

A CITY OF SASKATOON SEMI-ANNUAL PUBLICATION
FROM PLANNING & DEVELOPMENT



SPRING/SUMMER 2017

planning + design



**20th Street West Redevelopment
Project Wins Award from International
Downtown Association**

**South Caswell Redevelopment Project
Continues as Saskatoon Transit Moves
into New location**

**Regional Growth Plan Moves Forward
Taking Draft Documents to Stakeholders**

**City Releases Population Projections
2015-2035**



Message from the Director

It's always amazed me the variety of topics we deal with in the Planning and Development Division. We are tasked with trying to translate the community values of our residents into buildings, streets, community spaces, and neighbourhoods. This might have once been a simple task, but now our residents are more diverse, lifestyles have changed significantly, people want to be able to do different things, and they see things in other towns and cities that they want at home as well. Add to that the impacts of issues like autonomous vehicles, new industries like micro-breweries or marijuana sales, and you get a whole bunch of directions to move in, with no clear path forward.

Part of our task is sorting out which directions are important for us to move in, to address the trends that are going to stay with us and shape the community. In early 2017, City Council will set out a new Strategic Plan, which helps direct us towards those issues that Council sees as the highest priorities. Building on this, the Planning and Development Division is also setting out to create its own Strategic Plan this spring, to help chart our course forward for what looks like a very busy few years. In the past five years, a large amount of planning work has been done, and now it's time to implement the visions and actions set out in those plans. Our Strategic Plan will help us achieve those actions, and set out ways to respond to emerging trends.

Building on the planning work that has already been completed, in the coming months, we'll be talking with the community about how to design some of our major corridors for a new focus on growth that aligns with the bus rapid transit (BRT) system, set out in the Growth Plan to Half a Million. These Corridor Plans will play an important role in establishing growth patterns into the future, but also in balancing the needs of individuals for good housing and transportation options; the needs and desires of established communities to preserve stability and amenities; and the need of the wider community to maintain cost-effective and responsive development and transportation systems.

In the larger region, working with our partners in Martensville, Warman, Osler, and the Rural Municipality of Corman Park, the development of the Regional Plan will also be wrapping up in 2017. This will set out a new regulatory system to allow for appropriate interim development in the future urban growth areas around the urban municipalities. Moving this plan from development into implementation will be an important focus starting in the second half of 2017.

The Local Area Planning program will also be reviewed and enhanced in 2017, to make sure it is responsive and relevant to the community's needs.

This year is also the halfway point for the 2013-2022 Housing Business Plan for the Attainable Housing Program. A five year review will be done to ensure that the policies and incentives are aligned with community priorities, such as the Saskatoon Homelessness Action Plan, launched in November 2016.

These are just some of the items we'll be dealing with in 2017. As you'll read in this issue, we have many other initiatives underway, or that wrapped up in 2016. I'm extremely proud of what we've been able to accomplish, and I look forward to charting our future course as a Division this spring. I hope you enjoy this issue and check back next time for the results of our strategic planning.

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SASKATOON LAND

Evergreen Village Square Opened for the Community

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In the fall of 2016, Phase 2 of the Evergreen neighbourhood Village Centre was completed with the opening of the Village Square. The Village Square is a one acre municipal reserve park in the middle of Evergreen. Unlike most parks, the Village Square is a more urban landscaped space, with the majority of the landscaping being “hardscape”. With the opening of the Village Square, the park can be used by the community for a variety of informal or formal neighbourhood events, public meetings, community gatherings, seasonal displays, or simply as a place to sit and enjoy the day.

The Evergreen Village Square was designed by Architect Henry Lau of the City of Saskatoon. In 2013, the vision for the Village Square was to design an inviting gathering place for the community. This vision became a reality with the creation of the central amphitheatre being the focal point for the Village Square.

