

planning + design

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City Centre Plan

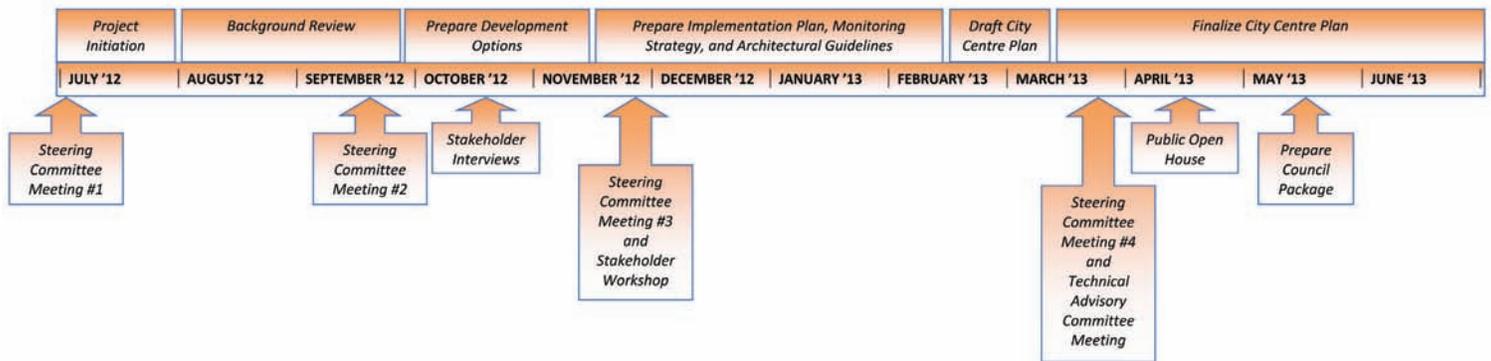
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“Over the next 20 years, Saskatoon’s City Centre will evolve with a new look and feel. Ensure you are part of the process that will shape and define such a critical part of our city.”

In the early 20th century, Saskatoon was one of Canada’s faster-growing cities. A century later, history is repeating itself as Saskatoon is once again leading the way in growth, with no signs of slowing down. In order to foster this growth, and to ensure the city develops in a sustainable manner supported by its residents, the City of Saskatoon is realigning its core policies with the new comprehensive Strategic Plan, which was released in 2012. The City is now examining its land-use plans to ensure the core values identified by the community through the Saskatoon Speaks city-wide visioning initiative, and reflected in the Strategic Plan, become embedded in policy. One such study currently underway is the City Centre Plan.

City Centre Plan Timeline – Phase 3



City Centre Plan Update

The City Centre Plan is a four-year project to develop a new comprehensive plan for the downtown and adjacent areas situated along important corridors to the City Centre. The Plan is intended to create the vision for the City Centre, and ensure the downtown remains the heart of commercial, office, retail, and high-density residential uses in Saskatoon. The City Centre Plan will identify a vision for the City Centre, recommend actions to achieve this goal, provide direction on policy and legislative amendments, and define an implementation and monitoring system. Our City Centre is strong, and we want to ensure it remains strong and maintains its importance into the future.

City Centre Plan – Phase 3

Phase 3 of the City Centre Plan was initiated in June 2012, when City Council awarded the Phase 3 contract to Stantec Consulting Ltd. Stantec Consulting has assembled a multidisciplinary and international team of professionals with expertise in envisioning and planning for city centre renewal. The study is being overseen by a Steering Committee with representatives from the City administration, the three core Business Improvement Districts, the

Meewasin Valley Authority, and the University of Saskatchewan, as well as business people with background and expertise in the land development and real estate industries. The Steering Committee continues to be involved in every aspect of the process.

To date, Stantec Consulting and the City have developed a background report, consulted with key stakeholders, and prepared a series of development scenarios which involve development options that will serve as a starting point for discussions. The key stakeholders involved in this round of consultation were selected based on either being directly involved in preparing the City Centre Plan policies, or being directly affected by the proposed policies. The key stakeholders include the members of the Steering Committee, as well as representatives from the core neighbourhood Community Associations, the Saskatoon Health Region, developers, downtown business owners, representatives from other organizations and agencies with knowledge/interest in the downtown, and City staff from Planning, Infrastructure Services, and Transit. Focus was placed on specific issues identified in the background report, such as public space, parking, transportation, and key infrastructure issues. Some of the key

messages heard related to parking challenges and making the City Centre appealing year round.

The development scenarios prepared by Stantec Consulting incorporate a multidisciplinary approach to the design of our City Centre based on the goals established through the community consultation process (Phase 1 - Saskatoon Speaks and Phase 2 - Public Spaces, Activity and Urban Form). With the feedback provided, the consulting team is now refining the development scenarios and will present a set of preferred options as part of the comprehensive City Centre Plan.

