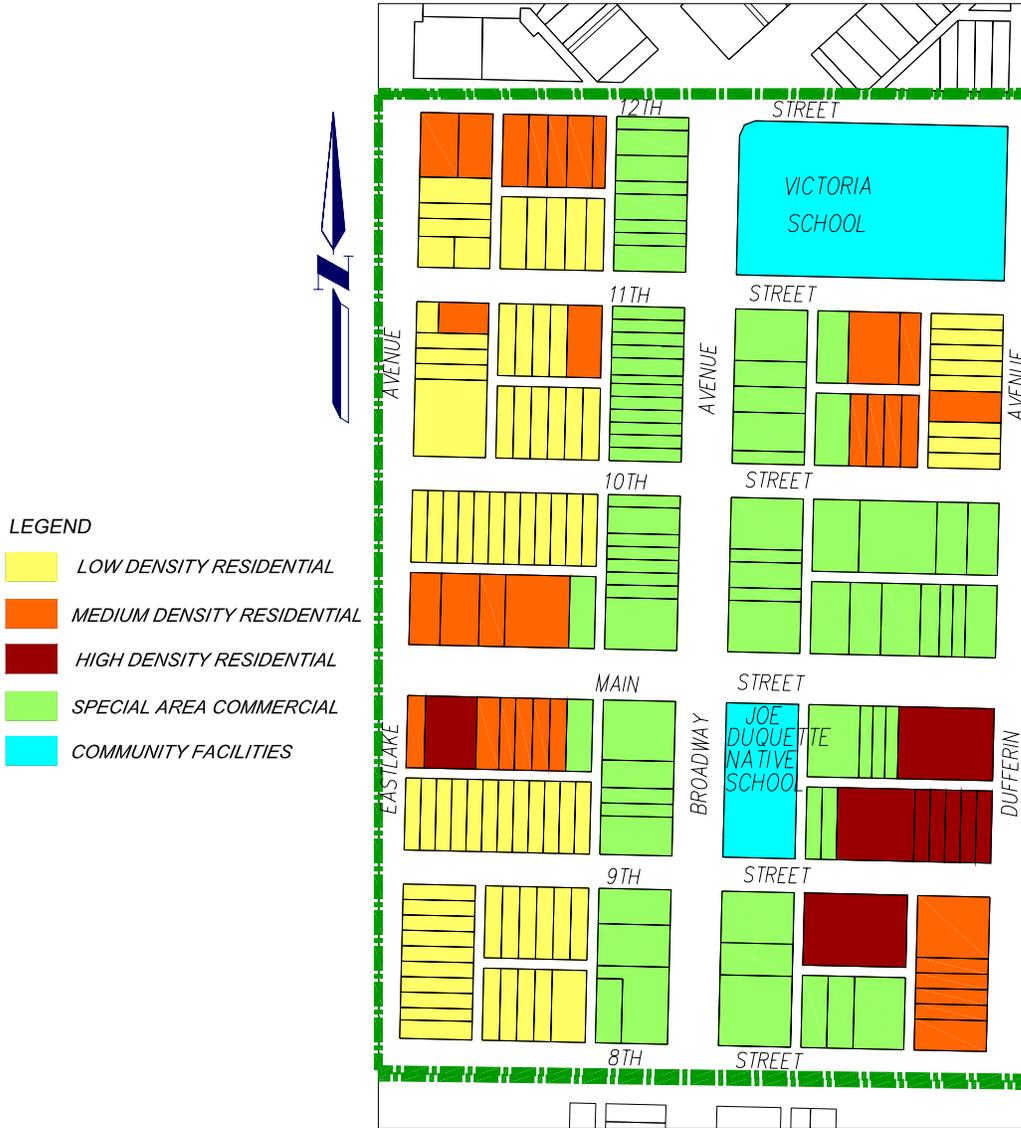
- MEDIUM DENSITY (RM3) to LOW DENSITY (R2)
- LOW DENSITY RES (R2) to COMMUNITY FACILITIES (R2)
- SPECIAL AREA COMMERCIAL to COMMUNITY FACILITIES
- LIGHT INDUSTRIAL (IL1) TO SPECIAL AREA COMMERCIAL (B5)
- NO CHANGE



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NUTANA LOCAL AREA PLAN

PROPOSED LAND USE POLICY MAP - BROADWAY AREA



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Issue paper #3

Goals

Introduction

City streets are designed and built according to the Roadway Network Classification Hierarchy:

*Freeway
Expressway
Major Arterial
Minor Arterial
Major Collector
Minor Collector
Local*

Traffic/Circulation Issues identified in the LAP

- *traffic volume and speed on Main*
- *traffic movement on Broadway*
- *reducing Broadway traffic*
- *traffic circulation and parking near Broadway Avenue*
- *on street parking for the University and the Downtown*
- *Freeway noise suppression*

Considerations Traffic and Circulation

Traffic, Circulation and Parking

- To enhance the efficiency of existing collector and arterial roads;
- To provide greater separation between commercial and residential traffic;
- To manage parking capacity for residential users;
- To reduce traffic speed and volume on local streets.

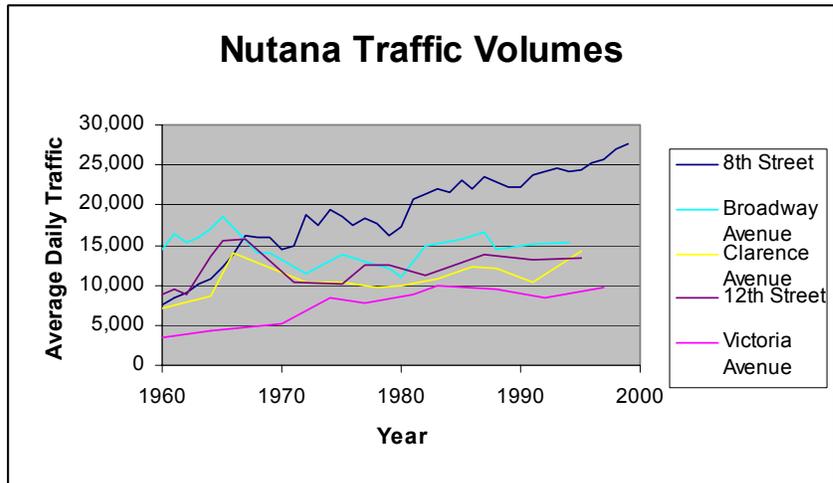
Nutana is bounded by and encompasses a variety of streets which serve the local and city-wide population. The neighbourhood is bounded by Clarence Avenue (Major Arterial), and 8th St. (Major Arterial). In addition, Broadway Ave. (Minor Arterial), Victoria Avenue (Major Collector), 12th St. E. (Major Collector) and Idylwyld Drive (Freeway) run through the neighbourhood. These streets act as major access points for neighbourhood traffic and carry substantial city-wide traffic to the Downtown and the west side of Saskatoon.