The amphitheatre contains a raised stage area (shown right) and surrounding seating (shown below left) that is designed to transition easily between formal events and informal gatherings. The upper amphitheatre is five feet above the base of the lower amphitheatre, and three rows of seating flank the outer edge of the amphitheatre area, rising gradually until flush with the surrounding landscape. In addition, the site was graded such that the bottom of the amphitheatre was higher than the fronting street, Evergreen Boulevard, creating views into the amphitheatre. Two staircases flank the east and west sides of the upper amphitheatre, allowing users of the space to overlook the lower amphitheatre. The floor is composed of a mix of coloured concrete, creating a unique mosaic effect.

Two pergolas wrap around the north and south end of the Village Square. The pergola located at the south end marks the main entry to the Village Square, while the pergola on the north end provides a visually pleasing backdrop for the upper amphitheatre. Trees and shrubs have been placed around the outside of the Village Square, creating four separate areas surrounding the central amphitheatre



that contain informal seating. These nodes are highly visible from the flanking streets and have a clear view to the amphitheatre. There are seven formal points of entry, one at every corner of the Village Square, allowing the park to be a destination point for users of all ages and abilities.

This space is an attractive amenity for the Evergreen Neighbourhood and will be used by the community and should be enjoyed by all those who visit.

As you explore the parks of Evergreen, please stop and enjoy the Village Square.



REGIONAL GROWTH PLAN

Saskatoon North Partnership for Growth Presents Draft Regional Land Use Map and Policies

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“
We want our region to be ready for growth, to enable economic prosperity for everyone, and support the quality of life that we enjoy.
 ”

On January 24, 2017, the Saskatoon North Partnership for Growth (P4G) hosted a public open house at the Wanuskewin Heritage Park. Over 300 people attended the event. A revised draft land use plan, information on the land use categories, and the Green Network Study Area were presented at the open house. All the information presented at the open house is available on the project website at partnershipforgrowth.ca.

P4G is a collaboration which includes political and administrative representation from the partnering municipalities of the City of Saskatoon, the Rural Municipality of Corman Park, the City of Martensville, the Town of Osler, and the City of Warman. The Saskatoon Regional Economic Development Authority (SREDA) has an advisory role.

The latest population projections from the City of Saskatoon show the Saskatoon region nearing a population of 500,000 in the next 20 years. Given the economic climate, we anticipate the Saskatoon region could achieve a population of 1 million in the next 60 years. We want our region to be ready for growth, to enable economic prosperity for everyone, and support the quality of life that we enjoy. To this end, the P4G partnering municipalities are working to develop and adopt a long term view and plan for land use and servicing that is regional in scope.

The Regional Plan is anticipated to be completed by Spring 2017. When completed, the Regional Plan will include:

- a Regional Land Use Map;
- a Regional Servicing Strategy;
- development policies; and
- an implementation plan including a governance and financing strategy.

The draft Regional Land Use Map presented at the January 2017 open house can be found on pg 5.





URBAN DESIGN

Riversdale Business Improvement District Receives 2016 Downtown Merit Award for The 20th Street West Streetscaping Project

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“

The Riversdale Business Improvement District is a shining example of excellent downtown management delivering real value to the City.

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In September 2016, the International Downtown Association (IDA) recognized the Riversdale Business Improvement District with a certificate of merit in the category of “Public Space” for its work and initiatives related to the 20th Street West Streetscaping Project. This award – given out at the IDA’s 62nd Annual Conference and Trade Show that was held this year in Atlanta – recognizes capital improvements that enhanced the urban design, physical function, or economic viability of a downtown community. “The Riversdale

Business Improvement District’s 20th Street West Streetscaping project received the IDA certificate of merit for conducting best practice work in our industry of urban place management,” said David Downey, IDA president and CEO. “The Riversdale Business Improvement District is a shining example of excellent downtown management delivering real value to the City.”

The 20th Street West Streetscaping Project began with a vision in 1991, and then further planning and design work and initial construction beginning in 1993. The project included many different categories of work done in the area.

The work on communication and engagement, including the plan to keep business owners informed regarding work schedules that would affect their businesses, was done in order to minimize the negative effects of the project. The project also incorporated suggestions from the community, inviting schoolchildren to paint the sidewalks with images on the theme of the plight of the honeybees. Involving community concerns was the key in moving the project forward in a positive way.