Next Steps for City Centre Plan

The consulting team has now entered into the crucial stage of drafting the City Centre Plan. The team will incorporate the information collected in the first two phases of the City Centre Plan project, input from the Steering Committee, and the direction outlined in the City's Strategic Plan. It is anticipated the first draft of the new Plan will be completed in March 2013.

Following the completion of the draft Plan, a comprehensive public consultation process will be initiated. The consultation process will provide opportunities to present the draft plan to the public, and to discuss whether the proposed recommendations, policy, and actions are consistent with the vision, goals, and ideas heard previously during the Saskatoon Speaks program. The proposed City Centre Plan must meet the expectations and needs of residents, businesses, developers, agencies, and organizations as it guides the growth and development of the city into the future.

The Steering Committee and Stantec Consulting will amend the City Centre Plan based on the input by the community. Once revised, the final City Centre Plan will then be presented to City Council tentatively scheduled for June 2013.

The final component, Phase 4 of the City Centre Plan, will begin in Fall 2013, and will consider options for a Civic Plaza in the area around City Hall, Frances Morrison Library, and the 23rd Street Transit Mall.

Over the next 20 years, Saskatoon's City Centre will evolve with a new look and feel. Ensure you are part of the process that will shape and define such a critical part of our city.

Further Information is Available

For further information about the City Centre Plan, including public consultation opportunities, visit the City Centre Plan website (www.saskatoon.ca/go/citycentre), or contact the Project Managers for Phase 3 of the City Centre Plan.

Message from Branch Manager

I am proud to introduce the inaugural issue of our new branch publication *Planning + Design*. Staff of the City's Planning & Development Branch and the marketing team in Community Services have worked very hard to bring this new publication together, and this issue could not be timed any better. Saskatoon is rapidly growing and changing. There are many plans underway to ensure Saskatoon grows to become a city where citizens enjoy a high quality of life. *Planning + Design* is intended to keep you informed as Saskatoon changes. It will also allow you to become involved in the growth and development of Saskatoon by providing several ways for you to give us your feedback.

Managing growth stems from the City's new Strategic Plan and Community Vision. Below is a partial list of some of the plans which will soon be implemented within our community:

- Saskatoon's new Integrated Growth Plan to 500,000
- Preparing for Growth Regional Planning Initiative
- City Centre Plan
- Mayfair & Kelsey-Woodlawn Local Area Plan
- 20th Street Streetscaping Project
- U of S Vision 2057 Master Plan
- New Infill Development Guidelines
- New Heritage Policy
- Bus Rapid Transit

This list could go on. In each issue of *Planning + Design*, staff will provide important information and describe the goals and strategies within each plan. You will also be provided with contact information to obtain more information or to submit comments.

It is an exciting time as Saskatoon's growth continues. Change is inevitable, but this change will be managed by making informed choices based on full knowledge and public consultation. I would like to thank those who made this new publication possible, and I hope you find that these are publications worth keeping.

If you have any questions about planning and development in Saskatoon, you can reach me at alan.wallace@saskatoon.ca

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Neighbourhood Safety in your Neighbourhood

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Back Lanes: Maintenance & Safety

Through the Neighbourhood Safety and Local Area Planning process, community members identified back-lane maintenance as an issue in a number of established neighbourhoods. Poorly maintained back lanes can increase the opportunity for crime to occur and make people feel less safe in the area.

The City Council approved Nutana Safety Audit Final Report, in partnership with the Nutana Community Association and the Broadway Business Improvement District, identified a number of recommendations related to back-lane property maintenance. The report found that back lanes are often used by pedestrians and cyclists in the residential and commercial areas.

The Nutana Safety Audit Report noted that many back lanes have overgrown trees and shrubs that spill out from residential and commercial lots and the volunteer growth encroaches on the back lane right-of-way, creating safety concerns. Unmaintained overgrowth can limit people's ability to see and be seen in the back lane, thus encouraging unwanted behaviour. If illegitimate users feel exposed, they may go elsewhere.



To address the recommendations, the Planning & Development Branch and the Transportation Branch organized a one-time back lane cleanup in the fall of 2012. Crews trimmed and/or removed volunteer trees

and shrubs in selected back lanes between Dufferin Avenue and Eastlake Avenue and between 8th Street East and 12th Street East. Property owners within this area were notified and reminded that keeping up this level of maintenance was the responsibility of the property owners, the community, and business owners, to reduce the opportunity for crime to occur, improve perceptions of safety in the area, and improve the appearance of back lanes.

In addition, the Neighbourhood Planning Section created a "Back Lanes: Maintenance & Safety" brochure which provides information on the importance of improving property maintenance, in accordance with the City of Saskatoon Property Maintenance and Nuisance Bylaw 8175, and eliminating hiding places in back lanes. The brochure was developed as an educational tool and was distributed to all Nutana households and businesses.