Saskatchewan, Poplar and Idylwyld Crescents, University Drive and Temperance Street are shaped by the river. The remaining streets in the neighbourhood are local streets and follow the grid pattern. While the major streets carry the majority of the traffic in the neighbourhood, University Dr. and Temperance St. act as routes to access the University of Saskatchewan and Main St. acts as an alternative to 8th St. between Broadway and Clarence. Cross streets (9th, 10th, 11th and Main) are part of the Broadway Avenue commercial area's circulation pattern as are the lanes.

Traffic volumes have been rising on streets within the Nutana Neighbourhood. As the Figure below shows, traffic levels are rising to levels similar to those experienced in 1960, recovering from lower levels around 1980. This is to be expected as neighbourhood and city populations grow. Downtown growth, infill development, and development south of Saskatoon will all impact the traffic volumes on neighbourhood streets. Victoria Avenue volumes between 8th St. and 11th St. have dropped somewhat in the 1990's but have risen considerably since 1960. 8th street volumes have been growing steadily. As Table No. 1 below shows, Broadway and Clarence Avenues and 12th Street traffic volumes have increased during the 90's.

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Table 1	Average Annual Daily Traffic Volumes				
Location/Year	1990	91-92	93-94	95-96	97-99
8th st.					
Lorne - Mcpherson	13041		14899	15531	16147
Broadway-Eastlake	16772	16689			17320
Broadway					
Bridge		17812	19793		
8th - 9th		15055	15422		
Traffic Bridge		10783	9427		8760
Victoria					
8th-9th		7716		6746	6746
10th-11th		8771		7499	7499
11th-Sask cr.		8146			9080
Sask Cr.		826			1330
Clarence					
12th-13th		10880	14033		
College Dr.- Univerity Dr.		13226		13327	
12th St.					
Clarence - Albert		5896		6714	
Main St.					3000
Idylwyld Freeway					
8th St. On Ramp					
8th St. Off Ramp					
8th St -Taylor		21267		20436	29396



The impact of traffic in a mixed use neighbourhood are felt in increased noise, congestion, and parking. As commercial traffic and parking demand grows, most notably on the 600 block of 10th and 11th Streets, the ability of these properties to attract residential users diminishes. Addressing these impacts in Nutana will require continued cooperation between the City of Saskatoon and neighbourhood representatives. Managing some traffic impacts will require Nutana issues to be part of city wide traffic management plans.

Lanes



Side street barriers in Calgary's Kensington area

Local impacts addressed through traffic calming techniques, parking restrictions, and circulation changes may require compromise by residents, users and the City.

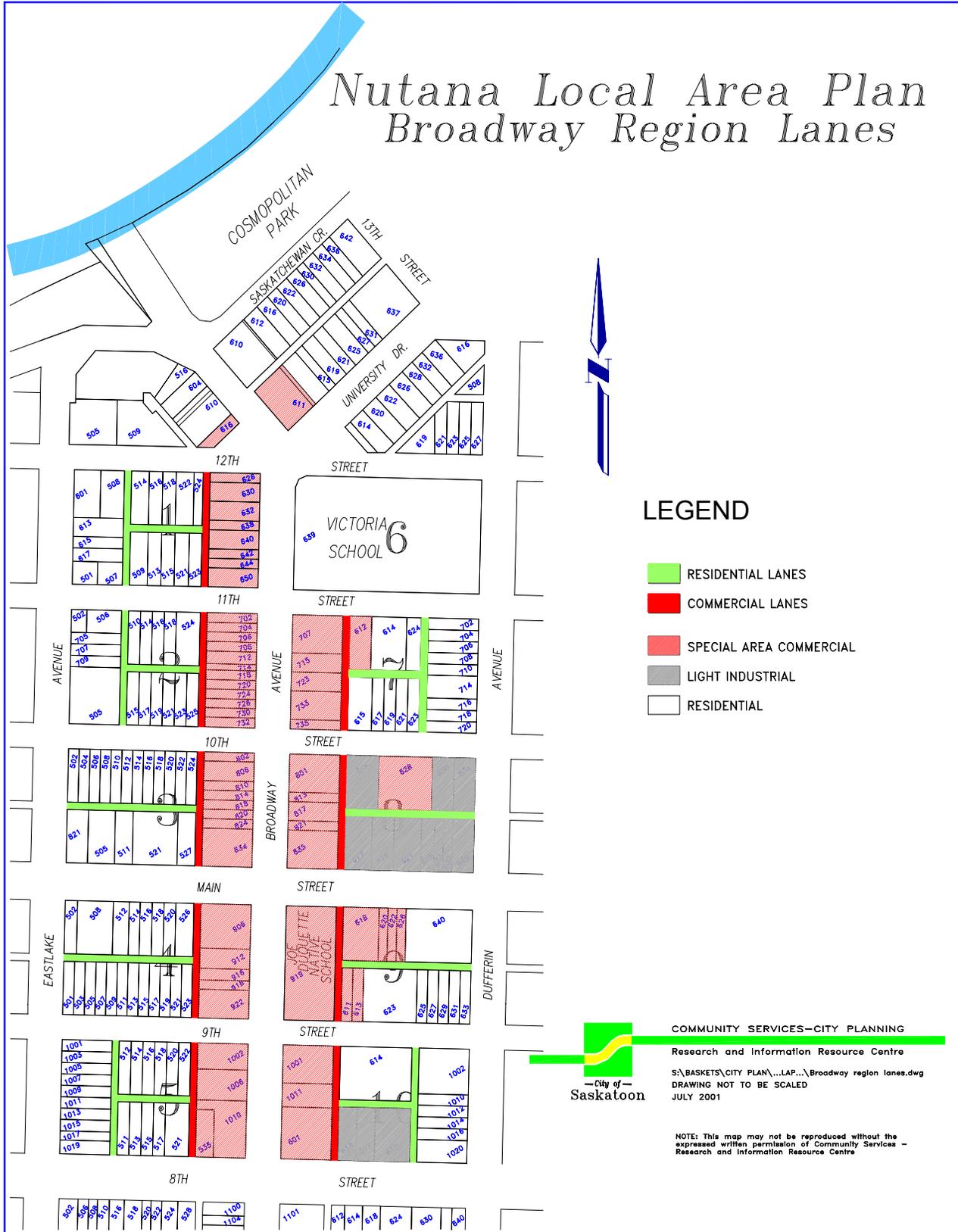
A significant impact of growth in traffic on Broadway is the use of side streets for circulation around the commercial district. As traffic circulation grows around Broadway Avenue, so do concerns for safety and increasing nuisance levels. In Calgary, the conflict between commercial traffic circulation, parking and residential users in the Kensington area was addressed by erecting fences on side streets that prevented circulation into the neighbourhood. This is an extreme example of traffic calming but illustrates one possible solution to addressing the impact of traffic circulation on surrounding residential uses.