The Washingtonian street lights, decorative banners, and many features of bicycle infrastructure on the street were included to improve the street for many different users. The urban forestry on the street and other stormwater capture details were designed to create a sense of place while minimizing the need for water.

This work by the City of Saskatoon and the Riversdale Business Improvement District to improve the public realm along 20th Street West included many different smaller projects, and this award recognizes the success of this work. Improvements in the public realm by a combination of public and private groups have changed the appearance of 20th Street West in line with best practices across North America and the world. These changes have shifted the use of the street by residents and visitors to the area.

The changes in Riversdale and 20th Street West have been highlighted in stories by *The Walrus*, *Vogue Magazine*, *Elle Canada*, helping to bring attention to the rejuvenation of the area. This rejuvenation has been helped by the hard work of the community, the Riversdale Business Improvement District, the Planning and Development Division, and the completion of the 20th Street Streetscape Master Plan by the City's Urban Design team. These changes have greatly affected those living and working in the area and, as is typical in areas undergoing dramatic change, will continue to be both a success and a challenge for the area.



PLANNING & DEVELOPMENT

City Centre Master Plan Enters Final Phase Through Development of Civic Precinct Master Plan

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The Civic Precinct Master Plan is the fourth and final phase of the City Centre Plan. The purpose of this plan is to establish a vision for the Civic Precinct, and identify priority projects that will improve the quality, character, and cohesiveness of the public realm. The study area for Civic Precinct is centred on City Hall, and encompasses the entire City Hall block, and the nearby surrounding streets (see highlighted areas below).

Studying public life is fundamental in understanding how a space is currently being used. Last year, Planning and Development took to the streets to study daily public life in the Civic Precinct as part of the development of the Master Plan. Using the methodology developed in 2010 for the first phase of the City Centre Plan, the study recorded people’s actions in the area in order to inform baseline conditions of the Civic Precinct.



Map showing study area.

Observations took place on a June day and a November day from 7 a.m. - 7 p.m. on a Tuesday, Wednesday, or Thursday for 30 minutes each hour. The data was then doubled to produce an estimated hourly average.

Pedestrian & Cyclist Analysis

For the Civic Precinct study area, a total of six locations were selected for observing pedestrians and cyclists. These sites were

selected based on their location within the study area, as well as the anticipated impact pedestrian and cyclist activity may have on the key elements being considered in this plan. For pedestrian and cyclist analysis, the goal was to understand how many people are walking or cycling in the study area.

Stationary Activity Analysis

Five locations were selected for the public space analysis. These locations were chosen as they currently provide some type of amenity or gathering space for people. The primary objective of the public space analysis was to understand how people currently use the space. Six categories of activities were used to classify the various ways people used the space. Activities recorded include sitting, standing, playing, and sport and culture. Commercial activities such as paying for parking were categorized as vending. Activities such as people looking for cigarette butts, collecting bottles, and people conducting any type of solicitation were recorded in the category “other.”

Activity Analysis: June vs November		
	June 2016	November 2016
Sitting	608	164
Standing	708	794
Laying down	6	0
Playing	12	4
Sport and culture	22	4
Vending	116	206
Other	50	14
Total	1,522	1,186

Pedestrian & Cyclist Activity: June vs November		
	June 2016	November 2016
Pedestrians	10,328	9,340
Cyclists	968	568
Total	11,296	9,908

The information collected helps to establish the baseline conditions for the Civic Precinct by providing a snapshot of the various types of activities occurring in the study area at a given time. The information collected, combined with additional background data and input received through engagement, will be used to help inform future design directions. The Civic Precinct Master Plan is currently underway and is expected to be presented to City Council for approval in early 2018.