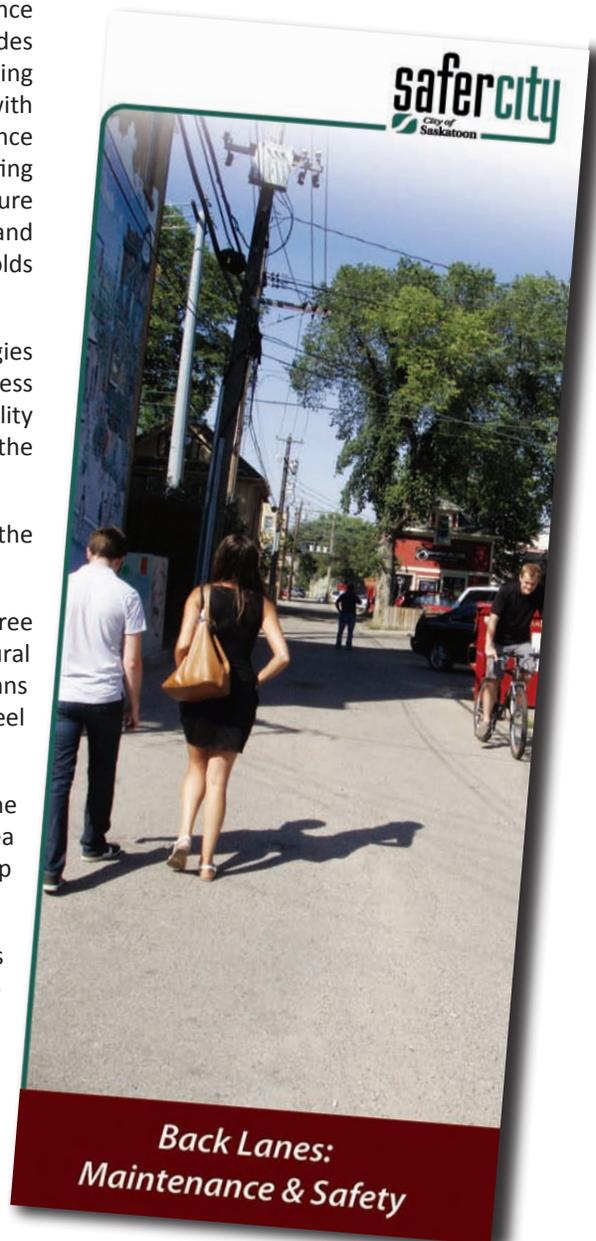
The brochure identifies specific strategies and tips on how every resident or business owner can take ownership and responsibility for their back lane. Information in the brochure focuses on:

- How to eliminate hiding places in the back lanes of a neighbourhood;
- The importance of back-lane tree and shrub trimming to ensure natural sightlines are preserved so pedestrians and cyclists using the back lane feel safe; and
- How a well-maintained back lane creates a positive image of the area and indicates a sense of ownership and community.

The brochure outlines recommendations from the Nutana Safety Audit, and also provides information to the community at large about the importance of keeping the back lane area around their property free from: waste, abandoned furniture or other household items, bikes, and overgrown weeds, trees, and shrubs.

The tools identified in the brochure can improve the overall perception of safety in a neighbourhood and help every resident take responsibility for keeping their neighbourhood a safe place to live, work, and play.

"The Back Lanes: Maintenance & Safety" brochure and other informative materials with tips to improve the safety of your home, family, and community can be found online at: www.saskatoon.ca/go/neighbourhoodsafety.



Partnerships are Key when Creating Affordable Housing in Saskatoon

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In 2008, when the City of Saskatoon set the ambitious target of creating 500 new affordable housing units per year, the Housing Business Plan set minimum targets that the City was hoping each sector of the economy would meet. The non-profit sector was to provide at least two hundred units, one hundred units from builders, seventy-five units from financial institutions and twenty-five from faith-based groups. Each sector would need to exceed their minimum target to reach the 500-unit goal.

“The City has had a total of thirty-two partners take a lead role in affordable housing since 2008.”

Five years later, while none of these groups have built affordable housing units on their own, together they have created partnerships to meet the City’s overall target. Each project has required partnerships from many sectors to be successful. For instance, every project needs a builder and every project needs financing. Most projects operate on a non-profit or low-profit basis, and even projects not led by faith-based groups rely on more than a little goodwill from the community.



Ten non-profit housing providers have stepped up to create housing and an additional four faith-based groups, which do not identify housing as a primary mandate, have built new units. Habitat for Humanity is unique among this group in that they bring in volunteer builders, allowing members of the public to also become partners in the provision of affordable housing. Westgate Alliance Church stands out for their donation of land for thirty-four townhouses, as well as land for a second phase which is in the initial planning stages.



The City has had a total of thirty-two partners take a lead role in affordable housing since 2008. There have been fifteen private builders ranging in size from one-person operations to large corporations with hundreds of employees. Some of these builders have found a specialty in the affordable segment of the housing market, while others have diversified from strictly building higher priced market homes.