The impact of increasing traffic is evident in the level of traffic in lanes near Broadway Avenue (Broadway Regional Lanes Map P. 42). The “H” configuration of Blocks 1, 2 and 7 are the most problematic. Lanes are meant to provide access to the rear of property; however, it is clear that these lanes are also providing circulation for people accessing Broadway Area commercial services. Recent traffic counts in the lane system revealed that as many as 600 vehicles a day use the commercial lane west of and paralleling Broadway between 12th and 11th Streets. This amount of traffic reflects access to businesses and traffic circulation. On the east side, the lane paralleling Broadway also carries significant daily traffic for service and circulation.

On-Street Parking

On-street Parking issues in Nutana are related to growth of traffic in the Broadway area, university parking and parking for access in downtown. There are approximately 760 on-street parking stalls in the Broadway Area. As Broadway traffic grows, so does the parking demand on a finite supply of parking spaces. Growing parking demand impacts particularly on residential uses in the Broadway Area. Parking data collected in 2000 shows that Broadway Area parking behaviour is concentrated north of Main Street with congested or potentially congested conditions spreading to residential frontages on 10th, 11th, and 12th Streets and along Eastlake Avenue. The Broadway Parking Study 2000 documents the parking supply and demand characteristics in the Broadway Area.

Nutana Local Area Plan Broadway Region Lanes



LEGEND

- RESIDENTIAL LANES
- COMMERCIAL LANES
- SPECIAL AREA COMMERCIAL
- LIGHT INDUSTRIAL
- RESIDENTIAL

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Saskatoon

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Parking Demand for the University of Saskatchewan and the Downtown are also issues in the Nutana Local Area Plan. The streets west of Clarence Avenue are providing off campus parking. Similarly, Nutana streets close to the Broadway Bridge are providing parking for downtown workers.

Off-Street Parking

Medium and High density residential development provides parking through regulation by the Zoning Bylaw. In the Broadway commercial area, however, historical and current parking provision is less uniform. Property in the B4 zoning district has not been required to provide off street parking. Practically of course, businesses require off street parking for staff and more B5 property has some provision for parking off the lane. Property in the IL 1 district and property that has been rezoned commercial has been required to provide parking.

Future Directions Traffic & Circulation

To protect the quality of life in Nutana, traffic must flow efficiently on arterial border streets and intrude into the neighbourhood as little as possible. Broadway Avenue is a major entry point to the Downtown and as an arterial street carries significant daily flow. However, as the central street in the Nutana neighbourhood, its value as a pedestrian-friendly main street should be recognized. Recent improvements at 5 Corners and to street amenities are meant to improve traffic flow and enhance the pedestrian-friendly characteristics of the street.

Efficient movement of Broadway traffic can help address the use of side streets to avoid slower traffic movement on Broadway Avenue. Traffic flow can be further improved by adding two left turn movements at the intersection at 8th St. E. In the long term, Broadway Avenue should carry reduced traffic which will enhance the street's function as a town center. For this to occur, city-wide transportation and land use planning must ensure that current and growing traffic load is directed to large volume downtown access streets such as Idylwyld Drive and College Drive.

These streets in turn must work efficiently and minimize impacts on surrounding areas. As an example, consider traffic on Clarence Avenue. This boundary street carries significant traffic bound for the University and Downtown. To maintain its efficiency, parking is not allowed. Residents then must access their property from side streets and alleys. Because the

role of the street as an Arterial reduces choice for residents, upgrades to side streets, alleys and lighting should be considered in planning for service provision. Similarly, Idylwyld Drive is important for its role in the city-wide traffic hierarchy and its potential for drawing traffic from neighbourhood thoroughfares. However, the sections of Idylwyld Drive that pass through Nutana already have been measured as having among the highest noise levels in the city. As traffic levels grow, the impact of noise levels will also. The Nutana Local Area Plan supports noise attenuation on Idylwyld Drive to mitigate current and expected impacts on the neighbourhood.

Increased efficiency is the first option for addressing traffic loads on Main Street. Current average annual daily traffic volumes on Main St. between Broadway and Clarence Avenues are double those expected on a local street. In fact, Main Street is acting as a Minor Collector Street as an alternative route to access 8th St., and Clarence Avenue. Future traffic volumes on Main St. should be reduced to levels more appropriate to local streets. Continued monitoring of volumes and discussion with the community will be necessary and may lead to the implementation of traffic calming and/or diversion to stop and reverse traffic volume trends on the Street.

