

RIVERSDALE



Riversdale Local Area Plan *Final Report*



May 20, 2008
Community Services Department
City Planning Branch



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City of Saskatoon & Other Technical Contribution

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Executive Summary

Riversdale is one of Saskatoon's original communities. Located near the heart of Saskatoon, the neighbourhood plays a very important role in providing housing, employment, and services to a diverse range of citizens. The neighbourhood has been experiencing unique pressures, such as land use conflicts, new development pressures, housing deterioration, socio-economic challenges, safety issues, traffic and circulation concerns, and perceptions issues.

The local area planning process for Riversdale enabled over 150 residents, business owners, property owners, community groups and other stakeholders to work together to determine the future of this community. A committee of stakeholders, called the Riversdale Local Area Planning Committee, created a vision, identified issues, developed goals and outlined strategies to ensure the long-term success of Riversdale.

Riversdale is expected to undergo significant transition over the next 5 years with the development of River Landing, the economic upturn of the commercial district in the neighbourhood, and the newfound desirability to live and invest in the neighbourhood. With its close proximity to the downtown, River Landing and the South Saskatchewan River, there is an awareness that land and buildings are being purchased for both speculative and development purposes.

There are many redevelopment opportunities in Riversdale. A number of vacant and abandoned buildings and lots exist which contributes to the perception of these areas as unwelcoming. These sites have the potential for commercial and multiple unit dwelling development. An analysis of housing conditions in the neighbourhood indicates that conditions tend to vary widely and be scattered; most of the housing in the neighbourhood appears to be worthy of rehabilitation, but some will need to be replaced.

Riversdale is experiencing the early stages of gentrification – the rehabilitation of a neighbourhood by new residents who are wealthier than the long time residents. Gentrification has both positive and negative effects. It can renew and rehabilitate a neighbourhood by increasing home ownership, improving the housing stock, enhancing the physical environment, and creating a healthier commercial district. Gentrification can also increase housing prices and lead to displacement of the long-time residents. It is a goal of the Riverdale Local Area Planning Committee to ensure that any new residential developments in the neighbourhood aims to build a more stable community, while preserving the character of the neighbourhood and supporting current residents to stay.

The top issues that have been identified by the Riversdale community as needing action are as follows:

- **Neighbourhood Safety** – inspecting graffiti vandalism, conducting a safety audit of Optimist Park, and improving lighting at Princess Alexandra School.
- **Municipal Services** – supporting community clean-ups.
- **Traffic & Circulation** – improving pathway linkages between River Landing, Victoria Park and the 17th Street Green Space, reconfiguring the 17th Street West, Avenue E South and the Spadina West Intersection, and expanding the Bicycle Facility Network through the core neighbourhoods.
- **Land Use** – creating a Vacant Lot Registry and adopting the proposed land use policy for the Riversdale neighbourhood (eliminating or reducing industrial land uses).

Summary of Recommendations

1.0 Land Use

- 1.1 PROPOSED RIVERSDALE LAND USE POLICY MAP:** That the Community Services Department, City Planning Branch, initiate the necessary procedure to amend the Riversdale Land Use Policy Map in the Development Plan Bylaw No. 7799 with the proposed land use designations in Map 1.4, titled “Riversdale Local Area Plan Proposed Land Use Policy Map”.
- 1.2 ADD LOW/MEDIUM DENSITY RESIDENTIAL POLICY DISTRICT, DIRECT CONTROL DISTRICT AND TRANSITIONAL LAND USE TO THE LOCAL AREA PLAN NEIGHBOURHOOD LAND USE POLICY DISTRICTS:** That the Community Services Department, City Planning Branch initiate the necessary procedure to amend the Development Plan Bylaw No. 7799 Section 19.1.1 to include ‘Low/Medium Density Residential Policy District’, ‘Transitional Land Use’ and ‘Direct Control District’ as Local Area Plan Land Use Policy Districts.
- 1.3 UPDATE THE SUMMARY OF THE RIVERSDALE NEIGHBOURHOOD AND ITS LAND USE POLICIES IN THE DEVELOPMENT PLAN:** That the Community Services Department, City Planning Branch initiate the necessary procedure to amend the Development Plan Bylaw No. 7799 Section 19.1.1.7 to update the summary of the Riversdale neighbourhood and its land use policies.
- 1.4 TRANSITIONAL LAND USE POLICY DISTRICT REVIEW:** That the Community Services Department, City Planning Branch and Development Services Branch, undertake a review of properties designated Transitional Land Use in the Riversdale Neighbourhood to determine appropriate future land use and zoning designations, once River Landing is completely built.
- 1.5 CREATE B5 OVERLAY ZONING DISTRICT:** That the Community Services Department, City Planning Branch and Development Services Branch, develop an overlay district for the areas proposed as B5 Zoning District (Inner-City Commercial Corridor District) in the Riversdale neighbourhood to permit residential uses only at the discretion of City Council.
- 1.6 PROPOSED ZONING:** That the Community Services Department, City Planning Branch, initiate the necessary procedure to amend the Zoning Bylaw No. 7800 with the proposed Zoning Districts identified in Map 1.6, titled, “Riversdale Local Area Plan Proposed Zoning Map”.
- 1.7 HOW TO LEGALIZE AN EXISTING SUITE BROCHURE:** That the Community Services Department, City Planning Branch distribute the ‘How to Legalize an Existing Suite’ brochure to property owners in the Riversdale neighbourhood.
- 1.8 VACANT LOT REGISTRY:** That the Community Services Department, City Planning Branch, research the options of creating and maintaining a Vacant Lot Registry that would be available on the City of Saskatoon website to help encourage the development of vacant lots and identify funding options for such a program.
- 1.9 EFFECTIVENESS OF SEPARATION DISTANCE FOR PAWNSHOPS:** That the Community Services Department, Development Services Branch, examine the effectiveness of the existing separation distance for pawnshops in five years (2012) to determine if the separation distancing is lessening the concentration of pawnshops.

2.0 Housing

There are no Housing recommendations in the report.

3.0 Parks & Recreation

- 3.1 IMPROVE LINKAGES BETWEEN RIVER LANDING, VICTORIA PARK AND THE 17TH GREEN SPACE LINKAGE:** That the Community Services Department, Leisure Services Branch, and Infrastructure Services Department, Parks Branch and Municipal Engineering Branch, work together to develop a conceptual design to improve the pedestrian and cycling linkage between River Landing, Victoria Park and the 17th Street Green Space Linkage, in accordance with the Victoria Park Program Plan Review (2004), and that capital funding for the design and construction be requested.
- 3.2 LOCATE AN OFF-LEASH RECREATION AREA IN THE CORE NEIGHBOURHOODS:** That the Corporate Services Department, Animal Services Program,, in consultation with the public, report to the Planning and Operations Committee on possible locations for an off-leash recreation area(s) in the core neighbourhoods, and take the necessary steps to locate an off-leash recreation area(s) in the core neighbourhoods.
- 3.3 RESEARCH OPTIONS TO ENFORCE OR ASSIST PROPERTY OWNERS TO MAINTAIN FRONT BOULEVARDS:** That the Infrastructure Services Department, Municipal Engineering Branch and Parks Branch, research options to enforce and or assist property owners to maintain front boulevards and report findings to the Planning and Operations Committee.

4.0 Traffic & Circulation

- 4.1 17TH STREET WEST TRAFFIC CALMING AND PEDESTRIAN CROSSWALKS:** That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures and pedestrian crosswalks are warranted on 17th Street West from Avenue M South to Spadina Crescent West, and report findings to the Riversdale Community Association and King George Community Association, and to the Planning and Operations Committee.
- 4.2 RECONFIGURATION OF 17TH STREET WEST, AVENUE E SOUTH AND SPADINA CRESCENT WEST INTERSECTION:** That the Infrastructure Services Department, Municipal Engineering Branch, review the alignment of 17th Street West, Avenue E South and Spadina Crescent West with the goal of making it safer for pedestrians, cyclists and vehicular traffic.
- 4.3 SPADINA CRESCENT WEST TRAFFIC CALMING AND PEDESTRIAN CROSSWALKS:** That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures and enhanced pedestrian crosswalks are warranted at Spadina Crescent West from Avenue C South to 17th Street West, and report findings to the Riversdale Community Association, and to the Planning and Operations Committee.
- 4.4 19TH STREET TRAFFIC CALMING, PEDESTRIAN CROSSWALKS AND PARKING:** That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures, enhanced pedestrian crosswalks and designated parking sites are warranted on 19th Street West from Avenue D to K South, and report findings to the Riversdale Community Association and to the Planning and Operations Committee.
- 4.5 AVENUE H SOUTH TRAFFIC CALMING AND PEDESTRIAN CROSSWALKS:** That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures and enhanced pedestrian crosswalks are warranted on Avenue H South between 20th and 17th Street West, and report findings to the Riversdale Community Association and to the Planning and Operations Committee.
- 4.6 REDESIGN OF 20TH STREET WEST:** That the Infrastructure Services Department, Municipal Engineering Branch, review the role and design of 20th Street (from Idylwyld Drive to Avenue H), and

report findings to the Riversdale Community Association, Riversdale Business Improvement District, and to the Planning and Operations Committee.

- 4.7 **IMPROVE BARRICADES AT AVENUE G SOUTH AND THE CPR ROW:** That the Infrastructure Services Department, Traffic Engineering Section, replace the concrete barricades at Avenue G South and Canadian Pacific Railway (CPR) right of way (ROW) with permanent barricades that are more aesthetically pleasing and that fit into the residential and commercial character of the area.
- 4.8 **EXPANDED BICYCLE FACILITY NETWORK THROUGHOUT THE CORE NEIGHBOURHOODS:** That the Infrastructure Services Department, Municipal Engineering Branch, review the Bicycle Facility Network and propose an expansion to link Riversdale, Pleasant Hill, West Industrial and Caswell Hill with the Central Business District, City Park, Nutana and the Meewasin Valley, with the specific goals of making 20th Street safer for cyclists, increasing the connections between the core neighbourhoods in the center of Saskatoon and increasing the amount of safe spaces for cyclists on Saskatoon's streets.

5.0 Municipal Services

- 5.1 **WASTE DISPOSAL EDUCATION:** That the Environmental Services Branch and the Communications Branch provide information to the Riversdale community through articles in the Riversdale Community Association newsletter or utility stuffer informational flyers on proper waste disposal, and ensure that the Riversdale community is fully informed on the proper use of the individual garbage containers.
- 5.2 **RECYCLING:** That the Environmental Services Branch consider locating a recycling depot in or near Riversdale.
- 5.3 **RESIDENTIAL CHRISTMAS TREE RECYCLING DROP-OFF SITE:** That the Environmental Services Branch give consideration to locating a residential Christmas tree recycling drop-off site in or near Riversdale.
- 5.4 **NEIGHBOURHOOD COMPOSTING:** That the Environmental Services Branch consider the Riversdale neighbourhood for the pilot program of having curbside collection of source separated organics (SSO) to Single-Family Units (SFU) as proposed in the Draft Saskatoon Waste and Recycling Plan.
- 5.5 **RESEARCH INNOVATIVE AND RESOURCEFUL WAYS TO DEAL WITH LITTER IN SASKATOON:** That the Environmental Services Branch research options to deal with litter in the core neighbourhoods and in the entire City, and report to the Administration and Finance Committee.
- 5.6 **SUPPORT COMMUNITY CLEAN-UPS:** That the Environmental Services Branch, with assistance from the Fire and Protective Services Department, Community Development Branch, City Planning Branch, and in consultation with the Riversdale Community Association, develop a Community Clean-up Procedure for community groups that includes increased support for community clean-ups from the City.
- 5.7 **PROPERTY MAINTENANCE:** That the City Planning Branch, with assistance from Saskatoon Fire and Protective Services, inform the Riversdale Community on an annual basis through a notice in the Riversdale Community Association newsletter of the Property Maintenance and Nuisance Abatement Bylaw 8175 and of the Health and Safety Hotline.
- 5.8 **ASSESSMENT OF NEIGHBOURHOOD CONDITIONS:** That the City Planning Branch, with assistance from Saskatoon Fire and Protective Services, conduct a complete visual assessment of neighbourhood conditions in Riversdale in the years 2010 and 2014.
- 5.9 **SCHEDULE OF SIDEWALK INSPECTIONS:** That the City Planning Branch, with assistance from the Public Works Branch, advise the Riversdale Community through a notice in the Riversdale

Community Association newsletter, the next scheduled sidewalk inspection, and who to call when a sidewalk inspection is needed.

6.0 Economic Development

- 6.1 **BUSINESS WINDOW DISPLAYS:** That the Riversdale Business Improvement District work with business owners in the Riversdale neighbourhood to improve window displays.
- 6.2 **VILLAGE OF RIVERSDALE AMBASSADOR PROGRAM:** That the Riversdale Business Improvement District investigate the feasibility within the next five years to increase revenue to support an improved maintenance program (Ambassador Program) for the district.
- 6.3 **COMPLETE THE 1993 20TH STREET IMPROVEMENT MASTER PLAN:** That the Urban Design Committee implement the improvements in the 1993 20th Street Improvement Master Plan when funding becomes available.
- 6.4 **COMPLETE A STREETScape MASTER PLAN FOR THE AREA NORTH OF 20TH STREET:** That the Urban Design Committee give consideration to creating a streetscape Master Plan for the area north of 20th Street West up to 22nd Street West, and between Idywlyd Drive and Avenue D South.
- 6.5 **ART CIRCLES ON PARKING LOT SCREENS:** That the City Planning Branch contact the Community Art Groups in Riversdale to find out if a group is interested in creating new art circles for the parking lot screens in the neighbourhood.