One credit union and two mortgage loan insurers have taken lead roles in creating financial products uniquely tailored for the affordable housing market. Other lenders have made a variety of lending products available for affordable housing at competitive rates.

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Finally, senior levels of government have partnered on many of Saskatoon's affordable housing projects by providing research, consulting, seed funding, capital grants, and construction financing.

The City of Saskatoon has achieved success in its affordable housing initiatives and is close to reaching the 500 unit annual target that some thought was impossible. This goal could not have been met without many partnerships from all sectors of the economy.



Central Avenue Streetscape Improvement Project

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“The purpose of this project is to encourage the renewal and revitalization of the historic commercial area along Central Avenue in Sutherland.”

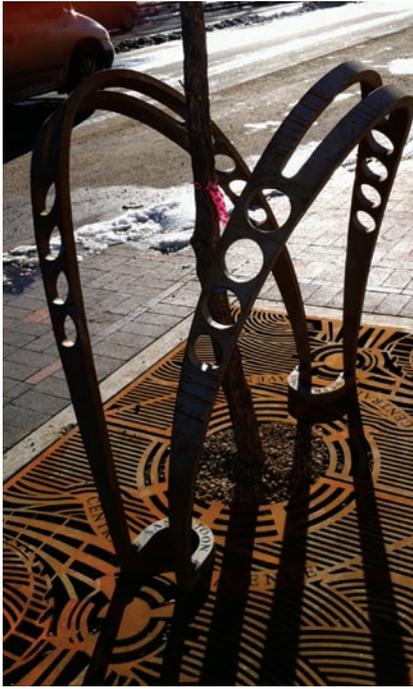
The Neighbourhood Planning Section's Urban Design Team worked with a group of local stakeholders, including the Sutherland Business Improvement District (BID), to develop the Central Avenue Streetscape Improvement project. The project is the first streetscape improvement work using the budget of the City of Saskatoon's Urban Design City Wide Program, which receives funding from the Land Branch through the sale of lots and requires no contributions from the collection of property taxes.

The purpose of this project is to encourage the renewal and revitalization of the historic commercial area along Central Avenue in Sutherland. In addition to beautifying the area, this streetscaping is intended to have a positive impact on traffic and pedestrian safety. The plan will be implemented through several phases of construction over the coming years.

Phase One of this project focused on Central Avenue between the intersections at 109th Street and 110th Street. The improvements to Central Avenue included the installation of urban design elements, such as new sidewalk panels and curbs, tree grates, benches, bike racks, bollards, waste receptacles, information boards, and street banners, and roadway resurfacing.

The local community and Sutherland BID assisted with the selection of many of these urban design elements through discussions and an open house that presented numerous options from which to choose. This phase also included upgrades to some underground utilities in the area.





Following a sod-turning ceremony in July 2012, Phase One was constructed over an eight week period with final street furniture installation taking place in early 2013.



Phase Two of the project will focus on Central Avenue from 110th Street to 111th Street. The final design and timeline for this phase are not yet finalized, but is estimated to start as early as 2014.



The Planning & Development Branch, Business License Program, licenses all businesses operating from a fixed address within Saskatoon. This includes all home-based businesses as well as businesses operating from commercial and industrial locations.

In 2012, there were 9,947 businesses licensed by the Program. Figure 1 illustrates the overall business growth in Saskatoon and identifies the total number of home-based and commercial/industrial businesses licensed from 2008 to 2012. The total number of businesses has increased by more than 18% since 2008. Figure 2 illustrates the number of new licences issued for the years 2008 to 2012. The number of new home-based businesses continues to exceed the number of new commercial/industrial businesses.

For more business license statistics or to view the Business Profile 2012 Annual Report, please visit www.saskatoon.ca/go/businesslicense.