Broadway Area traffic circulation on area side streets needs to be monitored and traffic calming measures implemented as necessary. These measures must be developed in conjunction with residents and neighbourhood associations. Traffic monitoring must focus on speeds and volumes on 9th, 10th, 11th, and 12th streets to address traffic conflicts with residential and school users.

Lanes

Levels of circulation in lanes paralleling Broadway Avenue need to be monitored to determine if circulation is impeding access. Service access is the primary function of these lanes and can be protected with changes such as one way access. Monitoring and changes need to be coordinated between Municipal Engineering, the Broadway Business Improvement District Association, and Local Property owners and users.

Residential lanes are also carrying traffic volumes that suggest a significant level of circulation. Reducing non-resident traffic on these lanes is important to protect quality of life. Changing the way these lanes are used will require tradeoffs for residents.

Strategies include: making lanes one way, creating dead ends and privatizing the lanes. The more effective the solution for restricting access to residents only, the more costly and inconvenient the solution will be. However, a pilot project, based on consultation between affected residents and the City, in the lanes of Block 1 and Block 4 can be used to test the effectiveness of various solutions and reduce the impact of traffic circulation on residents

Broadway Parking

The Infrastructure Services Department has completed The Broadway Parking Study 2000. This plan seeks to maximize the amount of on-street parking available and ensure efficient use of the available parking resource. The Broadway Parking Study recommends additional meters on 12th St., 11th St., 10th St. to improve turnover and the availability of parking during business hours. The recommendations of The Broadway Parking Study are adopted in the Nutana Local Area Plan as a starting point for managing on-street parking. In addition, parking on Broadway Area side streets needs to be monitored to determine availability of parking for residential users.

Off Street Parking

Off street parking provisions in the Broadway area needs to respect the historic context of development while acting to ensure that the impact of parking on surrounding uses is addressed. This requires a parking provision that captures existing off street parking capacity and ensures that redevelopment in this area provides a minimum level of off-street parking. In addition, future development that exceeds the historic development level of two or three storeys must provide parking at a level consistent with modern development standards.

On Street Residential Parking

Solutions to maintaining on-street parking availability to residents include implementing parking restrictions and the parking permit process. One or two hour parking restrictions near Clarence Avenue can make parking less attractive for off-campus parking. Alternatively, residents and the Community Association can implement a parking permit program. The area to be covered by either solution will be determined through consultation with residents, the Community Association, and the City of Saskatoon Parking Services Section. These solutions are available to curb the use of neighbourhood streets for Downtown and Broadway Area parking

Recommendations

3 Traffic, Circulation and Parking

- 3.1 That Municipal Engineering report to the Planning and Operations Committee within one year on potential enhancements to traffic flow on Broadway Avenue as a result of a second left turn lane on Broadway and the 8th St. intersection;
- 3.2 That Municipal Engineering report to the Planning and Operations Committee within one year on strategies to reduce traffic flow on Main St. East;
- 3.3 That Council consider the present and future quality of life impacts of traffic noise when considering capital expenditures for noise attenuation on the Idylwyld Freeway;
- 3.4 That Municipal Engineering report to the Planning and Operations Committee on the impact on long-term transportation planning of de-emphasizing Broadway Avenue as a major access route to the downtown;
- 3.5 That Municipal Engineering report to the Planning and Operations Committee within one year on strategies to reduce non-resident traffic in the Lanes in Block 1 and Block 4;
- 3.6 That Municipal Engineering employ parking management techniques to manage resident access to on-street parking;
- 3.7 That thirty-four new two-hour metered parking stalls be installed on 12th Street, between Eastlake Avenue and Broadway Avenue;
- 3.8 That eighteen new two-hour metered parking stalls be installed on south side of 11th Street, between Broadway and Dufferin Avenues;
- 3.9 That five new two-hour metered parking stalls be installed on the north side of 11th

Street, between Dufferin Avenue and the five-minute loading zone in front of Victoria School;

- 3.10 That thirty-four new two-hour metered parking stalls be installed on 10th Street, between Broadway and Dufferin Avenues;
- 3.11 That thirty-six new two-hour metered parking stalls be installed on Main Street, between Broadway and Dufferin Avenues;
- 3.12 That the one hour signed parking restrictions on the west side of Dufferin Avenue, between 10th and Main Streets, and on 9th Street, between Broadway Avenue and the middle of the 600 block of 9th Street, and on the north side of 9th Street, between Broadway and west lane, be changed to a two-hour signed parking restriction on Broadway Avenue, between Main and 9th Streets be changed to a 90 minute signed parking restriction;
- 3.13 That a two-hour signed parking restriction be installed on the west side of Broadway Avenue, between 8th and 9th Streets;
- 3.14 That the angle parking on 12th Street, between Eastlake Avenue and the existing parking meters be moved from the south side of the street to the north side and orientated for westbound traffic;
- 3.15 That the above parking restrictions and parking meters be effective 09:00 to 18:00, Monday to Saturday.

Issue Paper # 4

Broadway - Incivilities and Safety

Goals

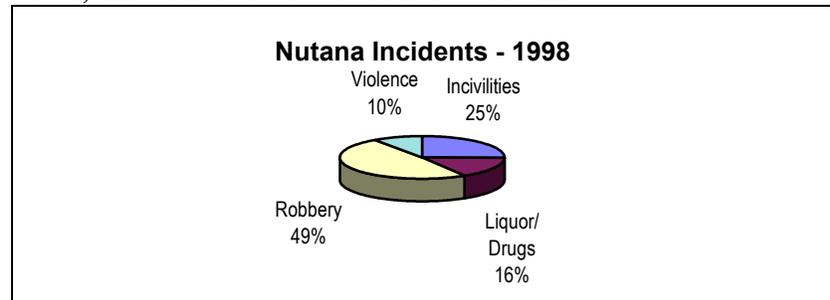
- To ensure that the Broadway Area remains a safe place to live, work and visit;
- To ensure that local property owners and users receive right of reasonable use from their property;
- To foster a long term community, cooperative approach to safety and security.