7.0 Heritage & Culture

- 7.1 **INSTALL THEME-NAMED STREET SIGNS:** That the Urban Design Committee, in conjunction with Infrastructure Services, Municipal Engineering Branch, consider a project in the Riversdale Business Improvement District or a capital project be submitted to City Council to install theme-named street signs, that celebrates the culture and heritage, in the Riversdale neighbourhood.
- 7.2 **RIVERSDALE BUILT HERITAGE COMMITTEE:** That the Riversdale Community Association, Riversdale Local Area Planning Committee and interested stakeholders, with assistance from the Riversdale Business Improvement District, meet to discuss the potential of creating a Riversdale Built Heritage Committee.

8.0 Neighbourhood Perceptions

- 8.1 **WEBSITE FOR THE RIVERSDALE COMMUNITY:** That the Riversdale Community Association approach the Community Services Department, Community Development Branch for direction (how to set-up, options, recommendations, etc.) in establishing a Riversdale Community Association website.
- 8.2 **COMMUNICATION OF THE IMPLEMENTATION OF THE RIVERSDALE LAP:** That the City Planning Branch establish a process with the Riversdale Community Association to regularly update the Riversdale community on the implementation of the Riversdale Local Area Plan to the Riversdale community.
- 8.3 **PROMOTING THE POSITIVE ASPECTS OF RIVERSDALE IN THE PRINT MEDIA:** That the Riversdale Community Association and Riversdale Business Improvement District together investigate opportunities to promote life and business in the Village of Riversdale through regular features in the print media (Saskatoon StarPhoenix, Sunday Sun, Planet S, Neighbourhood Newspapers, etc.).
- 8.4 **STRATEGY TO INCREASE VOTER TURN-OUT IN CIVIC ELECTIONS:** That the City Clerks Office endeavour to create a strategy that aims to increase voter turn-out in civic elections, with emphasis on increasing voter turn-out in the neighbourhoods with low voting rates.

9.0 Neighbourhood Safety

The following Neighbourhood Safety recommendations includes the recommendations resulting from the Safety Audits that were conducted in the Riversdale neighbourhood.

- 9.1 **INSTALL A “NO THROUGH STREET” SIGN:** That the Infrastructures Service Department, Municipal Engineering Branch, install a “No Through Street” sign at the intersection of Avenue J South and 20th Street West (CPTED Principle – Access Control).
- 9.2 **INSTALL STREET IDENTIFICATION SIGNS AT THE END OF AVENUE J SOUTH AND G SOUTH AT THE CPR ROW:** That the Infrastructure Services Department, Municipal Engineering Branch, install an Avenue J South and G South street signs at the end of the Avenue J and G at the Canadian Pacific Railway (CPR) right of way (ROW) (CPTED Principle – Access Control).
- 9.3 **INSTALL LIGHT AT THE END OF AVENUE J FROM 20TH STREET AT THE CPR ROW:** That Saskatoon Light and Power install a street light at the end of Avenue J (north of 20th Street) at Canadian Pacific Railway (CPR) right of way (ROW) to improve lighting level on the street (CPTED Principle – Natural Surveillance).
- 9.4 **NEIGHBOURHOOD ENTRANCE SIGNS:** That the Community Services Department, City Planning Branch, report on the benefits of erecting neighbourhood entrances signs and how other municipalities assist communities in erecting entrance signs, and report findings to the Planning and Operations Committee (CPTED Principle – Image).
- 9.5 **ADDRESSING PROBLEMS WITH RECESSED DOORWAYS AND SMALL SPACES BETWEEN BUILDINGS:** That the Community Services Department, City Planning Branch, and the Riversdale Business Improvement District, work together to create a plan to address problems associated with recessed doorways and small spaces between buildings in the commercial district in Riversdale (CPTED Principle – Crime Generator & Access Control).
- 9.6 **GRAFFITI VANDALISM INSPECTION:** That Fire and Protective Services, with assistance from the City Planning Branch, send the “Reducing Graffiti in our Community” brochure to all property owners in Riversdale, and that Fire and Protective Services inspect the neighbourhood for graffiti vandalism and implement the Graffiti Bylaw once graffiti vandalism has been discovered (CPTED Principles – Image & Territoriality).
- 9.7 **ENTRAPMENT ZONES IN THE PRINCESS ALEXANDRA SCHOOL GROUNDS:** That the Community Services Department, City Planning Branch work with Princess Alexandra School to investigate options to eliminate hiding places in the school grounds and the Public School Board Property (105 Avenue G South), and work with the Riversdale Community Association to add a second exit to the school’s rink (CPTED Principle – Movement Predictors).
- 9.8 **ADD ADDITIONAL “PRINCESS ALEXANDRA SCHOOL” SIGNAGE:** That the Community Services Department, City Planning Branch, work with Princess Alexandra School to investigate options to add additional “Princess Alexandra School” signage to the school in order to increase the identification of the school to motorists and pedestrians (CPTED Principle – Territoriality).
- 9.9 **LIGHTING AT PRINCESS ALEXANDRA SCHOOL GROUNDS:** That the Community Services Department, City Planning Branch, forward the final Riversdale LAP to Princess Alexandra School and meet with Princess Alexandra School representatives to audit the lighting around the school grounds to determine if additional light is required (CPTED Principle – Natural Surveillance).
- 9.10 **PORCH LIGHT INSTALLATIONS:** That the Porch Light Program that is proposed for the Pleasant Hill neighbourhood in the Pleasant Hill Safety Audit Report, 2005 (Recommendation. 6.4.4), be also

applied to the Riversdale neighbourhood, using compact fluorescent light bulbs (CPTED Principle – Natural Surveillance).

- 9.11 DISTRIBUTE “WHOSE JOB IS IT?” BROCHURE IN THE NEIGHBOURHOOD:** That the City Planning Branch distribute the “Whose Job Is It?” brochure to residents in the Riversdale neighbourhood (CPTED Principle – Neighbourhood Cohesion).
- 9.12 BUSINESSES WITHOUT SIGNAGE ARE ENCOURAGED TO INSTALL SIGNAGE:** That the Riversdale Business Improvement District and Community Services Department, City Planning Branch, work together to encourage businesses without signage in Riversdale to install signage (CPTED Principle – Activity Support).
- 9.13 DISTRIBUTE THE RIVERSDALE LAP TO SASKATCHEWAN LIQUOR AND GAMING AUTHORITY:** That the Community Services Department, City Planning Branch, forward the Riversdale LAP to the Riversdale Liquor Store and Saskatchewan Liquor and Gaming Authority, with cover letter outlining the results of the Safety Audit C and D (CPTED Principle – Crime Generator).
- 9.14 ENCOURAGE IMPROVEMENTS TO THE SIDE OF BUILDINGS ON 21ST STREET WEST:** That the Community Services Department, City Planning Branch, and the Riversdale Business Improvement District work together to encourage property owners on 21st Street West between Avenue D South and Idywyld Drive to improve the side of their buildings in order to improve a sense of safety on 21st Street West (CPTED Principle – Image).
- 9.15 UPGRADED STREET NAME SIGNS:** That when the Infrastructure Services Department examines the feasibility of a Capital Budget project in Pleasant Hill to replace existing sign plates with larger sign plates (Pleasant Hill Safety Audit Report, Rec. 6.2.1), that they also include Riversdale in the examination (CPTED Principle – Territoriality).
- 9.16 SAFETY AUDIT RESULTS OF THE LIONS SKATEPARK :** That the Community Services Department, City Planning Branch, forward the final King George Safety Audit Report to the Riversdale Community Association, with a cover letter outlining recommendations dealing with the Lions Skatepark (CPTED Principle – ALL).
- 9.17 SAFETY AUDIT OF OPTIMIST PARK:** That the Community Services Department, City Planning Branch, work with the Riversdale Community Association, and youth at the White Buffalo Youth Lodge, to conduct a Safety Audit of Optimist Park, using the principles of Crime Prevention Through Environmental Design (CPTED Principle - All).
- 9.18 PLACE NEEDLE DISPOSAL UNITS IN THE NEIGHBOURHOOD:** That Needle Safe Saskatoon considers placing additional needle disposal units in the Riversdale neighbourhood (CPTED Principle – Image).
- 9.19 ANIMAL CONTROL PATROL IN THE NEIGHBOURHOOD:** That the Animal Services Program instruct Animal Control Officers to target the Riversdale neighbourhood to enforce the Animal Control Bylaw and the Saskatoon Dangerous Animals Bylaw by doing a random door-to-door residential and commercial checks, and patrol the lanes and parks in the Riversdale neighbourhood (CPTED Principle – Conflicting User Groups).

Overview of Local Area Planning

What is Local Area Planning?

Local Area Planning is a community-based approach to developing comprehensive neighbourhood plans. It enables residents, business owners, property owners, community groups and other stakeholders direct input into determining the future of their community. During the development of a Local Area Plan (LAP), participants work with each other to create a vision, identify issues, develop goals, and outline strategies to ensure the long-term success of their neighbourhood. Once completed, a LAP sets out objectives and policies that guide the growth and development of a neighbourhood or selected area.

The scope of a LAP depends on the issues and opportunities identified by the stakeholders involved. Strategies generally focus on the following themes:

- Neighbourhood Identity
- Neighbourhood Heritage and Culture
- Industrial, Commercial and Residential Land Uses
- Economic Development
- Housing and Infill Development
- Municipal Services and Infrastructure
- Transportation and Parking
- Streetscapes
- Parks, Open Space and Recreation
- Neighbourhood Safety

Why Local Area Planning?

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".¹ A commitment to fulfill this core strategy was originally demonstrated as far back as 1978 with *The Core Neighbourhood Study*, which was later updated and expanded during the *1991 Core Neighbourhood Study Review*.

In 1996, the City initiated Plan Saskatoon, which included a citywide public participation process focused on updating the Development Plan and Zoning Bylaw; Saskatoon's two main public policy tools used to manage growth and development. The Local Area Planning Program was created following expressed support by citizens during the Plan Saskatoon process for more active citizen involvement in long-term planning and development decisions affecting their community. Citizens also called for measures to enhance Saskatoon's core and intermediate neighbourhoods.

Saskatoon City Council approved twelve neighbourhoods to undergo a LAP. As determined by the City of Saskatoon's Development Plan, LAPs are applied to specific areas of the City to:

- Maintain the quality, safety and viability of the area.

¹ City of Saskatoon (2004). *Planning for the Future – Strategic Plan*. pg. 8.

- Guide and prioritize the expenditure of public funds on community improvements and infrastructure.
- Encourage the renewal, rehabilitation or redevelopment of private and public properties.
- Resolve situations where the policies of the Development Plan do not accurately reflect the individual needs of an area.
- Provide the basis for amendments to the City's Development Plan and Zoning Bylaw.²

What are the Steps to Create a Local Area Plan?