Summary of Total Business Activity

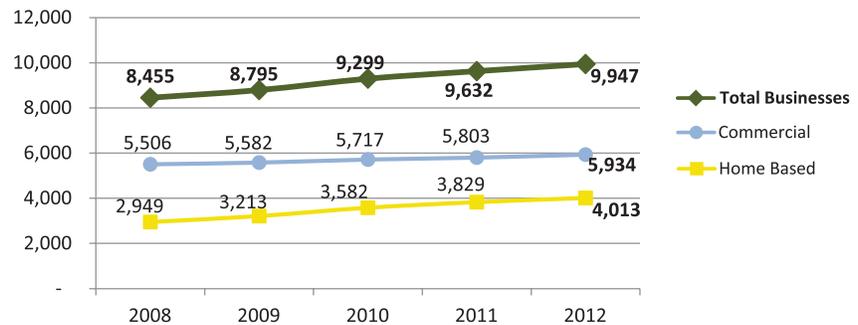


Figure 1: Summary of Total Business Activity

Summary of New Business Activity

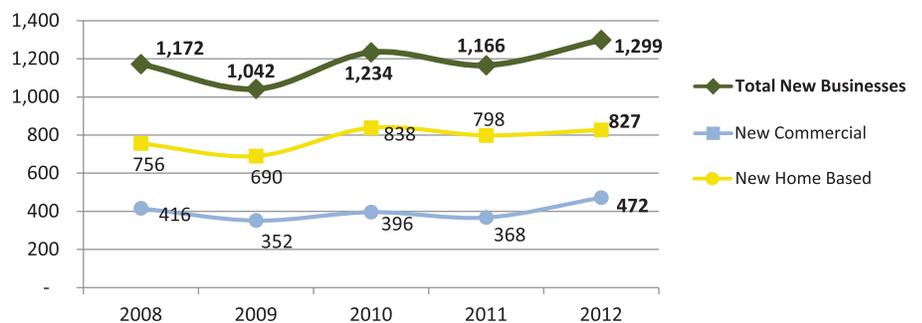


Figure 2: Summary of New Business Activity

Business License Program
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Regional Planning – Concept Plans

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In the last few years, Saskatoon and the surrounding region have been experiencing rapid population growth and increased demand for business, industry, and other development opportunities. In order to proactively plan for the continuation of this growth and look at the long-range issues, the City of Saskatoon (City) in partnership with the Rural Municipality (RM) of Corman Park is preparing Concept Plans within the Corman Park-Saskatoon Planning District (Planning District).

Concept Plans provide a framework for growth in the Planning District by identifying future land uses, major road networks, and other challenges and opportunities for growth, while maintaining a balanced approach to planning that addresses the interests of the RM and the City. Six Concept Plan areas are identified. Concept Plans will proceed, pending budget approval by both municipalities Councils.

The RM and the City are currently undertaking two Concept Plans – the North West Concept Plan (NWCP) and the South West Concept Plan (SWCP). These projects began in September and will take approximately one year to complete. The District Planning Commission (DPC) will act as the Steering Committee for these projects. The DPC is made up of RM and City Councillors as well as citizens. The Steering Committee has selected consultants to facilitate the planning process and produce a Concept Plan for each area.

The objective of the NWCP and the SWCP is to

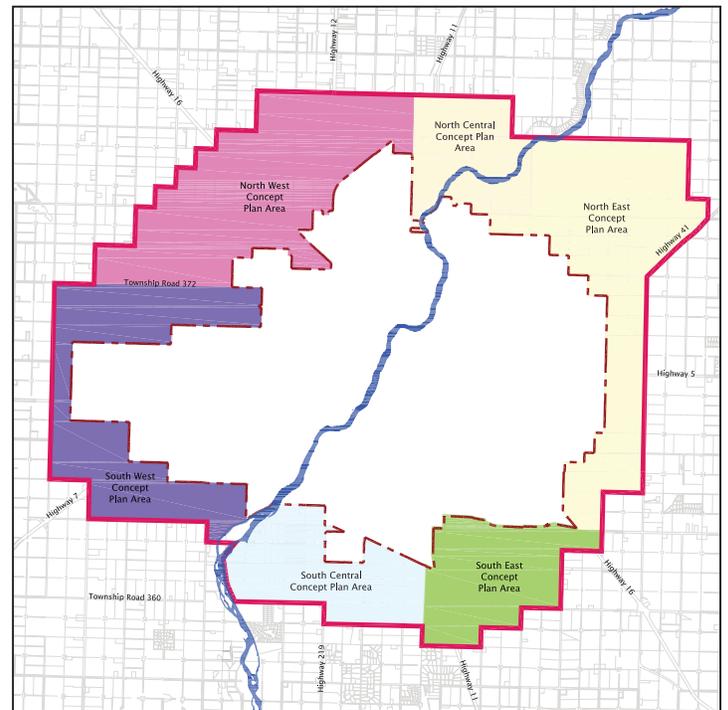
- **Identify**
 - significant environmental and heritage features;
 - existing land uses;
 - opportunities and challenges facing new development;
 - local development pressures;
- **Assess existing infrastructure and services as they relate to existing and future development;**
- **Identify where public investment for future infrastructure and services should be focused to maximize development potential; and**
- **Propose amendments to the Future Land Use Map for the Planning District, based on the assessment of the above noted variables.**

North West Concept Plan

The NWCP is the second of six Concept Plans for the Planning District to be pursued under the joint supervision of City and RM staff. The purpose of the project is to develop a Concept Plan for

the North West portion of the Planning District. This area requires a proactive approach to planning since it will be affected by factors including the future Perimeter Highway; planned interchanges involving Highway 11, 12 and 16; rural industrial and urban industrial expansion; potential developments on First Nation Reserve land and lands selected by First Nations under Treaty Land Entitlement; and the Airport Zoning Regulations. The City is also conducting a North Sector Plan that will examine future development options for the land within city limits, adjacent to the NWCP area.