Introduction

One of the key indicators of well-being is feeling safe in our communities (Saskatoon Safer Cities Focus Group). Public meetings, Local Area Plan Group work, interviews with local business people and residents and a recent survey of BID members have consistently identified concern for security as a local issue. The focus of concern ranges from an increase in serious crime such as violence, break and enter and liquor and drug offenses to the annoyances of incivilities that reduce the value and utility people should properly expect to enjoy at their home, business or on the streets of the area.

Recorded calls for Police Service 1997

City-wide	73,000
Nutana	1,209
Sutherland	451



The Saskatoon Police Service provided data for the Nutana Neighbourhood boundaries for 1997 and 1998. Nutana accounted for about 2% (1209) of all calls-for-service in 1997. This is 3 times as many incidents as reported in Sutherland in 1997. 25 % of these calls were with regard to uncivil behavior, the other 75% were for more serious offenses. For 1998 there were significantly fewer incidents in Nutana with Police Services reporting 972 incidents.

Incivilities & Crime

“the problem, to be specific, is the late night noise and vandalism vandalism” (voice from Public Meeting)

As the use and visibility of Broadway grows so does the number of users. Some people who use the Broadway Area choose to do so in a way that is at odds with many who live and work in the area. Some people who use the area choose to engage in neighbourhood unfriendly behavior. Some visitors to Broadway use the alleys to travel to, from and between Broadway nightspots. Some hidden places on and near Broadway are used for hanging out, using drugs and sometimes sleeping. Behaviors like mischief, noise, and willful damage make up the

Incivilities. A range of thoughtless behavior that while not necessarily criminal or dangerous, is insulting and reduces peoples right to enjoy public and private property as part of a free community. These things range from graffiti to urinating on lawns; from breaking bottles to brawling; from squealing tires to driving under the influence and that can take away the essential sense of privacy that Residential land use typically provides.

Victoria School -

Approximate Vandalism costs 1998: about \$7000.00

The Broadway BID, owners and the City pay for graffiti cleanup.



Nutana Incidents - 1998

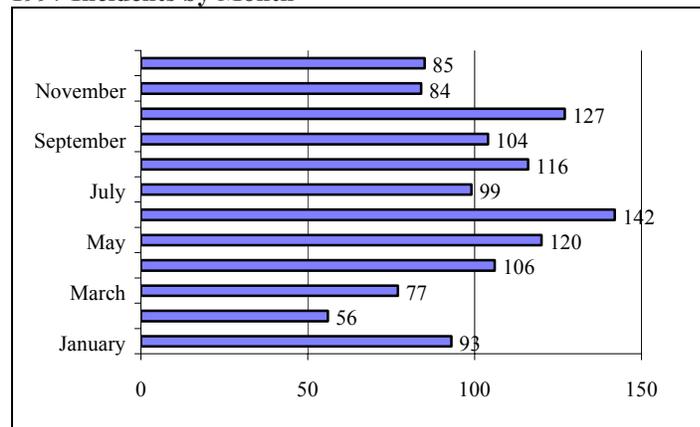
Incivilities	174
Liquor/Drug Offenses	109
Break/Enter/Theft	335
Violence	67

majority of the 174 uncivil incidents recorded in 1998. Panhandling, skateboarding, “tagging”, vandalism and loitering have grown substantially. Some of these behaviors have a psychological cost, some have a monetary cost all are all relatively new and act to diminish the use value people should expect from property in a mixed use neighbourhood.

Analysis of the data shows a concentration of incivilities in the area along and around Broadway Avenue. This is the heart of the Broadway Area that draws the most traffic and visitors and has the longest hours of commercial operation. This area also is also the most congested with increased parking and traffic issues.

In 1998 511 incidences of serious crime occurred in Nutana .

1997 Incidents by Month



Analysis pointed to a concentration of incidents in the Broadway area. While the number of incidents fell by 237 in 1998, weapons offenses, drug trafficking and threats were higher than 1997. About 26% of 1997 incidents took place in the colder months, November - February, 33% of the year. About two thirds of the incidences took place in the evening or night time, 6 P.M. to 6 A.M.

Considerations

The perception of safety is more than just preventing crime. Our communities are safe when we feel safe in our homes, on our streets and in our public places. Safe communities are places that are actively tackling the root causes of crime and violence, not merely responding to incidents of crime.

Ecole Victoria School has worked to improve visibility and security on the school site.

Improving security requires a broadly based approach. The significant level of crime requires adequate levels of police services and appropriate bylaws to allow effective enforcement. In addition, the environment in which unacceptable behavior occurs needs to be altered in order to reduce the opportunity and desire to commit uncivil acts. The Nutana community is actively pursuing improved security. At the request of the Business Improvement District, the Community Services Department conducted an Environmental Audit of the Broadway Area in 1997. An Audit Group was formed which included BID representatives, merchants, community association members and residents, including youth and seniors. The Audit Group assessed each block of Broadway and recorded their perceptions of the physical contribution to the opportunity for threatening activities. Lighting, signage, sightlines, isolation, entrapment sites and escape routes were considered. The Audit revealed that while the area was generally safe, well maintained and appealing, there were some significant physical limitations that create the opportunity for crime and contribute to the feeling of insecurity.

“Some teens will block sidewalks, doors and stairways and will not allow pedestrians through” (Broadway BID’s Merchant Street Security Survey, 1998).

Significantly, The Audit Group held a discussion and identified three sets of community interactions that were responsible for concern about area safety:

The Nutana Local Area Plan Public Meeting identified the raised area behind the Seniors Centre on 11st as an area where illegal drugs are used.

- use conflict occurs between a user group of mainly young people who “hang out” at various locations on and near the street and a user group of business people, staff, residents and clients. Panhandling, loitering, and aggressive behavior conflicts with the shopping, working and visiting behavior of other Broadway users;
- use conflict occurs between a user group that uses private property in the area to congregate and use alcohol and drugs illegally with a user group of residents who live immediately adjacent to the area and the property owner;
- use conflict occurs between some late night users of the area who engage in rowdy behavior and willful damage and residents and business users in adjacent areas.