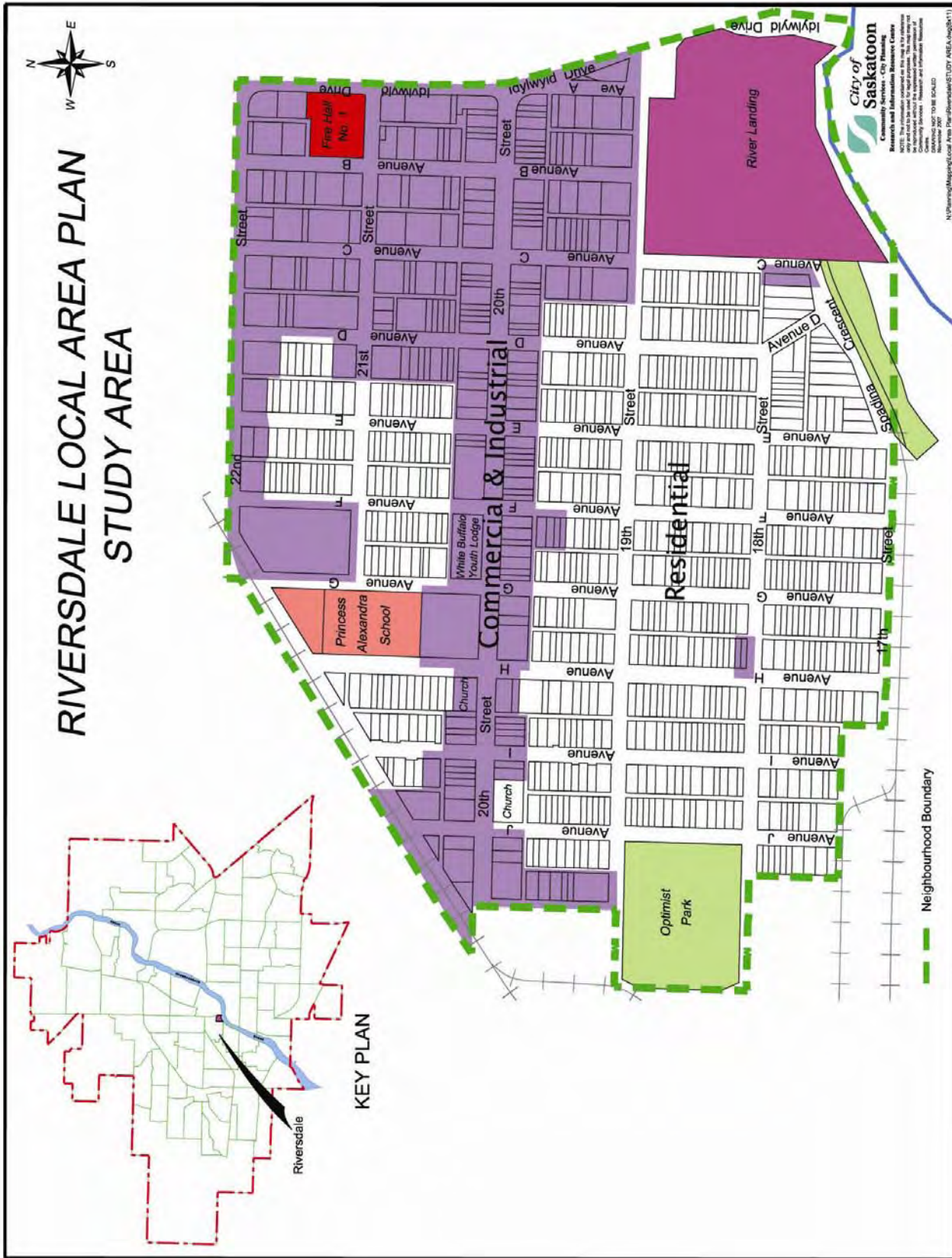
Significant value is placed on active public participation in the Local Area Planning process. It is recognized that the more involved the public, the more sustainable and implementable the plan will be at both the community and municipal government level. The Local Area Planning process tries to build capacity among stakeholders so that they can collaboratively create a vision and goals for the neighbourhood, and make informed decisions that affect their neighbourhood.

Generally, the steps to create a LAP are:

- 1) **Neighbourhood Meeting and Forming a Local Area Planning Committee (LAPC)** – All residents, property owners, business owners, community groups and other stakeholders are invited to a meeting to discuss the Local Area Planning process. At that time, participants are asked to serve on a LAPC.
- 2) **Creating a Vision** - The LAPC envisions a positive future for their community. The vision creates a common base from which the community can work to create realistic goals and strategies for successful long-term planning.
- 3) **Discussing the Condition of the Community** – The LAPC discusses the condition of the community to help paint a picture of the community.
- 4) **Identifying Issues, Setting Goals and Outlining Strategies** – Information is gathered through surveys, research, presentations and participant observations about the neighbourhood. Based on these findings, the LAPC acquires an understanding of issues and the practicality of addressing them in the LAP, and sets goals and outline strategies to ensure the long-term success of their neighbourhood. This information forms the basis of the LAP.
- 5) **Writing the LAP** – The Local Area Planner writes the LAP and City Administration and LAPC reviews and approves the LAP.
- 6) **Adopting the LAP** – Once general consensus is reached in support of LAP, the report is presented to the Municipal Planning Commission and finally to City Council for adoption.
- 7) **Implementing the Strategies** – In order to achieve neighbourhood goals there needs to be participation by all stakeholders in implementing the plan.
- 8) **Monitoring, Evaluating and Updating the Plan** – All stakeholders have an opportunity to monitor improvements in their neighbourhood. City staff will deliver a progress report to City Council and the Community Association on an annual basis or as required until all recommendations have been fulfilled.

² City of Saskatoon (2007), *Development Plan Bylaw No. 7799*, Section 13.1.

Map 1 Riversdale Local Area Plan Study Area



Riversdale Local Area Planning Process

The Study Area

The Riversdale neighbourhood is one of twelve neighbourhoods approved by City Council to undergo a LAP. Riversdale was chosen for a LAP for the following reasons:

- The area was originally included in the *1978* and *1991 Core Neighbourhood Studies*.
- The area underwent a review in 1993³.
- The area is expected to undergo significant development in the next 10 years.
- The area is experiencing unique circumstances such as traffic pressures, land use change, socio-economic change, and new development.
- Significant improvements are desired within the neighbourhood.

One of Saskatoon's original communities, the historic Riversdale neighbourhood is located near the heart of Saskatoon and plays a very important role in providing housing, employment and services to a diverse range of citizens. The neighbourhood bounds 22nd Street to the north, Idylwyld Drive to the east, 17th Street to the South, and the Canadian Pacific Rail (CPR) right of way, Avenue L and Avenue K to the west. Map 1., Riversdale LAP Study Area, illustrates the boundaries of the neighbourhood and where it is located in Saskatoon.

The neighbourhood is predominantly low-density residential, with commercial development along 20th Street, 22nd Street, and Idylwyld Drive. There are pockets of industrial land use in the north east, east and west sections of the neighbourhood. River Landing, a redevelopment of Saskatoon's downtown riverfront, is located partially in the south east corner of the Riversdale neighbourhood.

Further details of the study area can be found in the Riversdale History, Riversdale Today and in the Goals and Discussion Reports of this plan.

Public Meeting

On November 17, 2004, the City Planning Branch, in partnership with the Riversdale Community Association and Riversdale Business Improvement District, hosted a public meeting to provide an overview of local area planning, and to invite stakeholders to become members of the Riversdale Local Area Planning Committee (LAPC). Over 60 people were in attendance at the meeting.

At this meeting stakeholders had an opportunity to ask questions and share stories about the neighbourhood. A participation survey was made available to give participants an opportunity to voice their concerns, to indicate the issues that are important to them, and to ask them to participate on the LAPC. The topics that arose from this survey were:

³ City of Saskatoon (1993), *Riversdale Neighbourhood Study Review – Volume I & II*.

- crime and safety
- land use
- parks and recreation
- economic development
- traffic and circulation
- heritage and culture
- Perceptions of the neighbourhood

Riversdale Local Area Plan Committee (LAPC)

Participants

The Riversdale Local Area Planning Committee (LAPC) represents a vast range of interests, including residents, business owners, property owners, and representatives from the Riversdale Community Association, Riversdale Business Improvements District, community-based organizations, and municipal and provincial governments. At the beginning, there were 41 participants on the LAPC, and at the end there were well over 150 participants. A detailed list of participants is outlined in the Acknowledgements.



Foundations for a Successful Meeting

At their first meeting, the LAPC created their own ‘Foundations for a Successful Meeting’. Foundations are ground rules for meeting conduct and purpose. They are intended to ensure that everyone is given the opportunity to participate in a positive and receptive meeting environment. The LAPC created and supported the following ‘Foundations for a Successful Meeting’:

1. Information Sharing & Gathering

- We are here to share and receive information. Our main objective in the Riversdale LAP process is to gather information, which will assist us in making the best recommendations possible to ensure the long-term success of the area.

2. Respect

- We will respect every comment or idea that comes forward. There are no silly questions, suggestions, ideas or comments. In return, we expect the same respect. All opinions are important and will be treated equally.

3. Integrity

- Honesty is the best policy! All meetings are open and meeting notes are always available on the City of Saskatoon’s Web site.

4. Fair and Equal Representation

- We want everyone to have say. Everyone will be treated equally whether you own or rent land. It may be necessary to find ways to have equal representatives from all stakeholders in the area.

5. No Repetitive Discussion

- Since there is a lot of material that needs to be covered there is no time to be repetitive. If agreed to by the committee some items may need to be revisited more than once at a later date.

6. Collaborative Decision-Making

- The local area planning process uses collaborative decision-making whenever possible.

Process Goals

The Riversdale LAPC also created ‘Process Goals’. Process Goals are what the LAPC expected to learn or accomplish during the LAP process. Establishing these goals also provided an opportunity to find out if the LAPC was accomplishing what they set out to do, and to make adjustments as necessary. The following is a list of these goals:

- The LAP will not reinvent the wheel. It will build on previous work and studies.
- That the City responds to requests and questions asked by the Riversdale LAPC.
- That the City provides clear guidelines regarding how development takes place.
- That the City communicate developments that occur in Riversdale during the LAP process.
- That the City shows more accountability and inclusion of the stakeholders in Riversdale when it comes to land development and tax expenditures.
- Provide information about the budget allocations in Riversdale.
- Work to raise the attention of bylaw infractions.
- That the appropriate people are invited to meetings to answer questions.
- That the elected officials are invited and encouraged to attend the LAPC meetings.
- That there is a presentation on transportation flows through Riversdale and that an analysis of the transportation networks occurs.
- That the Community Liaison Officer (CLO) makes a presentation regarding crime and safety.
- That there is a presentation regarding the plans for South downtown.
- That opportunities for future park space is creatively explored and that the Riversdale LAPC work with the Parks Branch to keep the existing park space.
- That we are creative and visionary in our collective approach to the Riversdale LAP.

LAPC Meetings

Work Program

The work program for the Riversdale LAPC meetings was based on the issues identified in the participation survey at the public meeting and refined by the LAPC throughout the process. The intent of the LAPC meetings was to learn as much as possible about Riversdale and how the City of Saskatoon operates so that the LAPC can set goals and make informed recommendations that will guide future development in the neighbourhood. Each meeting was a different topic, and they consisted of presentations, individual assignments, group work, question and answer sessions, surveys, and mapping exercises. Meeting agendas and notes were mailed out to all LAPC participants before each meeting, and they were also posted on the City of Saskatoon Local Area Planning website for anyone to access.

The LAPC met for the first time in February 2005, and then had a total of 14 regular meetings. In addition to the LAPC meetings, participants attended a Crime Prevention Through Environmental Design (CPTED) Workshop, a number of safety audits, and numerous public meetings in regards to the River Landing (south downtown project). LAPC participants also faxed, emailed, and dropped off written material and research for inclusion in the LAP, and conversed by telephone with the Local Area

Planner. On a few occasions the LAPC had a potluck prior to meetings to celebrate the work that had been completed to date.

Guest Speakers

Twenty five guest speakers made presentations at LAPC meetings to share their knowledge and to assist with resolving matters that related to their area of expertise. We would like to recognize these speakers for the outstanding work they did in assisting with providing information, hearing concerns, and helping to formulate strategies to address issues.

Venues

The Riversdale LAPC meetings were held at different locations in the neighbourhood. Some of the venues provided tours of their facility before meetings took place, and/or provided drinks and snacks at the meetings. LAPC participants were also invited to the ‘Lift Me Up Community Singers’ performance at St. Thomas Wesley United Church prior to a meeting. Thank-you to those organizations that hosted a meeting and assisted with venue set-up:

- Pensioner and Pioneers Pavillion
- Princess Alexandra School
- White Buffalo Youth Lodge
- St. Thomas Wesley United Church
- Seniors Centre (310 Ave. F South)
- Adilman’s Building
- Hub City Curling Club/Rink
- Saskatchewan Native Theatre Co. Inc

Communication with the Neighbourhood

At various times throughout the planning process updates were made to the Executive of the Riversdale Community Association and articles were inserted in Community Association newsletter in order to update the community on the progress of the plan. A Riversdale LAP display was set-up at various events in the neighbourhood to inform residents, business owners and visitors of the Local Area Planning process in Riversdale. New stakeholders were welcomed and encouraged to join the Riversdale LAPC.

LAPC participants also hung posters in the neighbourhood, and a handbill with LAPC meeting dates and venues on it was distributed to neighbours by LAPC participants to encourage them to attend meetings.



Chris Dekker, Manager of Special Projects, City of Saskatoon - Presenting on River Landing



Evaluations

There was a variety of opportunities for the Riversdale LAPC to evaluate the meetings, and adjustments were made as necessary. In addition to the meeting evaluations, two surveys were distributed to participants half way through the process. The first one, 'How Well Are We Working Together' provided an opportunity to reflect and evaluate how participants are working together and with the City of Saskatoon, and the second one, 'Process Goals Review', provided an opportunity to reflect on the process goals to see if expectations are being met.

Crime Prevention Through Environmental Design (CPTED) Workshop



A Crime Prevention Through Environmental Design (CPTED) Workshop took place on June 16, 2005 for the Riversdale LAPC. The purpose of this workshop was to:

- learn the principles of CPTED and how they can be applied to reduce opportunities for crime in Riversdale;
- identify priority locations for addressing issues of poor safety perceptions and high incidents of reported crime; and
- to identify a next step strategy for creating recommendations in the LAP that address neighbourhood safety goals and priorities.

At this workshop, the LAPC agreed to do safety audits in the priority locations in the neighbourhood.