The project consultant – Associated Engineering – conducted meetings in December 2012 to gather input from stakeholders including landowners, First Nations, the Saskatoon Airport Authority, Ministry of Highways and Infrastructure, SaskEnergy, Sasktel, and SaskPower. The DPC anticipates seeing a draft Concept Plan in the spring.



The Corman Park-Saskatoon Planning District is an area inside the RM that extends approximately one to three miles from the City limits and where planning is jointly managed by the RM and City.

South West Concept Plan

The SWCP is the third of six Concept Plans for the Planning District. The purpose of this project is to develop a concept plan for the South West quadrant of the Planning District. This area will be affected by a number of factors including the opening of Circle Drive South Bridge, construction of an interchange at 22nd Street West and Highway 7, rail lines and utility corridors, and the Airport

Zoning Regulations. The City is also conducting a South West Sector Plan that will examine future development options for the land within city limits, adjacent to the SWCP area.

The project consultant – Stantec – conducted an open house for residents and hosted meetings in early December with stakeholders including landowners, the Saskatoon Airport Authority, CN Railway, Ducks Unlimited, PotashCorp, SaskPower, Sasktel, and SaskEnergy, to discuss the project. A draft Concept Plan is anticipated to be presented to the DPC in the spring.

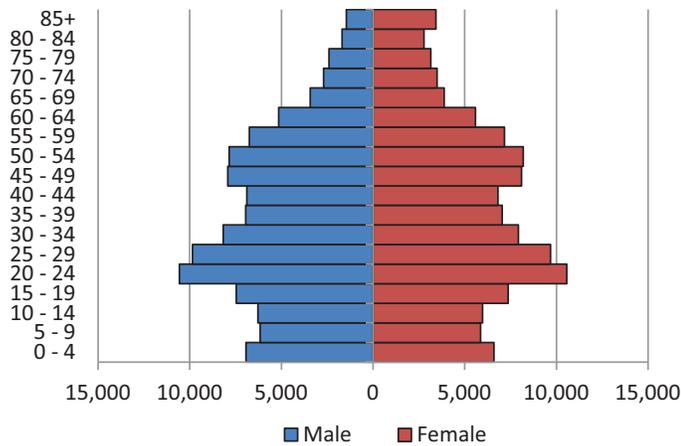
South East Concept Plan Update

Preparation of the South East Concept Plan is now complete and a phasing strategy is currently being finalized with the RM, prior to release of the plan. It is anticipated that this study will be released some time in 2013. At that time, the Concept Plan will go to DPC for approval then to both Councils for consideration.

Go to www.saskatoon.ca and look under ‘P’ for Planning District for more information on Concept Plans.

2011 Census Data – Statistics Canada

2011 Age - Sex Distribution



Source: Statistics Canada, 2011 Census

Population of Saskatoon (City)	222,185
Median Age	36
Average number of persons in private households	2.4

Total number of occupied private dwellings by structural type	
Single-detached house	51,940
Apartment; building that has five or more storeys	5,000
Movable dwelling	380
Semi-detached house	3,840
Row house	4,660
Apartment; duplex	4,185
Apartment; building that has fewer than five storeys	20,880
Other single-attached house	50
Total	90,935

Family Characteristics	
Total number of census families in private households	58,630
Married couples	40,770
Common-law couples	7,445
Lone-parent families	10,415

Integrated Growth Plan Update

As explained in the spring 2012 edition of *Populace*, the City of Saskatoon is in the process of undertaking a fundamental shift in how it grows and plans for growth. A new integrated approach to growth will directly address two of the seven strategic goals identified in City Council’s Strategic Plan – Sustainable Growth and Moving Around.

The Integrated Growth Plan (IGP) initiative will outline a coordinated transit, land use, roadway, and water and sewer serving strategy that will guide the sustainable growth of Saskatoon to a population of 500,000. Over the next three years or so, the City will be undertaking the following major studies that will form the basis of the IGP:

- Nodes, Corridors and Infill Study,
- River Crossing Study,
- Rapid Transit Study,
- Neighbourhood Level Infill Development Study, including Design Guidelines, and
- Employment Area Study.

In June 2012, the City of Saskatoon released “Integrated Growth: A Bridging Document” which provides a vision of the desired goals of the IGP as the plan develops. The Bridging Document is intended to provide a high level of guidance to the development community, and interested community groups, individuals, and civic staff to ensure that the general direction desired for new development is realized.

As the IGP progresses, public input will be critical to ensuring we get it right and the community’s values are reflected. Going forward, this section will contain updates about the Integrated Growth Plan Initiative and opportunities for people to get involved. For additional updates and more information about the plan, visit the Integrated Growth Plan Webpage www.igp.saskatooncitynews.ca.



Mayfair & Kelsey-Woodlawn Local Area Plan

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In December 2012, the City of Saskatoon Planning & Development Branch, Neighbourhood Planning Section, launched the Mayfair & Kelsey-Woodlawn Local Area Plan (LAP).