“Alleys near Broadway function as conduits between Broadway bars and are very busy at 3 a.m.” Public Meeting

The Audit Group noted that further work needs to be done to understand user conflict more fully and the need for long term partnership and programming with the City, local organizations and users. The Saskatoon Police have identified the increase in calls for service as a significant change that requires increased service in the Broadway area. Although the City Traffic Bylaw restricts skateboarding in the BID area, enforcement of the bylaw has proven difficult. The Business Improvement District is committed to increased budgeting for graffiti removal.

The incidence of crime and uncivil behavior can be reduced by working with the community to define patterns of behavior and implement strategic changes. The City of Saskatoon's Strategic Plan states that "each neighbourhood will be livable and enjoyable for its residents". City Council has established the Safer City Committee to coordinate "community-based, customer driven urban safety strategies through the three P's: partnerships, problem solving and prevention". This committee will generate community-based solutions through community members and organizations working in partnership with city administration.

Future Directions

The Local Area Plan supports short and long term initiatives that address security issues with three approaches:

- I. Physical changes
 - all city streetscape, land use, transportation and urban design initiatives should address security issues by applying Crime Prevention Through Environmental Design (CPTED) principles.
 - the environmental audit process be maintained and expanded. The original audit looked at "perceptions" of safety from different user groups. A follow-up Technical Audit, would include these perceptions, site and risk analysis of the area, CPTED principles and an analysis of who, what and where uncivil or criminal activity is taking place. The outcome would be specific recommendations: to alter the built environment, to increase users perception of safety, to reduce the opportunity for certain activities, and to decrease the level of comfort

for illegitimate users. Informing private property owners of changes that will enhance personal and property safety and security will offer owners alternate ways of addressing issues individually or collectively.

❖ Enforcement

- current bylaws regarding skateboarding, liquor licensing, and noise need to be reviewed to bring them up to date with current conditions
- levels of policing need to reflect the levels of activity in the Broadway area
- effective communications between agencies and user groups is crucial to understanding issues and resolving conflicts

❖ Understanding and Outreach

- the Local Area Plan supports programs that seek to understand various group behaviors and bringing conflicting user groups together for problem solving.
- the Local Area Plan supports programs that work toward incorporating user groups in community facilities and programs .

4. Incivilities

4.1 That the Community Services Department work with the Broadway Business Improvement District, the Nutana Community Association, and other agencies to develop and promote an action plan reduce the physical opportunity for crime using Crime Prevention Through Environmental Design (CPTED) principles;

4.2 That the Community Services Department, the Broadway Business Improvement District, the Nutana Community Association work with the local nightclubs to develop a program to promote neighbourhood friendly behavior;

Issue Paper # 5

Nutana - Parks and Open Space

Goal

- To increase the amount of Neighbourhood Park space;
- guide the location of new Neighbourhood Park space;
- support the cooperation between the City of Saskatoon and the Saskatoon School Boards in the provision of recreation space.

Introduction

The *Planning and Development Act*, 1983 requires that Municipal Reserve lands be dedicated for public open space and recreational use, as land is subdivided for urban purposes. To allocate these lands, the City of applies its Parks and Recreation Open Space Policy and the Park Development Guidelines. The City of Saskatoon plans for the provision of parks according to a hierarchy corresponding to the residential development structure in the City's Development Plan. The hierarchy is based on the neighbourhood as the central core and radiates to larger units and special uses. The park hierarchy consists of Neighbourhood Pocket Park, Linear Park, Neighbourhood Core Park, District Park, Multi-District Parks and Special Use Parks. Each park category is intended to address particular needs of particular groups of people, while maintaining the flexibility of programming and attractive environment which will encourage use by City residents in general.

The objectives of the City of Saskatoon's *Parks and Recreation Open Space Policy* are:

- To enhance a sense of community identity and pride through beautification of the City and protection of natural aesthetic features;
- to encourage development of individuals' physical well-being by providing active leisure opportunities; and
- to provide individuals with an opportunity to reflect, relax and interact in a natural, serene environment; thereby contributing to their mental and emotional welfare.

Considerations

Nutana has both a wealth and a deficit of parks and open space. Nutana was part of the original survey of Saskatoon which provided for wide streets and boulevards. Early in the city's history the Riverbank was protected through public policy as open space and park land. Nutana enjoys access to these resources. The boulevards that are a feature of the neighbourhood contain mature plantings and add to the sense of

green space in the Neighbourhood. These resources contribute to the neighbourhood’s wealth of green and open space.

Park Space Deficiency

On the other hand, Nutana, like other core neighbourhoods, was developed at a time when the standard for providing recreational parks in neighbourhoods was much less than it is today. As a result, Infrastructure Services Parks Branch calculates the current park space deficit for Nutana at 20.5 acres. This deficiency is calculated for city owned Neighbourhood parks and therefore does not include the Victoria School grounds and playground, the grounds of Nutana Collegiate or the Riverbank parks.

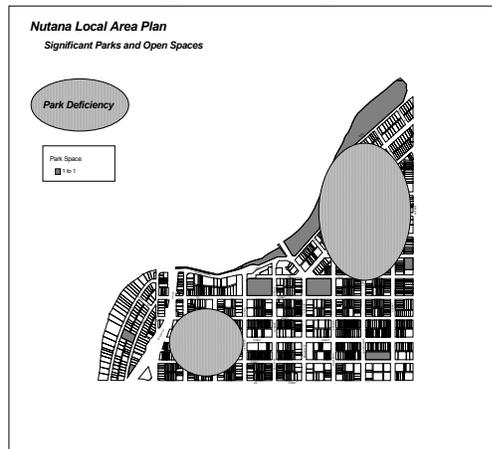
Nutana contains the following classified parks:

Respondents to the Nutana Local Area Plan Update survey said: Increasing Neighbourhood Park space is an issue - 69% and an appropriate goal for the Nutana Local Area Plan - 68%.