Safety Audits

The Riversdale LAPC conducted safety audits in 5 priority locations in the neighbourhood. These priority locations included 21st Street, south of 20th Street on Avenues D, C and B, north of 20th Street on Avenue J and I, and Princess Alexandra School. The safety audits took place on Saturday, September 17th, 2005 from 8:00 p.m. to 11:00 p.m.

A safety audit is guided by a group of local stakeholders gathered together in an area of mutual concern in the neighbourhood to note concerns about the opportunity for crime, personal safety, and perceptions of safety. Based on the results of this community-based exercise in problem identification, it is possible to identify specific and thematic issues to which the City of Saskatoon can respond. The results of the safety audits are summarized in the Neighbourhood Safety section of this report.

Comprehensive Land Use Inventory

In September and October 2005, the Local Area Planner undertook a site-by-site comprehensive land use review of all the properties in the Riversdale neighbourhood to understand the types of activities taking place, identify potential discrepancies between City of Saskatoon data and actual site use, document property, street, sidewalk, signage and vegetation conditions, and to create a photo record of the neighbourhood. The inventory was completed in March 2006.

“What’s Good in the Hood” Meeting

The Riversdale LAPC identified that further consultation was required with youth in the neighbourhood when they reviewed their Process Goals. On November 15, 2006, the City Planning Branch and Nich Fraser, a University of Saskatchewan student, and the White Buffalo Youth Lodge hosted a ‘What’s Good in the Hood’ meeting with youth (named and kindly promoted by the White Buffalo Youth Lodge). Over 33 youth filled out a survey and participated in group work to identify the issues that are important to them, what they like about the neighbourhood, and what changes should be made in the neighbourhood. The topics that arose from the survey and group work were:

- **Safety:** specific concerns to drug activity and use, gang activity, sex trade, and violence and to certain locations in the neighbourhood (20th Street at night, 21st Street, and Optimist Park).
- **Improve cleanliness of neighbourhood:** specific concerns to street garbage and drug paraphernalia.
- **Housing:** inadequate housing and maintenance of housing is poor.
- **Improve perceptions of the neighbourhood:** specific concern to cleanliness of the neighbourhood and need to get rid of the drug, gang and sex trade activities.
- **Economic development:** specific concern to lack of necessary services such as a grocery store and day care, and youth employment opportunities and businesses in the neighbourhood.
- **Parks and recreation:** specific concern to gang, drug and sex trade activities in parks.
- **Heritage and culture:** specific concern to community based organization’s (CBO’s) hours of operation do not meet the needs of the youth.
- **Municipal services:** Specific concerns to potholes and snow removal.

Nich Fraser compiled a report of the results of the meeting and the findings are integrated within this report.

Writing, Adopting, and Implementing the Local Area Plan

The Local Area Planner wrote the Riversdale LAP, using information gathered from all LAPC meetings and from the research conducted in the neighbourhood. City Administration reviewed and provided comments on the draft LAP.

The draft Riversdale LAP was presented to the LAPC for discussion and edits during a number of LAPC meetings. The final draft of the Riversdale LAP was presented to the Riversdale community. Once a general consensus was reached in support of the Riversdale LAP, the plan was presented to the Municipal Planning Commission and then to City Council for adoption.

The Riversdale LAPC identified a number of recommendations as top priority for implementation. These are listed in the Implementation Section of this report, along with the process of implementing a LAP.

Riversdale Vision & Guiding Principles

Riversdale Vision: The Best Place to Be!

One of the first tasks for the Riversdale Local Area Planning Committee (LAPC) was to create a vision for the Riversdale neighbourhood. The Riversdale vision was created through a number of exercises, intended to link commonalities among individual interests and aspirations for the community. A group of LAPC participants also met a number of times to refine the vision.

The Riversdale vision is the desired future condition of the neighbourhood. It provided the LAPC with a shared framework to formulate goals and strategies to ensure the success of the neighbourhood.

The vision for the Riversdale neighbourhood:

Our community is an environmentally proactive, safe neighbourhood balanced with mixed, quality housing, well kept parks, bicycle paths and sidewalks. Riversdale will attract businesses that enhance the job market and provide a unique blend of community services that facilitate a comfortable lifestyle while protecting, improving and celebrating our history, heritage, art, culture and diversity.

Riversdale Guiding Principles

The Riversdale LAPC created the following guiding principles to help shape the goals and strategies of the LAP, and to inform all subsequent decision-making on future development of the neighbourhood:

- Celebrating and supporting our cultural diversity in all its forms.
- Visualizing and creating a geographically integrated community.
- Taking responsibility, individually and collectively, to ensure a healthy, safe and tidy neighbourhood.
- Continuing to value, protect and enhance the beauty of our natural environments – our parks, walking, biking paths and schools.
- Supporting greater availability of affordable, quality housing.
- Forming dynamic partnerships that address issues as they arise.
- Supporting an improved and accessible public transit system.
- Promoting the revitalization of areas experiencing deteriorating municipal infrastructure.
- Attracting businesses that enhance the job market and provide a balanced mix of commercial and public services.
- Taking pride in our rich history, built heritage and designated sites.
- Celebrating the richness of our character, arts and culture.

In summary, Riversdale is the community of choice to live, shop, learn, work, worship, socialize and be entertained.

Riversdale History

Overview

The Riversdale area of Saskatoon has had a long and colourful history as the “heart” of the city. Historically, Riversdale was a place where people came to work, to play, and to connect across a myriad of cultures and languages as part of the Saskatchewan mosaic. There were grand hotels, thriving small business, and bustling cabarets, vaudeville and movie theatres, and other forms of recreation to entertain the citizens of Saskatoon. From its very beginning, it served as a gateway to Saskatoon⁴.

Riversdale was one of three founding communities of Saskatoon. On May 26, 1906, the towns of Riversdale, Nutana and Saskatoon, with a combined population of 4500 people, joined together to form Saskatoon.

For the purpose of providing a context for the Local Area Plan, details of some of the historic events, people, and places that have contributed to Riversdale’s colourful history are discussed in the few pages that follow. A history of the land use in Riversdale can be found in the Land Use Section of this report. A more detailed account of Riversdale’s history can be found through further research into the references provided, and by contacting the City Archivist, Saskatoon Heritage Society, the Riversdale Business Improvement District and the Local History Room at the Saskatoon Public Library.

From Richville to Riversdale

The Barr Colonists and the Beginning of a City

The year 1903 marked a significant change for what became known as Riversdale and the City of Saskatoon as a whole. After struggling along for 20 years, the Temperance Colony, which was to become Saskatoon, finally saw significant growth. 1903 saw two significant changes to the area: the first houses were built west of the CN Rail tracks (in what would become Riversdale); and, there was the arrival of the Barr Colonists.

The Barr colonists were a group of British colonists on their way to undeveloped lands beyond Battleford, Saskatchewan. When they passed through Saskatoon in 1903, they camped in the area known as Richville, (rumoured to have been named after the first occupant) for two days⁵. The area was home to Saskatoon’s first Immigration Hall and had historically been a centre of aboriginal settlement, two facts that has had significant influence on the development of the area. Soon after the arrival of the colonists the name of the area would change to Riverdale, before finally becoming Riversdale in 1905. Over these two days,



Barr Colonists on what would become Riversdale

(Photograph {LH1352} by {Federick Steele} courtesy of Saskatoon Public Library)

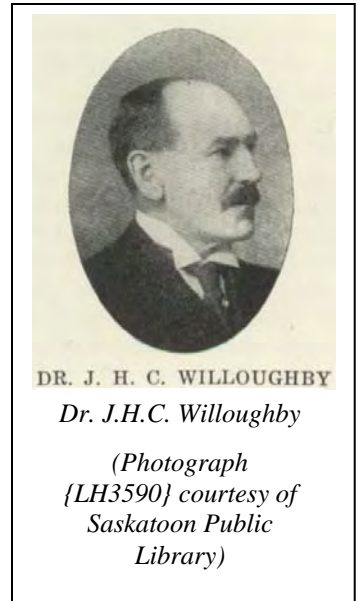
⁴ Riversdale Business Improvement District (2005). *100 Years in the Making, 2005 Business Directory*, pg.1.

⁵ Kerr, D. & Hanson, S. (1982). *Saskatoon: The First Half-Century*, Edmonton: NeWest Press, pg. 57.

they purchased provisions for the rest of their journey to begin their new lives as farmers. During their stay the Barr colonists cashed more than \$250,000 in bank drafts, buying some 1,000 horses, 800 ploughs and 500 wagons, among other supplies⁶. This spending spree contributed greatly to spurring development in Saskatoon and establishing the city as a local trading hub.

Dr. J.H.C. Willoughby

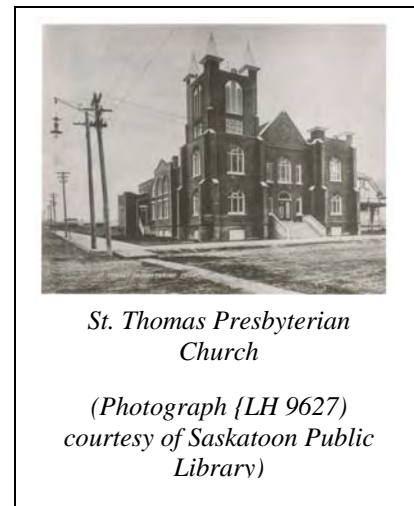
A graduate in medicine from the University of Toronto, Dr. Willoughby had arrived in Saskatoon in 1883 and opened Saskatoon's first store that summer⁷. After departing the city for 15 years (some of which was spent as mayor and a councilor in Regina), Willoughby returned to Saskatoon to homestead in what would become Pleasant Hill⁸. In May 1903, Dr. Willoughby purchased a northeast quarter in Riversdale. In August 1904, Willoughby submitted a petition to have the village of Riversdale incorporated⁹. For the new village he laid out a land use plan less generous than those already adopted in Saskatoon and Nutana. Streets were ordinarily 66 feet wide and thoroughfares were 80 feet instead of 99 feet wide¹⁰. There was no land set aside for parks and many lots were shallower than others of their time. The design was created for profit over amenities. On January 16th, 1905, the new village was incorporated; Matthew Jordan was elected overseer, and the first year's budget was \$510.45¹¹.



Community Spaces

St. Thomas-Wesley United Church

Built in 1908, St. Thomas Wesley is one of the oldest churches in Saskatoon. Originally called St. Thomas Presbyterian Church and located in a 9 by 21-metre wood frame building on the north side of 20th Street just west of Avenue H. It was not until 1911 that the church moved to its current location, the year Mrs. Copeland donated property for the construction of a new church. A large brick church was completed on the northwest corner of Avenue H at 808-20th Street. By 1912, it had a membership of 700 people and in 1925, St. Thomas Presbyterian Church became a member of the United Church of Canada. This brought about the joining of the Wesley Methodist Church with St. Thomas to form St. Thomas-Wesley United Church¹². The Saskatoon City Ministry operates from St. Thomas-Wesley and works with communities living in poverty to promote community



⁶ Remember When. (1973, April 18). *The Commentator*, pg. 2.

⁷ Kerr, D. & Hanson, S. (1982). *Saskatoon: The First Half-Century*, Edmonton: NeWest Press, pg. 42-59.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Riversdale Church Celebrates 90th Year. (1998, April 26). *Sunday Sun*, pg. A10.

development and social justice education. Much of this work is the responsibility of the Community Rainbow Centre, which owns and operates the property and whose space occupies much of the property.

The Ukrainian Greek Orthodox Cathedral of the Holy Trinity

The first Orthodox Church established in Saskatoon dates to 1916. It was called “The Russian Orthodox Church of the Presentation of the Blessed Virgin Mary” and was located at 634-29th Street West. In 1917, the Church was moved to 310 Avenue P South. In the 1940’s a movement to construct a church in the Ukrainian Byzantine tradition began. On July 24th, 1947, the Ukrainian Greek Orthodox Church of Canada announced its intention to build a church in this tradition. Construction was completed in 1952, moving the church to 919-20th Street West. In 1963, the Church became a Cathedral and from then on came to be named “The Ukrainian Greek Orthodox Cathedral of the Holy Trinity”¹³. The Cathedral also maintains a large hall next door that is used for many public events.

Optimist Park

Despite J.H.C. Willoughby having laid out the Village of Riversdale with no parks, citizens were quick to demand a park and in 1910 development began on what was to become Optimist Park (though it was originally known as Westside Park). Located on Avenue J, between 18th and 19th Street, the park has grown and changed over the years. Between 1924 and 1931, it was expanded and, as part of an unemployment relief project, landscaped. Later a skating rink and rink house were added, and a speed skating oval built¹⁴. The park has since changed to include winding tree-lined paths, tennis courts, a ball diamond, paddling pool, extensive play structures and a toboggan hill in on corner. Optimist Park stands as one of Saskatoon’s oldest green spaces¹⁵.