LAPs are a community-based approach to developing comprehensive neighbourhood plans. They provide an opportunity for residents, business owners, property owners, local groups, and other stakeholders to have direct input into determining the future of their community. Once completed, an LAP sets out objectives and policies that guide growth and development. They are successful because they are neighbourhood plans created by the neighbourhood.



To date, eleven LAPs have been adopted and the Varsity View LAP will soon become the twelfth, as the plan will be considered by City Council later this year. The study area for the thirteenth LAP includes the entire neighbourhoods of Mayfair and Kelsey-Woodlawn, as well as the entire 33rd Street commercial area. While Mayfair and Kelsey-Woodlawn are recognized as distinct neighbourhoods, this LAP will be developed for the entire area. Some reasons for this approach include: the size of the neighbourhoods; they share a

mutual interest in the local commercial area; they are located adjacent to each other; and they share a neighbourhood boundary and Community Association.



LAPs cover a wide range of topics and each plan is uniquely designed to address the opportunities and challenges of the area. Previous LAPs have addressed topics such as: land use, parks, municipal services, transportation, infrastructure, heritage, and neighbourhood safety.

The resulting recommendations will be implemented in the short, medium, and long-term, depending upon factors affecting the complexity of each. Recommendations from previous LAPs have ranged from as simple as mailing brochures about the importance of property maintenance to as complex as recommending the removal of the bus barns from Caswell Hill.

It is anticipated that the Mayfair & Kelsey-Woodlawn LAP will be presented to City Council for consideration in 2014.

For more information please visit www.saskatoon.ca/go/lap.



Neighbourhood Level Infill Development Study

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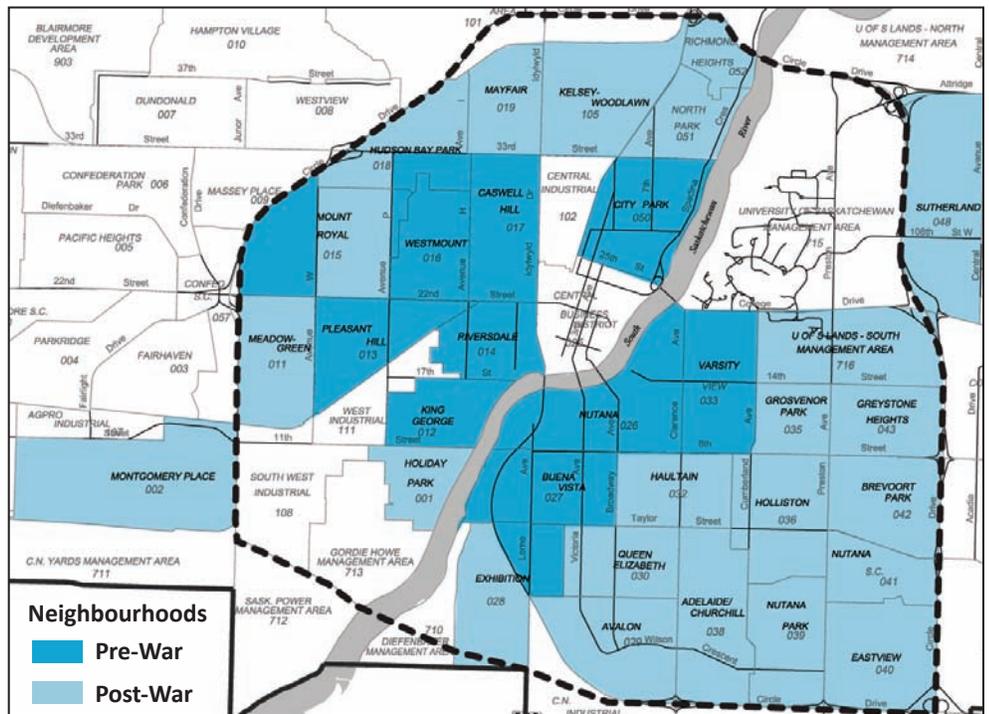
Sustainable growth is one of the seven goals identified in the City Council’s Strategic Plan that will guide the growth of the city through to 2022. One of the priorities identified under that goal is the development of design guidelines to promote infill development in existing neighbourhoods. The Neighbourhood Level Infill Development Study was initiated to realize that goal. When complete, the Study will recommend policy, and provide Infill Development Guidelines to facilitate and accommodate sensitive infill development in established Saskatoon neighbourhoods (as shown in blue on the map).

In July 2012, the consulting team comprised of the Toronto-based firm Brook McIlroy, and the local firm of Siemens Koopman Architects, were commissioned to undertake the Neighbourhood Level Infill Study. Since that time they have completed background research to develop a solid understanding of Saskatoon’s established neighbourhoods, identified the opportunities and challenges that these neighbourhoods offer for further infill development, and held a public workshop to hear about the priorities, issues, and vision for future infill from the community.