Of the people who commented on parks in the Nutana Local Area Plan Update Survey, about 1/3 felt the existing park space was adequate.

- Neighbourhood Pocket Parks
 - * Marr Garden 0.041 hectares
 - * Poplar Crescent Park 0.13 hectares
- Neighbourhood Park
 - * Massey Park 0.68 hectares
 - * Idylwyld Park 0.39 hectares
 - * Albert Park 0.34 hectares
- Multi-District Park
 - * Rotary Park 1.09 hectares
 - * Cosmopolitan Park 10.97 hectares

The Significant Parks and Open Spaces Map shows that the area closer to Broadway Avenue and west of the freeway have better access to neighbourhood parks than the area between Victoria



Avenue and the freeway and the area north of 12th St. Addressing the park space deficiency in Nutana and other older neighbourhoods is difficult. Most of the land is developed, so options for assembling land for park development are limited and expensive. In addition, using developed residential land reduces

housing availability and flanks the park directly with residential development which changes the residential characteristics enjoyed by those neighbouring houses.

Park Upgrades Addressing Neighbourhood Park upgrades is a priority for the City of Saskatoon and is accomplished on an annual budget which is spent on a prioritized list of local parks. Addressing Neighbourhood Park deficiency is accomplished by responding to opportunities to acquire appropriate land when it becomes available and funding must be authorised by Council for the project.

Another option for providing funding for upgrades or new construction is the Local Improvement Program. In this program, property is assessed a levy on property taxes and the funds go directly to the park project. In the past, park space deficiency has been accomplished by acquiring old school sites, existing school sites, and buying vacant commercial or institutional land.

Future Directions The Nutana Local Area Plan heard that Nutana residents recognize that the green space provided by boulevards are an important part of the sense that the neighbourhood is green and open.

Park and green space maintenance and urban forestry initiatives that maintain and develop this resource are supported and encouraged by this plan. In addition, initiatives that help residents maintain and develop the boulevard through planting and gardening are encouraged. Citizen use of the boulevards can build a sense of community and reduce maintenance costs for the City.

Addressing park space deficiency in a fully developed older neighbourhood requires fresh thinking and compromise. For example, the City may consider converting street right of way to park space.



Park created from right of way

This approach has a number of advantages. It avoids paying market prices for homes or lots and incurring demolition costs, it does not reduce the number of homes in the neighbourhood and there are a number of potential locations in the park deficit areas. Compromise in a solution like this would result from reduced traffic accessibility.

Enhancing parks and open space in Nutana will require innovation, cooperation and patience. Open space can be enhanced by ensuring existing space is maintained and upgraded appropriately. The Community Association must ensure that Nutana parks are considered for upgrade. In addition, the Nutana Local Area Plan supports parks, open space and urban forestry initiatives in the Neighbourhood and city-wide as essential components of quality of life.

Recommendations

5 Parks and Open Space

- A. That Infrastructure Services report to the Planning and Operations Committee within one year on using street right of way in park deficit areas to address neighbourhood park deficits;
- B. That Infrastructure Services report to the Planning and Operations Committee within one year on supporting residents in enhancing boulevard green space.

Appendix A

Current Residential Land Use Policy Districts

The following Land Use Policy definitions currently guide residential development in Nutana. These Land Use Policy Districts were developed during the Core Neighbourhood Study Review and were updated through the Plan Saskatoon process. The implementation of these Land Use policy Districts were based on demographic, economic and development characteristics, and discussions with Community Associations.

Low Density Policy District - No Conversions

- (a) These districts shall be preserved as low density residential districts containing primarily one and two unit dwellings.
- (b) These districts are not intended for multiple-unit dwellings. The low density character of these districts shall be preserved by discouraging rezoning requests for the purpose of increasing development densities.

Low Density Policy District - conversions

- (a) These districts are intended primarily as low density residential districts. These districts may accommodate dwelling unit conversions and new residential development of up to four units, however, proposals involving three or four dwelling units shall only be approved at Council's discretion.
- (b) In their review of discretionary use applications in this policy district, Council shall consider:
 - i) the nature of the proposed use and site, the size, shape and arrangement of buildings, and their compatibility with the scale and character of surrounding buildings and the neighbourhood as a whole;
 - ii) the accessibility and traffic patterns for persons and vehicles; and
 - iii) the provision of appropriate landscaping, screening, open space, parking and loading areas, lighting and signs.
- (c) These districts are not normally intended to accommodate multiple -unit dwellings with more than four dwelling units The low density character of these districts shall be preserved by discouraging rezoning requests for the purpose of medium density multiple-unit dwellings.

Low-Medium Density Policy District - Low Density Multiple-Unit Dwellings

- (a) These districts shall generally contain low residential densities, but do have the potential for limited development of low density multiple-unit dwellings.
- (b) The development of multiple-unit dwellings, street townhouses, and dwelling unit conversions with up to four dwelling units shall be permitted. Proposals containing up to five or six dwelling units may only be approved at Council's discretion.
- (c) In their review of discretionary use applications in this policy district, Council shall consider:
 - i) the nature of the proposed use and site, the size, shape and arrangement of buildings, and their compatibility with the scale and character of surrounding buildings and the neighbourhood as a whole;
 - ii) the accessibility and traffic patterns for persons and vehicles; and
 - iii) the provision of appropriate landscaping, screening, open space, parking and loading areas, lighting and signs.
- (d) These districts are not normally intended to accommodate multiple-unit dwellings with more than six units. The character of these districts shall be preserved by discouraging rezoning requests for the purpose of medium density multiple-unit dwellings.

Medium Density Policy District - Medium Density Multiple-Unit Dwellings

- (a) These districts are suitable for medium density residential redevelopment. It is intended that multiple-unit dwellings with up to three or four storeys be developed in these districts.
- (b) Redevelopment in this district shall be accompanied by adequate parking and landscaping provisions.

High Density Policy District

- (a) These Districts are suitable for the development of high-density multiple-unit dwellings and limited commercial uses.
- (b) High-density development shall be permitted only in such numbers and in areas which will minimize negative impacts on adjacent and surrounding low-density environments.
- (c) High-density residential uses shall be developed with adequate off-street parking and landscaping provisions, and be located within close proximity to existing or proposed public transit services.