Princess Alexandra School

Constructed in 1907 at the behest of a growing community the original Princess Alexandra was a four-classroom schoolhouse to be called Riversdale School. The name was soon changed (before the school was even completed) to Alexandra School, in honour of the wife of King Edward VII¹⁶. Unfortunately the early years of the school were characterized by an ever increasing demand for space, with a number of expansions taking place between 1908 and 1912. Included in the expansion was the construction of a completely new school. Named Princess School, the new 10-room brick schoolhouse was completed in 1912. This created the combination Princess-Alexandra, by which the schools have since been called. In 1961, increasing commercial value of 20th Street properties resulted in the sale and eventual demolition of Princess school¹⁷. This prompted the construction of a third building on



*Princess School (back) &
Alexandra School (front)*

*(Photograph {PH 8914-2}
courtesy of Saskatoon
Public Library)*

¹³ City of Saskatoon Municipal Heritage Advisory Committee (2005). *The Ukrainian Greek Orthodox Cathedral of The Holy Trinity*.

¹⁴ City of Saskatoon Archives (2002). *Calendar, Westside Skating Rink, 1947*.

¹⁵ Ibid.

¹⁶ Jaremko, R. (2003). *Princess Alexandra Community School History*. Retrieved July 21, 2003, from http://schools.spsd.sk.ca/palex/School_History.htm.

¹⁷ After the sale, the school stood empty for a number of years, before being torn down on July 19th, 1984

the Alexandra school grounds. The new Princess school with its 12 rooms, home economics laboratory and ground floor gymnasium officially opened April 11th, 1962¹⁸.

Business Built to Last

Coad's Drugstore

Founded in 1906, Coad's is the oldest business in Riversdale. Percy Howard Coad started the business at the corner of 20th Street West and Avenue B on behalf of Ed Blain, as Saskatoon Drug and Stationary¹⁹. Coad managed the pharmacy and set up living quarters at the back of the store. Four year's later Coad decided to settle permanently in Saskatoon and bought the business, changing the name to Coad's Drug Store. The store stood the test of time, staying in the same building up to 1972; a year after Percy's grandson took over in 1971 (in between P.H. Coad's retirement in 1959 and Peter Coad taking over, it was managed by Edna Hulth)²⁰. It was at this time that the store was rebuilt to look as it does today. An interesting note is that when the renovations occurred, many fittings, prescription files, and some of the stock in the old drug store was acquired by the Western Development Museum²¹.

Landa's Autobody

Located at 222 Avenue C South, Landa's Autobody has the distinction of being the oldest family business in Riversdale. Founded in 1908 by William Landa, an immigrant from Dniepetrovsk, Russia, it started out as small blacksmith before it evolved into Landa Carriage and Body Works, where they manufactured and serviced buggies and carriages.²² Before leaving Russia William Landa was a reputable carriage maker, on occasion being commission to make carriages and coaches for wealthy Russians that sold for up to \$3000 (considering this was prior to 1908, this would have been quite a fortune)²³. A hearse that Landa built in 1914 for the Jewish Birual Society is now on display at the Western Development Museum. In the 1920's William's oldest son Harry joined the business and it was renamed Landa's Carriage and Auto Works²⁴. Now named Landa's Autobody Works, the business is being run by a fifth generation of Landa's.

Buildings that Shaped the Community

A.L. Cole Generating Station

Located at Avenue A and 19th Street the Saskatoon Power House was built in 1911, and supplied power for most of Saskatoon. In 1928, it was purchased by the Saskatchewan Power Corporation (SPC) to become part of the provincial power generating system. Over the next 30 years it was expanded many times to meet Saskatoon's growing energy needs. After the last of these modifications in 1954, the Power House was renamed the A.L. Cole Generating Station after Albert L. Cole, SPC's Superintendent

¹⁸ Jaremko, R. (2003). *Princess Alexandra Community School History*. Retrieved July 21, 2003, from http://schools.spsd.sk.ca/palex/School_History.htm.

¹⁹ McPherson, A. (1992). *Riversdale Businesses: An Historical Sampler*, pg. 52.

²⁰ Ibid., pg. 32.

²¹ Ibid., pg. 32.

²² Ibid., pg. 59.

²³ Ibid., pg. 59.

²⁴ Ibid., pg. 60.

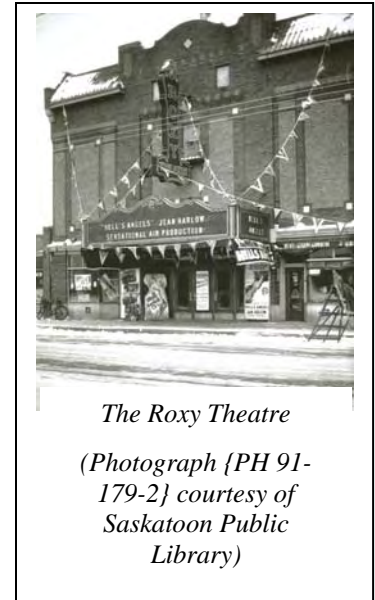
at the power plant from 1937 to 1946²⁵. Soon after these changes, SPC started construction on a new power plant in Saskatoon, the Queen Elizabeth Power Station, which was completed in 1959. Although the new development diminished the importance of the A.L. Cole Generating Station, the A.L. Cole remained in operation until 1983²⁶.

In spring 2004, Saskatoon City Council approved the South Downtown Concept Plan, which included a plan to redevelopment of the A.L. Cole site. In December 2004, funding from all three levels of government was approved for site reclamation of the A.L. Cole site.²⁷

The Roxy Theatre

Opened on August 30th, 1930, the theatre was touted as the ‘magnificent and luxurious Roxy Theatre’ by a Saskatoon newspaper²⁸. It was the first theatre on the west side and the last built with a semi-functional stage. The Roxy was built at a transitional time in cinema-theatre, from live theatre to the age of the cinema. With the brick facade and limestone highlights, along with a Spanish Villa style of decor inside, the theatre is a holdover of a former era of glamour. A curved ceiling above the audience was painted dark blue and holes were cut into its surface through which stars twinkled on and off.

In 1973, the management of the theatre changed hands and resulted in some changes, including a new name. The Roxy’s neon sign and wrought-iron balcony were removed and replaced with a two-sided plexiglass sign with the name “Towne Cinema” on both faces. The theatre maintained this name until it closed on July 20th, 1995²⁹.



The Roxy Theatre
(Photograph {PH 91-179-2} courtesy of Saskatoon Public Library)

In August 2005, Rainbow Cinemas and Magic Lantern Theatres purchased the Roxy as a second-run theatre and restored the structure with the assistance of incentives offered through the City’s Enterprise Zone. A replica of the original Roxy Theatre sign and marquee was installed. Canadian artist Fred Harrison restored the ambiance of a Spanish courtyard in the main auditorium through colourful mural artwork³⁰. The community has stated that the revival of the Roxy is a historic moment in the anticipated revival of Riversdale.

Barry Hotel

The Barry hotel has been in Riversdale since the first few years of the neighbourhood. Built in 1913, by Robert J. Barry on the corner of Avenue B and 20th Streets, the hotel greets visitors to the neighbourhood³¹. Shortly after being built the title to the hotel was transferred to the Union Bank of

²⁵ Buhr, L. (1998). *Lost To History: The A.L. Cole Generating Station and its Industrial Heritage*, Saskatoon History Review, No. 13.

²⁶ Ibid.

²⁷ City of Saskatoon (2005). *River Landing Update - Spring-Summer*, pg. 5.

²⁸ Former Roxy Building a Monument to Glory Days. (1993, July 30). *Sunday Sun*, pg. 7.

²⁹ Kovalenko, G (n.d). *The Roxy, Saskatoon’s Last Historic Theatre*, Saskatoon History Review.

³⁰ Rainbow Cinemas (2005). Retrieved November 21, 2005 from www.rainbowcinemas.ca.

³¹ McPherson, A. (1992). *Riversdale Businesses: An Historical Sampler*, pg. 91.

Canada (1915) and changed hands again in 1921 to the Barry Hotel Company Limited which retained the property for the next 25 years. In 1946, a tragic fire engulfed the hotel, killing 11 and injuring 8, and destroying much of the interior³². After this time the property changed hands many times until the Rotshtein family of Winnipeg obtained the title in 1947. It remained in their hands until 1979. Today the Barry continues to operate in Riversdale, standing as one of the oldest businesses in the area.

Albany Hotel

On October 19th, 1905, the ground was broken for a new three-story hotel in Riversdale to be named The Iroquois³³. A local newspaper of the day referred to it as *one of the first substantial buildings erected to the west of the Canadian National Railroad*³⁴. By 1910, the original owners, the Graham brothers from Ontario, relinquished the title of the hotel. After changing hands numerous times over the next few years, Cecil B. Daugherty acquired the title in 1912 and began renovating the hotel. By September 1912, the alterations were completed and the Iroquois became the Albany Hotel. Over the years the Albany Hotel has changed owners many times and seen numerous improvements, but has, none the less, maintained a constant presence in the neighbourhood. In September 2000, the Albany ended its tenure as a hotel and it was converted in to a halfway house and renamed the Meewasinota Community Residence.

Housing Shaped by the Times

The historic commercial and religious buildings of Riversdale are not the only shaping factors for the community. Residential housing has also shaped the community of Riversdale. The lots and streets are smaller and narrower than most residential areas developed during this time, yet these are elements that give Riversdale its' own character compared to the rest of the surrounding neighbourhoods.

Vernacular housing in Riversdale is important to the community's current and historic character. Vernacular buildings are defined as "the common, everyday buildings that are fundamental to sense of place,"³⁵ and the importance of the built vernacular heritage is that it "occupies a central place in the affection and pride of all people... It is the focus of contemporary life and at the same time a record of the history of society"³⁶.

Vernacular housing in Riversdale cannot be categorized by limited characteristics, as there are many styles of vernacular housing within the area. The most common housing type can be classified into single framed wood and brick structures, and within the boom period and Great Depression. Each of the periods signifies a different style of housing which followed the social and economic patterns of the residents. Vernacular housing remains the most common form of housing in Riversdale and continues to be an expression of the community and its residents.

³² Ibid.

³³ Ibid., pg. 52.

³⁴ Ibid.

³⁵ Heritage Foundation Canada (2004). *Built Heritage: Assessing a Tourism Resource*, pg.9.

³⁶ Ibid.

Riversdale Today

Overview

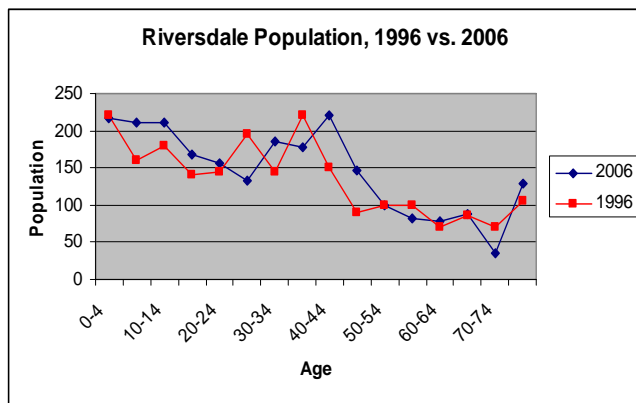
This section of the Local Area Plan provides a statistical overview of various demographic and development data of Riversdale, and makes comparisons to city averages and other neighbourhoods when appropriate. There is a detailed housing profile of Riversdale in the Housing section of this report. Most of the information gathered is from Statistics Canada's Federal Census 2006 and 1996. Other data is from various sources and are indicated in the footnotes.³⁷

Population Distribution and Trends

Population

The population of Riversdale in 2006 was 2335 people. The population rose 6% between 1996 and 2006.³⁸ According to Figure 1, population increases occurred most significantly for those between the ages of 5-14, from 340 to 421 (or 24%), and between the ages of 40-49, from 240 to 367 (or 53%). Comparatively, Saskatoon as a city experienced an increase of 4% in the 5-14 year old age group and an increase of 24% of those aged 40-49.

Figure 1 Riversdale Population Distribution, 1996 vs. 2006³⁹



Riversdale has a population composition quite similar to that of Saskatoon with the exception of a higher proportion of children less than 14 years of age and a lower proportion of adults. The proportion of children under 14 in Riversdale rose from 26% to 27%, while the proportion of children in Saskatoon dropped from 22% to 20% of the total population. The larger concentration of school age children in Riversdale indicates that there is a need for more services targeted for this age group and their parents.

Aboriginal Population

After Pleasant Hill, Riversdale has the second highest proportion of Aboriginal people per neighbourhood at 43%, the same proportion it had in 2001⁴⁰. In 2007, 1012 of Riversdale's 2335 residents were Aboriginal. Between 2001 and 2006 the Aboriginal population in Riversdale increased 9%, the same increase that Saskatoon as a whole saw. As is consistent with population trends

³⁷ Although steps have been taken to ensure consistency and without error, the City of Saskatoon cannot guarantee the accuracy of the data.

³⁸ City of Saskatoon (2007). *Neighbourhood Profiles 8th Edition*

³⁹ City of Saskatoon (2006). *Census Population by Neighbourhoods*

⁴⁰ City of Saskatoon (July 26, 2007). City Planning, Research and Information Resource Centre

throughout Saskatoon, there are few Aboriginal people in Riversdale over the age of 45 (3%), but a high proportion under the age of 19 (58%)⁴¹.