NEIGHBOURHOOD PLANNING

South Caswell Redevelopment Project Continues as Saskatoon Transit Moves Out of Caswell Hill

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The South Caswell Redevelopment Project is the redevelopment of the former Saskatoon Transit Facility located in the south east corner of the Caswell Hill neighbourhood. The objective of the project is to achieve a more compatible land use in the neighbourhood, as outlined in the South Caswell Concept Plan.

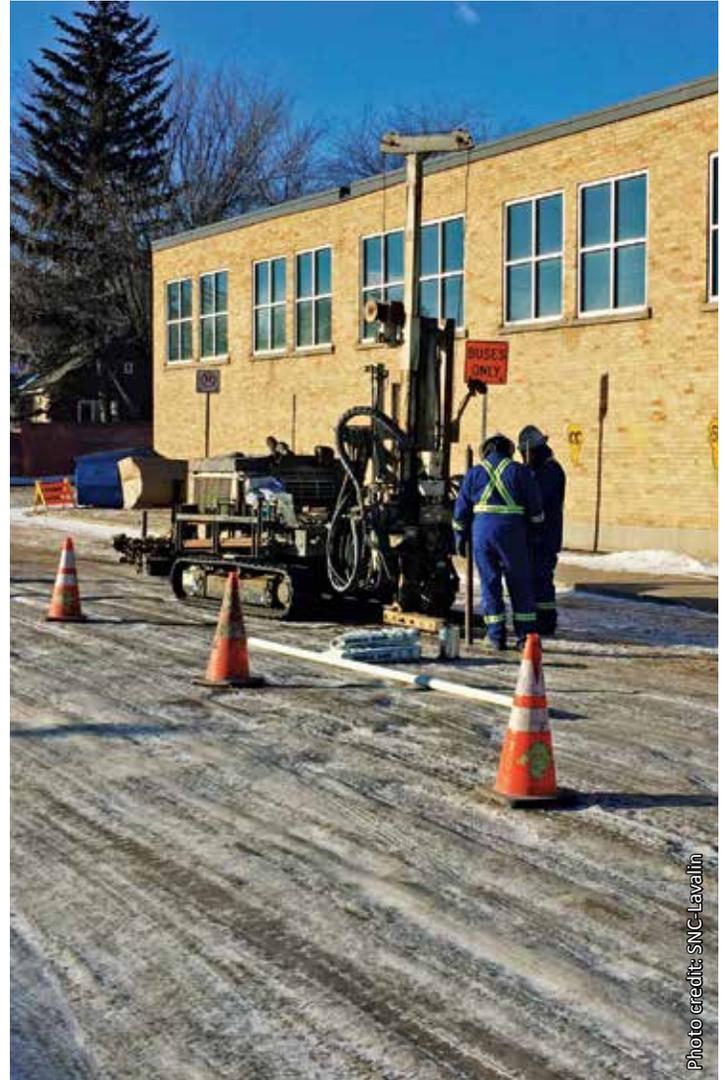
In early January 2017, the South Caswell Redevelopment Project was put in motion as Saskatoon Transit moved from its former Caswell Hill location, to its new 450,000 square foot LEED certified home at the Civic Operations Centre (COC) on Valley Road. The move involved the relocation of all staff and existing equipment needed for Saskatoon Transit operations, including all buses located on the sites. Saskatoon Transit was fully operational out of their new facility in mid-January.

The former Saskatoon Transit location in Caswell Hill will continue to be managed by the City until it is sold for redevelopment. Before the sites can transition to new land uses, environmental testing and remediation will occur, as well as potential servicing upgrades and site preparation activities.

In early February 2017, a detailed Phase II Environmental Site Assessment (ESA) began on all city-owned land in the area. This was required to determine the exact level of environmental risk and confirm what land uses can be supported going forward. The results of the detailed Phase II ESA and potential remediation options are expected from the consultant in April 2017. Results of the detailed Phase II ESA work will influence the phasing of redevelopment, and provide for more accurate remedial costs and options.