Appendix - B

19.1.1.2 Nutana

The Nutana Local area Plan is adopted and forms part of the Development Plan. A copy of the Nutana Local Area Plan Report is attached as Schedule “J” to the Development Plan. The Nutana Local Area Plan Report contains context and full information regarding the policies adopted for the Nutana neighbourhood.

Nutana’s Vision

Nutana’s future grows from its storied past and vibrant present: a strong and diverse residential neighbourhood integrated with a strong Broadway core of local businesses and community services. Nutana strives to preserve and strengthen this neighbourhood where residential quality of life is available to young and old, rich and poor, and supports and is supported by a strong town centre. Nutana strives to maintain a community that lives, works and plays in harmony. The future will see a community that respects and protects its heritage for its direct contribution to our present and future. The community of Nutana will remain a vital, diverse community of residences, businesses, schools, churches, and parks where residents, and visitors can walk without fear. Nutana and Broadway will continue to host visitors from across the city and the world in an atmosphere of mutual respect.

Community Convictions

A quality residential environment

- diversity and balance in housing choices;
- single family development;
- a diverse population;
- lower levels of nuisance and vandalism;
- the security to walk in our daily routines;
- development that respects and enhances our heritage (cultural, architectural and natural).

A strong town centre

- a diversity and balance of community services;
- viable, vibrant and historic schools (Victoria, Nutana and Joe Duquette);
- community meeting places;
- businesses that supports the everyday needs of its residents and workers;
- a safe and unique venue for hosting neighbours and visitors at a reasonable number of events in an atmosphere of mutual respect.

Community Concerns

Loss of community

- the growth of the Broadway area as tourist destination dilutes the sense of community;
- a loss of residential diversity as the number of multiple unit dwellings increase and affordable housing is lost;
- maintaining the character of the residential and business built environment;
- maintaining the character of a community of independent businesses;
- adequate open space and community centers
- parking and traffic issues

Land Use Guidelines

Guidelines for the evaluation of Discretionary Use Applications for Nightclubs and Taverns to preserve the mixed use character of the area:

1. that the total number of Nightclubs and Taverns in the Broadway Business Improvement District not exceed five (5);
2. that the size of Nightclubs and Taverns be considered as size is related to parking and nuisance issues in a mixed use area. Small establishments (<75 seats) should be considered to have less impact than larger establishments;
3. consideration should be given to the provision of adequate parking for staff and patrons;
4. that Nightclubs and Taverns should not be adjacent or backing onto residential or community uses and;

Two Tier Development Standards In the Broadway Special Area Commercial District.

The Historic Tier recognizes the historic three (3) story building envelope. Development Standards in the Historic tier accepts that the limited historic development standards contribute to the development of a mixed use community and that the architectural heritage of the street is an important asset to the community. Future development that pierces the historic building envelope would adhere to regulations in the High Density Tier which must provide for parking and development requirements that will mitigate the impact high density development on existing infrastructure and development.

Appendix - C

Proposed Parking Requirements Broadway B5 District

1. No off street parking shall be required for any existing building or use.
2. Any new construction or any addition to an existing building, under 3 stories in height, shall provide off-street parking at a rate of one space per commercial unit or dwelling.
3. Notwithstanding, Sections 1 and 2, a restaurant shall provide parking at the rate of one space per 10 square metres of building area devoted to public assembly with an exemption for the first 10 required spaces.
4. Any new construction or any addition to an existing building, three stories in height or greater, shall provide off-street parking according to the following schedule:

Uses	B5 District - Broadway area
Art galleries, Public Libraries and Museums	1 space per 30m ² of gross floor area
Automobile, marine and trailer coach sales establishments	1 space per 50m ² of gross floor area
Bakeries	1 space per 50m ² of gross floor area
Banquet halls, public halls and catering halls	1 space per 10m ² of building floor area devoted to public assembly
Beauty parlours and barber shops	1 space per 50m ² of gross leasable floor area
Commercial and public indoor and outdoor recreational uses and health clubs	1 space per 24m ² of gross floor area, or for primarily outdoor recreation uses 1 space per 4 patrons at design capacity
Convenience stores	1 space per 50m ² of gross leasable floor area
Drugstores or pharmacies	1 space per 50m ² of gross leasable floor area
Dry cleaning pickup depots and dry cleaners	1 space per 50m ² of gross floor area
Duplicating or copying centres	1 space per 50m ² of gross floor area
Dwelling units in conjunction with and attached to any other permitted use	1 space per dwelling unit
Educational Institutions	1.2 spaces per classroom plus 1 space per 8 students at design capacity
Financial institutions	1 space per 50m ² of gross floor area
Funeral homes	1 space per 10m ² of building floor area devoted to public assembly
Hotels or motels	1 space per guest room plus 1 space per 14m ² of gross floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site

Nutana Local Area Plan Report

Medical clinics	1 space per 50m ² of gross leasable floor area
Medical, dental and optical laboratories	1 space per 50m ² of gross leasable floor area
Motion picture, radio and television studios	1 space per 50m ² of gross floor area
Neighbourhood recycling and collection depots	1 space per 50m ² of gross leasable floor area
Office and office buildings	1 space per 50m ² of gross leasable floor area
Personal service trades	1 space per 50m ² of gross leasable floor area
Photography studios	1 space per 50m ² of gross leasable floor area
Places of worship	1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5 m ² of gross floor area devoted to main assembly area
Private schools	1.2 spaces per classroom plus 1 space per 4 students at design capacity
Public garages	1 space per 50m ² of gross floor area
Repair services restricted to the repair of household goods and appliances	1 space per 50m ² of gross leasable floor area
Taverns and night clubs	1 space per 10m ² of building floor area devoted to public assembly
Service stations	1 space per 50m ² of gross floor area
Supermarkets	1 space per 50m ² of gross floor area
Theatres	1 space per 4 seats
Veterinary clinics	1 space per 50m ² of gross floor area