Ethnic Diversity

Along with other ethnic groups, Riversdale has a strong First Nations, Métis, Ukrainian, English, Chinese, German, Cantonese, Vietnamese, and Serbo-Croatian community.⁴² In 2005, the Ethnic Diversity Cumulative Index for Riversdale was 3.8, while Saskatoon’s Cumulative Index was 1.3⁴³. The Ethnic Diversity Cumulative Index is a calculation used to compare the concentration of, and diversity of ethnic groups in neighbourhoods throughout the city. The higher the index value, the more diversified the population. This measure is a self-assessment question and the way the Statistics Canada posed the question has changed over the years, therefore comparisons between years cannot be made.

Household Size

In 2006, the average household size of Riversdale was 2.6, which is a slight rise from 2.5 in 1996. Riversdale has a slightly higher average household size than that of Saskatoon; which was 2.5 in 2006. The total number of households in Riversdale in 2006 was 864, down 2.4% from 885 in 1996⁴⁴. There may be a direct correlation between the increase in household size and the decrease in total households; with fewer houses, more people may be living in the same house.

Family Structure

According to Table 1 approximately 29% of households in Riversdale were two-parent families and 23% were one-parent families in 2006, whereas in Saskatoon, 52% of households were two-parent families and only 12% were one-parent families. Riversdale has almost twice as many one-parent families than the city average. The trend between 1996 and 2006 shows the number of one-parent families increased in Riversdale by 102%, while two-parent families showed a decrease of 0.7%. The trend for Saskatoon is one of rising one and two-parent families with increases of 21% and 7.1% respectively.

Table 1 Riversdale & Saskatoon Household Composition, 1996 – 2006⁴⁵

	2 Parent	1 Parent	Single	Multiple Family
Riversdale (2006)	29%	23%	45%	2%
Trend (1996 to 2006)	Falling (-0.7%)	Rising (+102)	Falling (-22%)	Falling (-20%)
Saskatoon (2006)	52%	12%	35%	1%

The bulk of households in Riversdale consist of single person occupants (45%). This value is higher than the 35% average for Saskatoon and lower than the core neighbourhoods average of 56%.

⁴¹ City of Saskatoon (2001). *Custom Census Data Request*.

⁴² City of Saskatoon (2003). *Neighbourhood Profiles 7th Edition*

⁴³ City of Saskatoon (2007). *Neighbourhood Profiles 8th Edition*

⁴⁴ Ibid.

⁴⁵ Ibid.

Education

Education Level

Table 2 describes the level of education attained for those aged 15 years and older in Riversdale. The table shows that between 1996 and 2006 there was a significant increase in those with trades certificates or diploma's and University degrees, while at the same time showing a decrease in those with less than a high school education.

41% of Riversdale residents ages 15 and over have a trade certificate, diploma, college certificate or diploma, some university or a university graduate, compared to the city average of 65%.

Table 2 Education Levels in Riversdale, 2006⁴⁶

Highest Level Attained (ages 15 & over)	# of People	% of Population 15 & Over	% change since 1996
Less than Grade 9	371	24%	-10%
9-13w/or w/o Diploma	531	35%	-19%
Trades Certificate or Diploma	200	13%	233%
College w/ or w/o Certificate or Diploma	191	12%	-11%
Some University	115	8%	4.5%
University Graduate	122	8%	35.5%

Princess Alexandra School

One community school, Princess Alexandra School, serves the Riversdale neighbourhood. Enrolment has fluctuated greatly, with a low of 162 in 2004 and a high of 264 in 1997. Reflecting the Riversdale neighbourhood in which it resides, the school also has a high proportion of Aboriginal students. For the 2006-2007 school year, the proportion of Aboriginal students was 87%, up from 78% in 1998-1999.⁴⁷

An unfortunate statistic regarding Princess Alexandra School is the number of withdrawals that occur. In 2004, the school started with a population of 162 students. During the course of the year, 99 students withdrew, however this decrease was compensated by new enrolments so that by June of 2005, the school population was 164.⁴⁸ This is a 61% turnover in students in one school year.

White Buffalo Youth Lodge

The White Buffalo Youth Lodge in Riversdale has an elementary and a high school program. The elementary school program is for children who have been out of regular class settings for at least 3 months or more. It is a short-term placement with the goal of returning to regular school.⁴⁹ The high school program (a satellite of Bishop Murray High School) is for youth, age 14-21, who are out of

⁴⁶ Ibid.

⁴⁷ Board of Education for Saskatoon Public Schools (2007). *September Month End Enrolments 1995-2006*

⁴⁸ Ibid.

⁴⁹ White Buffalo Youth Lodge. *Elementary School Program*. Retrieved November 2005 from <http://www.whitebuffalolodge.ca/elementaryschoolprogram.htm>

school, struggling with academics, structure or the environment of a traditional classroom, have a willingness to learn and acknowledge and accept that this is a short-term stop in the journey toward graduating from Grade 12.⁵⁰

The Saskatoon Friendship Inn

The Saskatoon Friendship Inn has a Children Not in School Program. A full time Teacher Associate works with the children who have not been attending school, teaching them life skills and some academics, while focusing on the strengths of the individual students in a safe environment. In the 2004-2005 school year, 11 students registered in the program. Out of the 11, all of them have reconnected to school, some have been integrated back into their home schools, some have returned to the Children Not in School Program, and the remaining students have moved away.⁵¹

High Schools

There are three high schools that serve students on the west side of Saskatoon, Bedford Road Collegiate, E.D. Feehan and Mount Royal all of which are located on Rusholme Road. In addition, Nutana Collegiate is across the river, via either the Victoria Bridge or the Idylwyld Bridge. The Riversdale neighbourhood is within close proximity to each of these four high schools. In 2006, there was estimated to be 167 Riversdale residents between the ages 15 to 19.⁵²

Occupation and Employment

Employment

A review of labour force statistics for Riversdale indicates that the number of employed residents of Riversdale is below the Saskatoon average.⁵³ In 2006, there were 1697 people 15 years and over in Riversdale and 49% of those (838 people) are considered to be in the labour force. The employment rate in Riversdale was 37.6% and the unemployment rate was 24.2%. The employment rate in Saskatoon at this time was 64.2% and the unemployment rate was 7.4%. Riversdale unemployment rate is considerably higher than the Saskatoon's rate (by 16.8%).

In 2006, 26.6% of people between the ages of 15 and 24 were employed, while 40.3% of those over the age of 25 were employed. This compares to the Saskatoon averages of 62.2% and 65.3% respectively.

Occupation

In 2006, the highest percentage of the labour force in Riversdale worked in the Sales and Service industries.⁵⁴ The top five occupations as a proportion of total employment were:

⁵⁰ White Buffalo Youth Lodge. *High School Program*. Retrieved November 2005 from <http://www.whitebuffalolodge.ca/highschoolprogram.htm>

⁵¹ Information supplied by the Saskatoon Friendship Inn, 2005

⁵² City of Saskatoon (2007). *Generation 5 Population By Neighbourhood Estimates*

⁵³ Ibid.

⁵⁴ City of Saskatoon (2007). *Neighbourhood Profiles 8th Edition*

- Sales & Service (35%)
- Trades/Transport/Equip Operator (27%)
- Processing/Manufacturing/Utilities (11%)
- Business/Finance/Administration (10%)
- Natural-Applied Sciences & related (4%)

Income

Average Family Income

The average family income in Riversdale has risen 8.1 % from \$27,226 in 1996 to \$29,441 in 2006.⁵⁵ The most notable increases have been those families with a family income between \$10,000 and \$19,999 (42.9%), between \$40,000 and \$49,999 (600%) and those between \$60,000 and \$69,999 (50%). Some of the most notable decreases have been those families with a family income of less than \$10,000 (67%) and those between \$50,000 and \$59,999 (40%).

In 2006, the average family income in Saskatoon was \$65,487, a 22.5 % increase from 1996. This is significantly higher than Riversdale's average family income of \$29,441. In 2006, 71% of family incomes in Riversdale were under \$29,999, while only 35% of family incomes in Saskatoon were under \$29,999. Riversdale has the 2nd lowest family income in Saskatoon, with Pleasant Hill coming first at \$25,776.

Statistics Canada low-income cut-off (LICO) identifies those who are substantially worse off than average. The LICO is an estimate of the pre-tax total income needed to meet the basic living costs of food, shelter and clothing only, adjusted for family size and geographical area (rural and urban centres of various sizes).⁵⁶ A family of four earning less than \$29,653, a family of two earning less than \$19,679, and a family size of one earning less than \$15,757 would be considered low income in Saskatoon. In Riversdale, the average family income in 2006 was \$29,441⁵⁷ and it is estimated that between 43 and 75% of families are below the LICO in 2001.⁵⁸

Social Services

In October 2005, there were a 529 income support cases in Riversdale.⁵⁹ The majority of the people on income support were single persons (65%) and single parents (25%). Riversdale has the second highest rate of income support cases in the city (behind Pleasant Hill), and is significantly above the levels of both the core neighbourhoods and the City of Saskatoon.

⁵⁵ Ibid.

⁵⁶ Statistics Canada, *Low income definitions*, Retrieved November 3, 2005 from http://www.statcan.ca/english/freepub/75F0011XIE/2004001/notes_lowincome.htm.

⁵⁷ City of Saskatoon (2007). *Neighbourhood Profiles 8th Edition*

⁵⁸ City of Saskatoon (2005). *Populace*, Vol. 7, Issue 1

⁵⁹ Community Resources and Employment (2005). *October 2005 Paid Income Support Cases in Saskatoon*

Health & Quality of Life

Quality of Life in Saskatoon⁶⁰

Since 1999, the Community-University Institute for Social Research (CUISR) has been involved in an on-going research program to track quality of life in Saskatoon. ‘Quality of life’ (QoL) can be defined as ‘the overall enjoyment of life’. Many factors influence how much we can enjoy our life overall and these include, good health, family, friends, community conditions, and the opportunities for employment, income, housing and access to public services.

The overall guiding principal of CUISR’s research has been to examine the connection between quality of life and the social conditions in three types of Saskatoon neighbourhoods, (i.e., poor, middle income and wealthy neighbourhoods). In their recent report, *Tracking Quality of Life in Saskatoon: 2001-2004-2007*, these types of neighbourhoods are described as “Low”, “Middle” and “High” referring to their socio-economic status (SES). Riversdale was included in their Low SES neighbourhood type.

CUISR’s quality of life research identified and focused on three main themes:

1. Income Inequality

- An income gap remains an important issue in Saskatoon.
- Overall, perceptions of quality of life have improved over the 2001-2004-2007 period.
- Self-rated health has improved considerably between 2004 and 2007.
- While perceptions of quality of life and health improved in the Middle and High SES neighbourhoods they remained flat in the Low SES neighbourhoods. A widening gap is now evident.
- A growing and large majority of residents feel that things in Saskatoon are headed in the right direction.

2. Social Inclusion

- Perceptions of social cohesion have fallen in the Low SES neighbourhoods.
- There is concern among Low SES respondents about neighbourhood physical conditions, particularly roads, housing and parks.
- While overall perceptions of neighbourhood safety have improved in Saskatoon, there remains deep concern among Low SES respondents over safety from violent and property crime.
- Perceptions of schools and recreation programs and services have improved.
- Rates of volunteerism have fallen in Saskatoon, particularly in the High SES neighbourhoods.

3. The Responsibility for Change

- The top two government spending priorities listed by respondents in 2007 are roads and housing.
- Respondents consistently feel that poor families with children should be given priority for funding to improve their quality of life.
- In 2007, the most preferred funding options for spending on quality of life in 2007 are increases in user fees and corporate taxes, as well as, taking money from other government programs.
- Support for increasing personal taxes has fallen sharply.

⁶⁰ Community-University Institute of Social Research (2007). *Tracking Quality of Life in Saskatoon: 2001-2004-2007*. University of Saskatchewan, Public Policy Forum, June 4, 2007.

Health Disparity by Neighbourhood Income⁶¹

In 2006, a study was completed to determine the association between neighbourhood income and health care utilization in the city of Saskatoon. The study compared the six adjacent low-income neighbourhoods (as identified in Statistics Canada 2001 Census) to the health status of residents living in the rest of the city in general and to the five high-income neighbourhoods. Riversdale was one of the low-income neighbourhoods.

The study found that statistically significant differences in health care utilization by neighbourhood income status were observed for suicide attempts, mental disorders, injuries and poisonings, diabetes, chronic obstructive pulmonary disease, coronary heart disease, Chlamydia, gonorrhoea, hepatitis C, teen birth, low birth weight, infant mortality and all cause mortality. The rate ratios increased in size when comparing low-income neighbourhoods to high-income neighbourhoods. No clear trend was observed for stroke or cancer.

The findings suggest that low-income neighbourhoods are associated with increased health care utilization in Saskatoon.

⁶¹ Lemstra, M. Neudorf, C. & Opondo, J. (2006). *Health Disparity by Income*, Canadian Journal of Public Health November – December 2006, pg. 435 – 439.

Goals & Discussion Reports

Throughout the Local Area Planning Process, the Riversdale Local Area Planning Committee (LAPC) identified the issues in the neighbourhood, developed goals and outlined strategies in order to achieve their vision and the long-term success of their neighbourhood.