To address community concerns about the safety and security of the vacant City-owned facilities and sites once Saskatoon Transit was gone, a Safe and Secure Plan was implemented. The purpose

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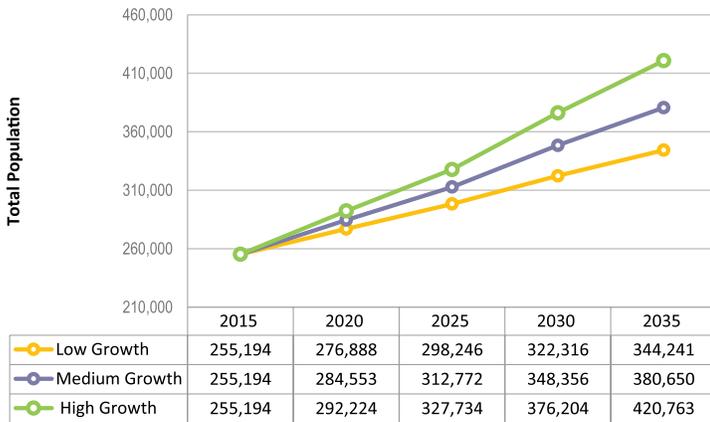
MAPPING & RESEARCH

2015-2035 Population Projections for the City of Saskatoon and the Saskatoon CMA Released

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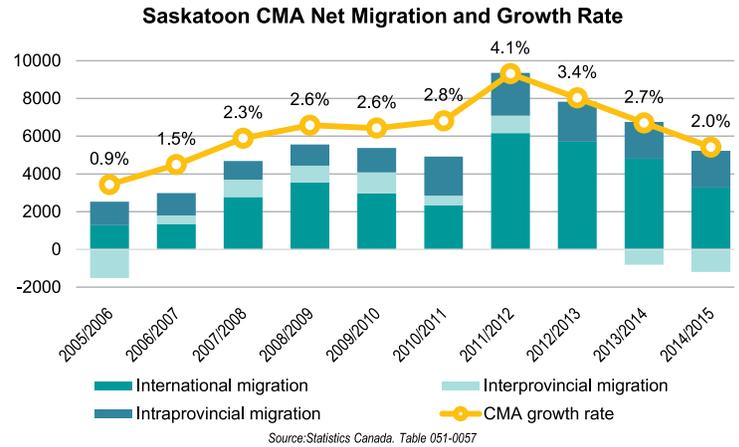
The City of Saskatoon released new population projections for the City and the Census Metropolitan Area (CMA), projecting growth from 2015-2035. By 2035, the City is expected to have a population of about 344,000 to 420,000 (a growth rate of 1.5-2.5%), while the CMA is expected to have a population of about 406,000 to 496,000 (a 2-3% growth). Net migration¹ will account for between 69% and 74% of population growth in these scenarios. “It is an exciting time for Saskatoon,” says Lesley Anderson, the Director of Planning and Development. “Some of our recently adopted long-range plans, such as the Growth Plan to Half a Million, will be integral in setting our City up for the future.”

Saskatoon Population Projection Scenarios: Total Population 2015 to 2035



Between 2006 and 2015, the average annual growth of the City of Saskatoon was 2.7% for the City and 3% for the CMA. During this time, the natural increase in population (live births minus deaths) increased from around 1,000 a year to 2,000 a year. This is one component of growth that has increased. This increase may be caused by more of people of child-bearing ages moving to Saskatoon. Since 2005, net international migration has also increased, adding approximately 34,000 international migrants to the Saskatoon CMA during this period. While net international migration has fallen from its highest recent level in 2011 to 2013, it remains the largest component of migration.