The Infill Development Guidelines document will articulate values, goals and objectives for residential infill development in established neighbourhoods. In the development of the guidelines, consideration will be given to a number of components including:

- Development standards including setbacks, height, and site coverage;
- Parking provisions;
- Architectural design guidelines;
- Site grading and drainage requirements;
- Site servicing requirements;
- A Design Guidelines Manual for Garden and Garage Suites.

Public consultation is an important component of this Study. The first of a series of public meetings was held in early December



2012, with approximately 90 people participating. The focus of the meeting was to identify top priorities and issues, refine a vision, and identify the key principles to guide infill development guidelines.

Some of the priorities heard through the preliminary consultation process were:

- Maintain the existing quality of life in established neighbourhoods
- Ensure appropriate building height, massing, scale, and orientation
- Provide high-quality architectural design, while allowing for stylistic flexibility
- Minimise overlook and shadowing on neighbouring properties
- Site drainage and surface water runoff must be addressed
- Ensure adequate infrastructure capacity and access
- Provide amenities within walking distance
- Ensure tree preservation and reinvestment in the street tree canopy

- Put measures in place to minimize increases in vehicular traffic and promote public transit
- Provide opportunities for affordable housing, mixed-income housing, and housing for all ages
- Ensure a mix of tenures including owner occupied and rental units
- Allow for a variety of infill development and housing types, including garden and garage suites

The consulting team will now begin to draft the Neighbourhood Level Infill Development Guidelines. The draft Guidelines will be available for review and comment by the public prior to being finalized and presented for consideration by City Council in the spring 2013.

Further information about the Infill Development Study is available at www.saskatoon.ca (look under “I” for Infill Development Strategy).

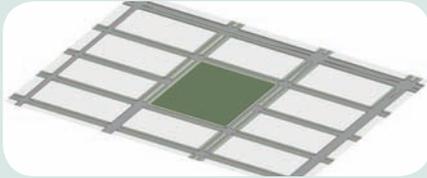
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What Makes Saskatoon's Established Neighbourhoods so Great?

Calvin Brook, Principal of Brook McIlroy, and his team have completed a number of architectural and urban design guidelines and infill strategies for municipalities throughout Canada. Based on his experience and knowledge, he suggests that Saskatoon's neighbourhoods are second to none in offering a unique character and a high quality living environment. His rationale and perspective on the key factors that contribute to a great neighbourhood is outlined here.

Neighbourhood in the City

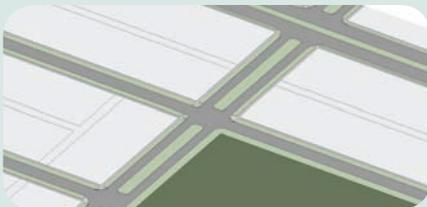
Saskatoon's established pre- and post-war neighbourhoods provide a wide variety of architectural styles,



housing typologies (i.e. detached, semi-detached, towns, and cottage clusters) and lot sizes (i.e. 25 - 50 foot frontages). Despite these differences, Saskatoon's established neighbourhoods share a fundamental physical structure.

Streets and Blocks

The physical structure of a neighbourhood is defined by its network of public streets, rear lanes, blocks, parks, and open spaces.



Throughout Saskatoon's established neighbourhoods, street patterns can vary, but generally include a small scale rigid grid of interconnected streets with rear lanes, unless interrupted by topographic conditions.

Building Setbacks

Each block is broken down into individual lots with a front yard zone



(light green), which is the "public face" of the house. Lots vary in size and can accommodate single or multi-family dwellings. The "building setback" is the distance from the front property line to the face of the house. Neighbourhoods generally have a common setback for the houses that varies depending on the era of the neighbourhood.

Private Landscaping

The individual personality of the lot is displayed through the varying treatments that front and rear yards receive. Landscaping patterns can range from the formal to the informal,



including brick edging, brick walls, trimmed hedges, naturalistic gardens of low ground cover, medium height shrubs, and taller trees.

Public Landscaping

Public street landscaping, including grassed right-of-way and street trees, provide a visual edge and a buffer between the street and the front lawn. In Saskatoon's established neighbourhoods, trees have grown quite large and beautiful, creating a continuous green street canopy.



Houses on Lots

Houses are built along a relatively consistent front yard setback line. Setbacks vary slightly to provide visual relief and to allow for porches, existing trees and other landscape elements.



Ancillary structures, such as garages and sheds, are generally located at the rear of the lot, adjacent to the rear lane.

Neighbourhood Character

Each neighbourhood derives its unique character from the composition position of these individual elements,



which together form the residential fabric of Saskatoon's established neighbourhoods.

Housing Variety

The house provides the greatest opportunity for variety through the use of architectural styles, massing forms, colour pallet, and the varied possibilities of landscaping selections.