The following reports are based on the issues and opportunities that were identified by the Riversdale LAPC. They are:

- 1.0 Land Use
- 2.0 Housing
- 3.0 Parks & Recreation
- 4.0 Traffic & Circulation
- 5.0 Municipal Services
- 6.0 Economic Development
- 7.0 Heritage & Culture
- 8.0 Neighbourhood Perceptions
- 9.0 Neighbourhood Safety

Each report begins with an overview of the issues and the discussions that took place, followed by the goals that were determined by the Riversdale LAPC (goals have been prioritized in each report by the Riversdale LAPC). This information provides the foundation for the information in each report. Recommendations for improvements in the neighbourhood are noted throughout.

1.0 Land Use

1.1 Overview

The Riversdale Local Area Planning Committee (LAPC) completed two surveys about land use in the Riversdale neighbourhood. A number of land use concerns were identified in the surveys. A summary of these concerns are as follows:

- Maintain the single-family dwelling-unit character of the neighbourhood.
- That in the future there may be a lot of new higher density residential developments.
- Ensure that medium and high density residential developments are good quality and appealing.
- When houses are torn down new ones should be built in a timely manner.
- Reduce or eliminate light and heavy industrial uses in the neighbourhood.
- Need to attract people and businesses to the area.
- Keep industrial and residential uses separate.
- There are too many vacant lots in the neighbourhood.
- Reduce the number of pawnshops.
- Concerned that cheque advance businesses are moving into the neighbourhood.
- There are too many illegal suites in the neighbourhood.
- Need a grocery store in the neighbourhood.
- The 400 block of Avenue C should be incorporated into River Landing.
- Need incentives for people to build on vacant lots and fix up abandoned buildings.

The intent of this Land Use report is to present a Land Use Policy Map to guide future land use development in the neighbourhood, and facilitate land use compatibility between industrial, commercial and residential development over the long-term. This report also addresses the other land use concerns, as noted above, that the Riversdale LAPC has in the neighbourhood.

1.2 Land Use Goals

The Riversdale LAPC created a number of goals intended to guide residential, commercial and industrial land use development in the neighbourhood.

1.2.1 Residential Land Use Goals

1. Ensure medium and high density residential developments are architecturally sensitive to the unique residential character of Riversdale.
2. Legalize and upgrade appropriate secondary suites.
3. Recognize the transitional nature of the land around River Landing.
4. Encourage residential infill development on vacant sites that is consistent with the existing architectural character of Riversdale.

5. Encourage higher density residential development in or near commercial areas.
6. Maintain the predominately low density residential character.
7. Maintain a balance of residential/commercial use.

1.2.2 Commercial & Industrial Land Use Goals

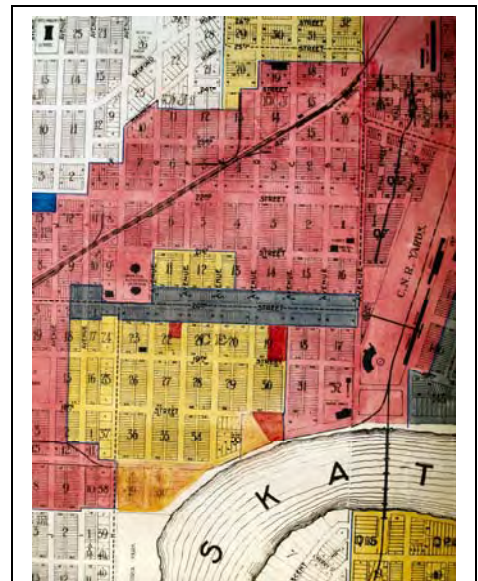
1. Eliminate heavy industrial land use and minimize light industrial use.
2. Minimize further commercial expansion into residential areas.
3. Maintain and enhance the main street feel of the commercial area.
4. Encourage and promote the diversity and uniqueness of commercial development.
5. Reduce the number of pawnshops.
6. Improve access to food (e.g. grocery store).

1.3 Land Use History

The village of Riversdale was created in 1905, and at that time comprised of many small lots, narrow streets, and a limited number of parks. Riversdale was bounded by the downtown, the Canadian National Railway and Canadian Pacific Railway tracks, and 17th Street. Industries relied heavily on the railways for both shipping and receiving goods, and the commercial district along 20th Street developed as the “main street” of the village of Riversdale. Residential development in Riversdale permitted employees to live within close walking distance of employment. Riversdale became a multi-cultural community, attracting many Ukrainian, German and Chinese immigrants.⁶²

Saskatoon’s first bylaw was created in 1930.⁶³ The Zoning Bylaw designated most of Riversdale as Residence B District (one and two-unit dwellings including multiple-unit dwellings), Commercial (along 20th Street) and Light Industrial (predominately north of 20th Street and south on 20th Street on Avenues A, B, and C). These zoning districts remained in effect until 1967.

City Council adopted the first *Community Planning Scheme* in 1966 (known today as the Development Plan)⁶⁴. The *Community Planning Scheme* served as a guide for the development of the City of Saskatoon. Along with the *Community Planning Scheme*, in 1967, City Council adopted Zoning Bylaw No. 4637. This Zoning Bylaw renamed existing zoning districts and created new districts. The zoning districts in Riversdale included: R5 (high density multiple-unit dwelling district) applied to properties along Spadina Crescent, I.D.2 (light industrial) and I.D.4 (heavy



1930 Zoning Map
Yellow – Residence B, Grey – Commercial, Pink – Light Industrial, Red – Heavy Industrial

⁶² City of Saskatoon (1993). *Riversdale Neighbourhood Study Review*, pg. 1 & 2.

⁶³ Wilson, Bunnell & Bergstrom (1990). *The Saskatoon Plan*.

⁶⁴ City of Saskatoon (1996). *Community Planning Scheme Bylaw No. 4537*.

industrial) applied north of 20th Street and south of 20th Street on Avenue A, B and C, and the rest of the neighbourhood was zoned R4 (medium/high density multiple-unit dwellings).

In 1977, residents were concerned about the increase in the development of apartments and the loss of good quality single-unit dwellings in the core neighbourhoods. In response City Council enacted an Interim Development Control Bylaw for the core neighbourhoods. This resulted in a moratorium on apartment construction until further study was completed to understand the long term implications of wide-spread apartment development in residential neighbourhoods. Despite the predominant R4 zoning in Riversdale, very little apartment development took place. Riversdale had a relatively low number of multiple-unit dwellings compared to other neighbourhoods in the city.⁶⁵

In 1978, City Administration undertook a *Core Neighbourhood Study*. The purpose of this study was to develop comprehensive neighbourhood land use policies that would provide direction on future land use in the core neighbourhoods, and to reduce the level of uncertainty. The *1978 Core Neighbourhood Study* recommended four new Residential Land Use Policy Districts for Riversdale. The application of these policy districts helped to preserve the low-density character of Riversdale and encourage moderate and small scale infill redevelopment. It also identified that the former A.L Cole Site should be considered as a future land use study area, and that the lands north of 20th Street would be suitable for medium density apartment development.

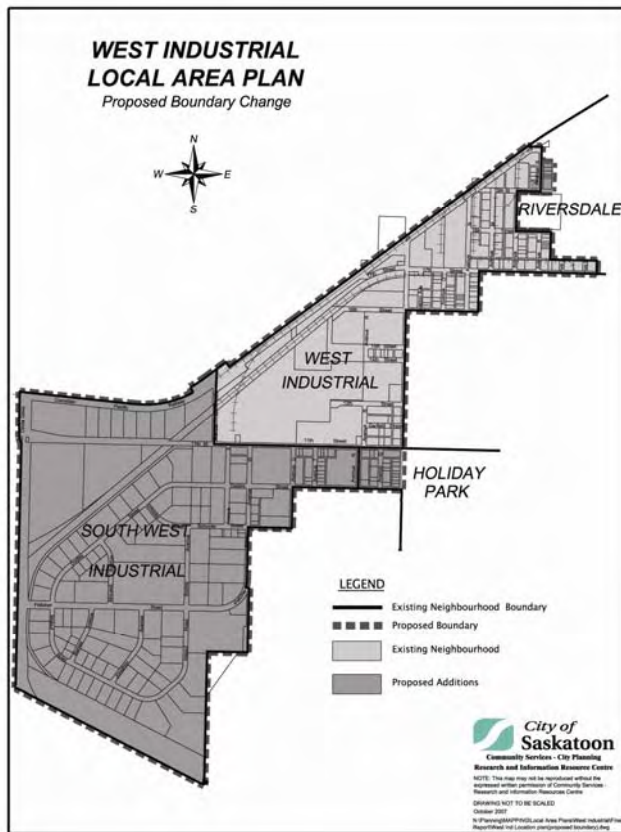
In 1990, a review of the 1978 *Core Neighbourhood Study* was undertaken. Nine new Land Use Policy Districts were recommended for Riversdale. In March of 1991, the Planning and Development Committee considered the *1990 Core Neighbourhood Study Review* and resolved in part that City Administration look at the feasibility of converting industrial land around Optimist Park to an employment area. Although the study to examine alternative land uses around Optimist Park was initially intended to follow the *1990 Core Neighbourhood Study Review*, the Core Neighbourhood Bylaw No. 7214 for Riversdale was defeated on June 2001 due to strong opposition by some industrial property owners, despite the organized lobby efforts of residential stakeholders.

In 1993, the *Riversdale Neighbourhood Study Review* was initiated to primarily redefine the Land Use Policy Districts in Riversdale as a means to ensure land use compatibility and neighbourhood stability. This study involved extensive consultations with the community. In 1995, a set of bylaws was brought forward to City Council, however, these bylaws were defeated and City Council recommend that further review be conducted. In 1997, another review of the land use policies for the Riversdale neighbourhood occurred as an outcome of the *Plan Saskatoon Project*, which included a citywide public participation process focused on updating the Development Plan and Zoning Bylaw. In 1997, City Council approved the proposed Land Use Policy Districts and the Zoning Districts for Riversdale. The Land Use Policy Districts have remained virtually unchanged since 1997, with the exception of the application of the Direct Control District (DCD 1) near the river, which is now called River Landing.

The Riversdale neighbourhood is one of twelve neighbourhoods approved by City Council to undergo a LAP. It was chosen for a LAP as the neighbourhood is expecting significant development over the next 10 years, and is also experiencing unique circumstances such as land use changes, traffic pressure, new development, and socio-economic change.

⁶⁵ City of Saskatoon (1978). *Core Neighbourhood Study, Volume I – Land Use Policy*, pg. 5.41.

1.4 Neighbourhood Boundary Change



Map 1.1 Proposed Boundary Change

There is currently a proposed boundary change for the Riversdale neighbourhood. The proposal comes from the *West Industrial Local Area Plan (2004)*.⁶⁶ The recommendation states:

1.1 (b) BOUNDARY CHANGE: That the Community Services Department, City Planning Branch, proceed to implement the proposed boundary change to include the area identified on the Proposed Boundary Map (Map 1.1), and that affected stakeholders be given the opportunity to provide input into the proposed changes.

Map 1.1 illustrates the proposed boundary changes. The boundary changes for West Industrial, Riversdale, Holiday Park and South West Industrial are intended to more clearly define where industry begins, residential ends, and where the two must co-exist in the same geographic area. The 300 block of Avenue K in Riversdale is proposed to be incorporated into the West Industrial neighbourhood. This block is currently consists of a mix of uses. As the recommendation states, all affected stakeholders will be given the opportunity to provide input into the proposed changes.

1.5 Existing and Proposed Land Use Policies

1.5.1 The Development Plan Bylaw No. 7799

The Development Plan is a statutory plan established in accordance with the provisions of *The Planning and Development Act* and adopted by bylaw. It defines, directs and evaluates development, and guides City Council in making development and land use decisions. By ensuring development takes place in an orderly and rational manner, the Development Plan balances the environmental, social and economic needs of the community. It is intended to guide the growth and development of Saskatoon to a population of approximately 310,000 residents.

The Development Plan and accompanying Land Use Map divide the city into different land use designations, and sets out objectives and policies for each (e.g. residential, downtown, commercial, suburban centre, industrial, transitional land use areas, etc.). The Development Plan also contains specific land use and development policies for Saskatoon’s Local Area Plan Neighbourhoods. These policies are intended to enhance certainty about existing and proposed land uses, and increase

⁶⁶ City of Saskatoon (2004). *West Industrial Local Area Plan*, pg. 50.

opportunity for public input into policy change. Local Area Plan Neighbourhoods have their own Land Use Policy maps.

The Development Plan may be amended to adapt to changing circumstances, changing community values, new development trends, more certainty and growth. An amendment is a change made to either the Development Plan text or Land Use Map (or both).

1.5.2 Overview of Existing and Proposed Land Use Policies in Riversdale

Map 1.3 shows the existing land use policies for Riversdale. The neighbourhood is characterized by a broad mix of land uses. The largest proportion of the neighbourhood is designated as a Low Density Residential Policy District. There is also a Commercial Land Use Policy District along 20th Street, pockets of Industrial Land Use Policy Districts throughout the neighbourhood, and a Direct Control District for River Landing (south downtown redevelopment project).