The projections show that interprovincial migration² is unpredictable and fluid. In the period between 2006 and 2015, Saskatchewan added more people than it lost from the rest of Canada in six years and lost more people than it added in four years. Interprovincial migration changes significantly depending

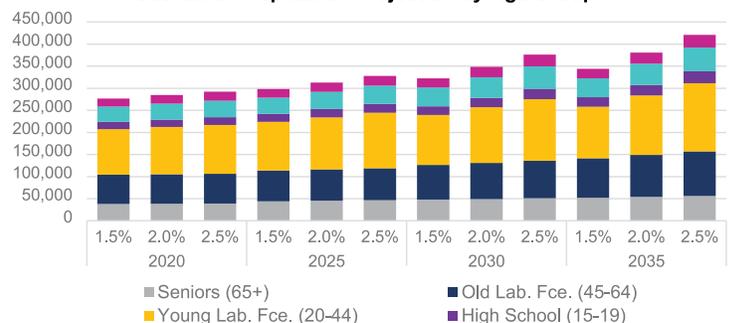


on the availability of jobs, and the economy, and many other factors. Historically, much of Saskatoon’s growth was due to intraprovincial migration³ and natural increase, which has resulted in steady though relatively low population growth. Higher growth scenarios in these population projections show larger amounts of international migration.

The aging of the “baby boom” demographic (the population born between 1946 and 1965) will change many details about the demographic landscape in Saskatoon and the rest of Canada. With Canadians living longer and longer every year, baby boomers will create a dramatic increase in the demographic of senior citizens, as by 2035 all the baby boomers will be seniors. The population of seniors, those 65 years of age and older, is set to increase from 33,000 in 2015 to around 56,000 in 2035.

In the next 20 years, we will start to see the baby boom enter the over 80 demographic. The projection report mentions that 10% of Canadians lived to be 85 in 1931, but by 2001, 30% of men and 50% of women reached that age. These changes will adjust the needs for different housing types in the City and will create new opportunities and challenges for the City.

Saskatoon Population Projection by Age Group



¹ Net Migration – The total net amount of people (people moving in- people moving out) coming to Saskatoon. This includes International Migration (people changing Countries), Interprovincial Migration (people changing provinces within Canada), and Intraprovincial Migration (people changing locations within a province).

² Interprovincial Migration – Those who moved to Saskatoon from another Province within Canada.

³ Intraprovincial Migration – Those who moved to Saskatoon that were living in a different place within Saskatchewan.

MAPPING & RESEARCH

Statistics Canada Begins Releasing Data from the 2016 National Census Program

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Statistics Canada has released data on population and dwelling counts. Data on age and sex, dwelling types, and many other details will start to be released between May and November 2017. The data from the Census presents a unique opportunity to analyze the progress and characteristics of Canadian communities by providing data related to many different factors of Canadian life.

Release date	Release topic
February 8, 2017	Population and dwelling counts
May 3, 2017	Age and sex and type of dwelling
May 10, 2017	Census of agriculture
August 2, 2017	Families, households, and marital status and language
September 13, 2017	Income
October 25, 2017	Immigration and ethnocultural diversity, housing, and Aboriginal peoples
November 29, 2017	Education, labour, journey to work, language of work, mobility, and migration

The Census information released represents data taken on the Census Day which was May 10, 2016. It included a population count¹ for the country, 10 times greater than in 1871 when the first Census recorded 3.5 million people in Canada. From 2011 to 2016, it showed a population increase in Canada of 1.7 million people, about two thirds of which was the result of migratory increases (the difference between the amount of immigrants and emigrants). This increase led all G7 countries in growth in the period between 2011 and 2016, growing at a rate of more than 1% per year. The population of the province grew by 6.3% between 2011 and 2016, which was above the national average for the period.

In the period between 2011 and 2016, the five fastest growing CMAs located in the Prairie provinces were Calgary (+14.6%), Edmonton (+13.9%), Saskatoon (+12.5%), Regina (+11.8%), and Lethbridge (+10.8%). The recently released population count for the City of Saskatoon is 246,376 people, up from their count of 222,246 in 2011. The population count for the Saskatoon Census Metropolitan Area (CMA) was 295,095 people, up from their count of 262,215 in 2011. This population count released by Statistics Canada does not include adjustments for many groups typically missed by the Census and this is why these numbers are typically less than the population estimates² released by Statistics Canada.

For any questions on Census data, please contact the Mapping and Research group at mappingresearch@saskatoon.ca, or visit our website at saskatoon.ca/planningpublicationsandmaps.

¹ Statistics Canada Population Count – a count of the population that uses data received from the Census.

² Statistics Canada Population Estimate – an estimate of population that uses analysis of multiple data sources including Census data.

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of the plan was to ensure proper measures were taken to make the former Saskatoon Transit Facility safe and secure during the transition. To further address community concerns about safety and security of the vacant City-owned facilities and sites, a safety walkabout was organized in March 2017, in partnership with the Caswell Hill Community Association. Community members and stakeholders were invited to take part in the Safety Walkabout to identify potential safety concerns and determine perception of safety of the area. The information gathered during the walkabout helped determine if further steps needed to be taken to reduce the opportunity for crime to occur and improve the perception of safety as the area transitions to future uses. A number of recommendations, such as replacing burnt out exterior lights and removing the slats in the chain link fencing (for better visibility of the site) were suggested and are being implemented to help improve the perception of safety.

Next steps in the redevelopment process will include reviewing the environmental results and remediation options, determining a phasing plan and required servicing upgrades to the area, and exploring options for the sale of the City-owned land.

For more information and updates on the South Caswell Redevelopment Project, please visit saskatoon.ca/southcaswell.

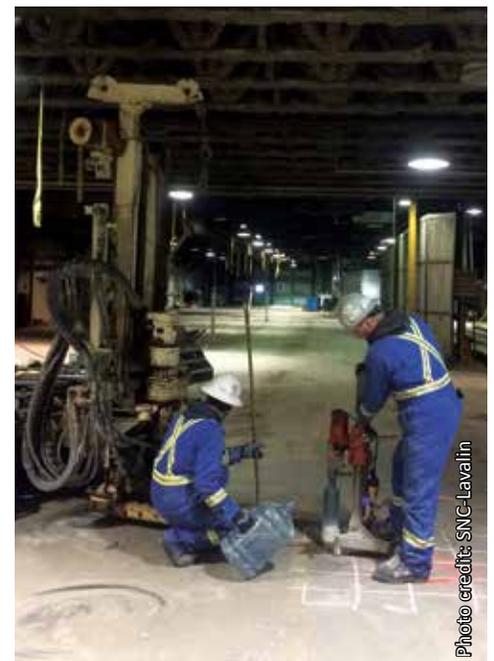


Photo credit: SNC-Lavalin

Saskatoon Census Metropolitan Area & City of Saskatoon

POPULATION GROWTH

2016 Statistics Canada Annual Demographic Estimate for the City of Saskatoon
2011 - 230,473
2016 - 266,064

2016 Statistics Canada Census Program Counts for the City of Saskatoon
2011 - 222,246*
2016 - 246,376*

* Statistics Canada population counts are often lower than their estimates (e.g. Statistics Canada's population estimate was 230,473 people for Saskatoon in 2011). Census counts are not adjusted for undercoverage and other factors that population estimates are adjusted for.

Saskatoon CMA 1996 to 2001
0.56% Average Annual Growth

City of Saskatoon 2001 to 2006
0.56% Average Annual Growth

City of Saskatoon 1996 to 2001
0.32% Average Annual Growth

Saskatoon CMA 2001 to 2006
0.43% Average Annual Growth

Saskatoon CMA 2006 to 2011
2.46% Average Annual Growth

Saskatoon CMA 2011 to 2016
2.39% Average Annual Growth

City of Saskatoon 2011 to 2016
2.27% Average Annual Growth

City of Saskatoon 2006 to 2011
1.71% Average Annual Growth

2016 Statistics Canada Census Program Counts for the Saskatoon Census Metropolitan Area
2011 - 262,215*
2016 - 295,095*

2016 Statistics Canada Annual Demographic Estimate for the Saskatoon Census Metropolitan Area
2011 - 270,226
2016 - 315,150



Historical population counts by Statistics Canada through the Census for the City of Saskatoon and Saskatoon CMA.

The current issue of *Planning + Design* is available for download at saskatoon.ca.

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