Riversdale is expected to undergo significant development over the next 5 years with the development of River Landing, the economic up-turn of the commercial district in the neighbourhood, and the new found desirability to live in the neighbourhood. With its close proximity to the downtown, River Landing, and the river, there is an awareness that land and buildings are being purchased for speculative purposes.

With this expected transition, the Riversdale LAPC would like to ensure that:

- The low density residential uses and the character of the neighbourhood is maintained.
- Higher density residential developments are encouraged in or near the commercial areas to support new and existing services and businesses.
- The existing housing stock is rehabilitated
- Industrial activities are reduced or eliminated.
- There is more home ownership as this will help stabilize and improve the quality of the neighbourhood (housing goals are discussed in the Housing section of the LAP).

Riversdale has several existing redevelopment opportunities in the neighbourhood (noted in Map 1.2). In the commercial and industrial areas there are a number of vacant and abandoned buildings and vacant lots which contributed to the perception of these areas being unwelcoming. These sites have the potential for commercial and multiple unit dwelling development.

An analysis of the housing conditions in the neighbourhood indicates that conditions tend to be scattered; most of the housing in the neighbourhood appears to be worthy of rehabilitation, but some will need to be replaced. There are a small number of vacant lots in the residential area that have the potential for infill development.

High density housing within the commercial district is very important if we want a full range of retail and commercial services to locate in the area and serve the community. We need to have enough people living in the area to use these services if the businesses are to survive. Fewer residents mean fewer grocery stores, book stores, café's, clothing stores, etc. Riversdale LAPC Member

In regards to land use, the Riversdale LAPC and the City of Saskatoon envision Riversdale will become a:

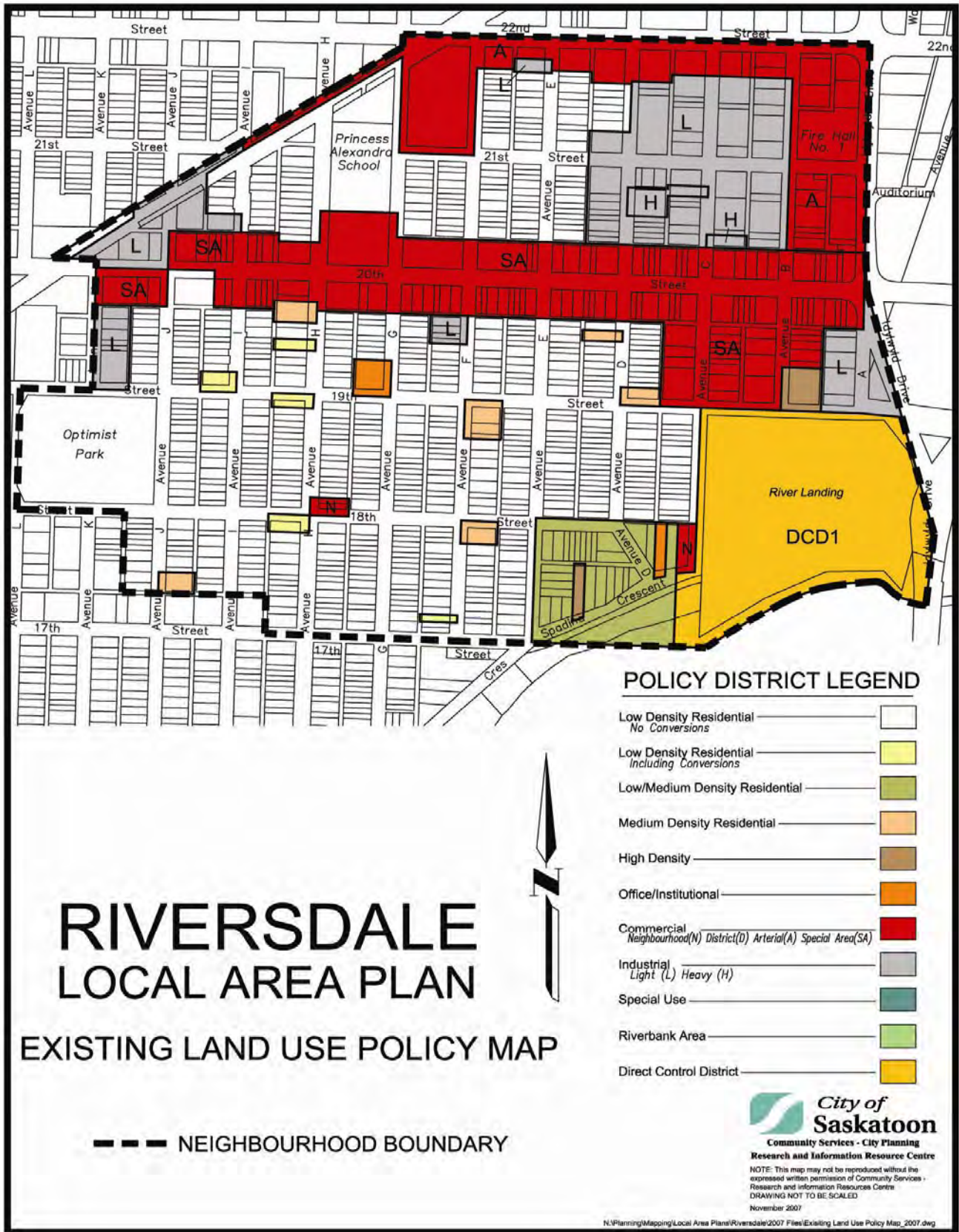
- People place, whereby Riversdale is the community of choice to live, shop, learn, work, worship, and socialize.
- Geographically integrated community.
- Safe neighbourhood with mixed, affordable, and quality housing.
- Vibrant community, whereby medium and high density residential developments are supporting the businesses, and land uses are compatible.
- Revitalized neighbourhood, whereby all vacant, deteriorating, and abandoned buildings and sites are re-habilitated or developed, and are aesthetically pleasing.

Map 1.4 shows the proposed amendments to the Riversdale Land Use Policy Map. The proposed land use policy for the Riversdale neighbourhood is intended to guide future land use development in the neighbourhood based on the vision for Riversdale, to complement efforts to encourage renewal in the neighbourhood, and to facilitate land use compatibility between industrial, commercial and residential development over the long-term. Proposed amendments are based on the land use goals of this report and policies in the Development Plan.

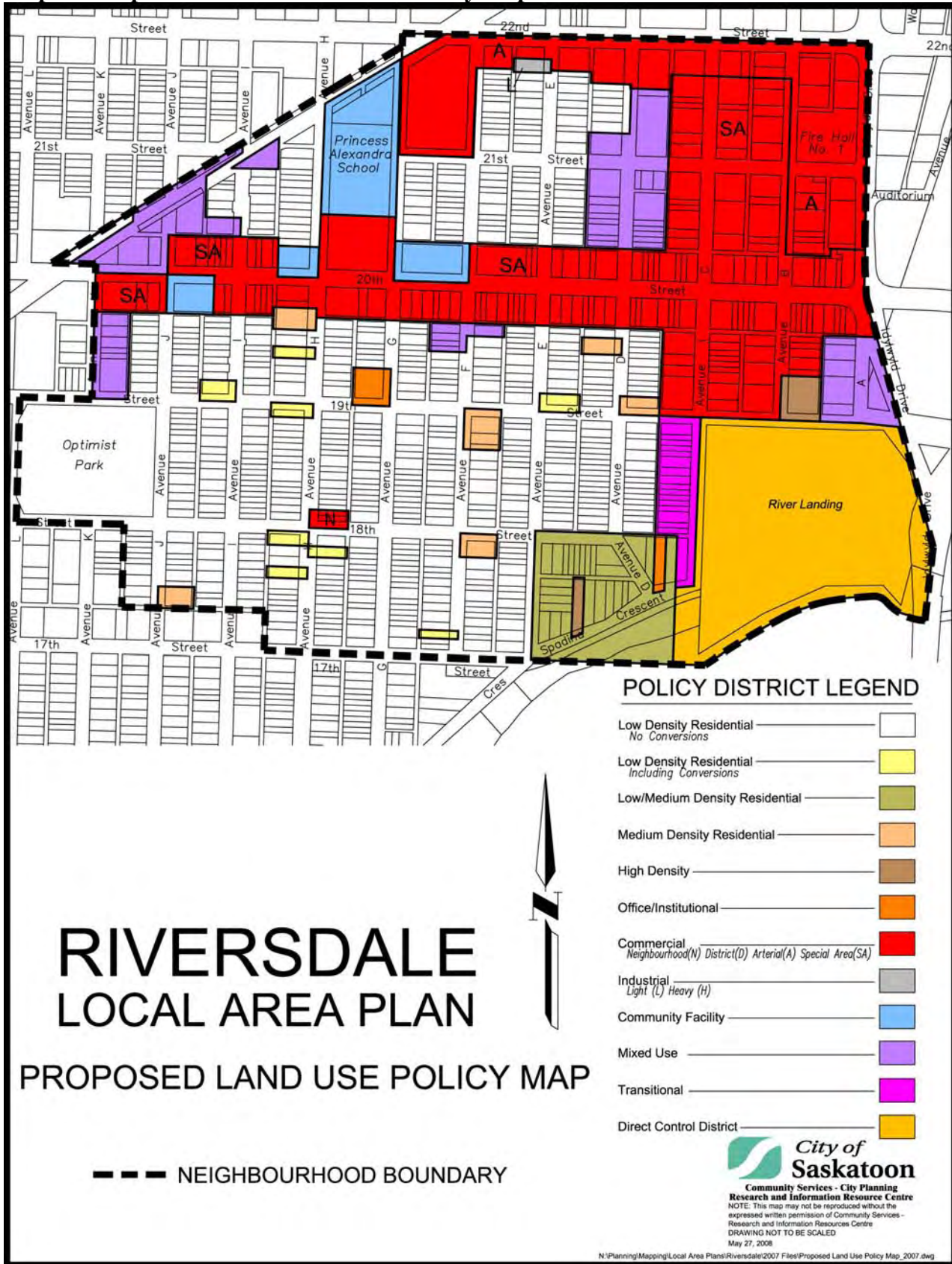
The proposed amendments will be presented to City Council after the endorsement of the Riversdale LAP. Further consultation with stakeholders will occur, and the proposed amendments will be presented to the Municipal Planning Commission so that the commission can make a recommendation to City Council. City Council will consider the proposed amendments through a public hearing. A public hearing is an opportunity for the public to voice their responses to specific proposals. Public hearings are advertised in the Saskatoon StarPhoenix in advance of the City Council meeting.

The following is a description of the existing and proposed land use policy districts for Riversdale:

Map 1.3 Existing Riversdale Land Use Policy Map



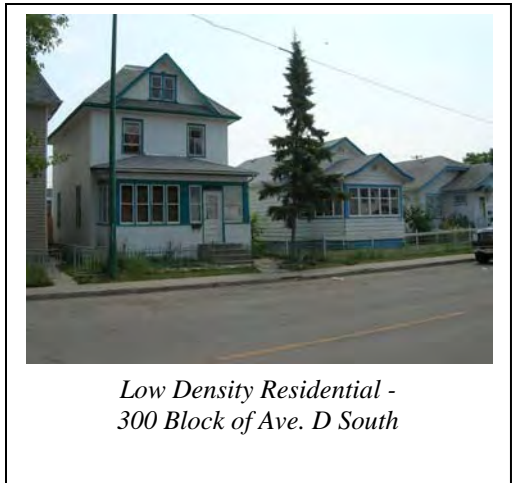
Map 1.4 Proposed Riversdale Land Use Policy Map



1.5.3 Low Density Residential Policy District (No Conversions and Conversions)

Existing

Riversdale is predominately a Low Density Residential Policy District containing primarily one and two unit dwellings, and a few dwelling unit conversions. Dwelling unit conversions may accommodate new and existing residential development conversions up to four units. Only a small number of sites in Riversdale have dwelling unit conversions.



*Low Density Residential -
300 Block of Ave. D South*

Proposed

The Riversdale LAPC is concerned about protecting the existing single family housing stock. They feel that a drastic change to this district could change the character of the neighbourhood, and that it may not foster the long term stability, owner occupancy, and rehabilitation of existing housing that they are hoping for.

A few changes are proposed to this district. The first one is the 400 block of Avenue C South that is across from River Landing. This block is proposed to change to Transitional Land Use Policy District as it is not certain what the impact will be from River Landing. 204 Avenue I South is also proposed to change to the Mixed Use Policy District. The Mixed Use Policy District is more appropriate for this site as it allows for flexibility in the type of uses as it is currently a warehouse.

It is recommended that proposals for dwelling unit conversions and medium density residential developments that are near or abutting 20th Street in the Low Density Residential District be considered. Proposals for medium and high density developments are favourable in commercial areas.

1.5.4 Low/Medium Density Residential Policy District

Existing

The area north of Spadina Crescent, between Avenue C and Avenue E is the only Low/Medium Density Policy District in Riversdale. The Development Plan does not give a precise definition of a Low/Medium Density Residential Policy District.

The *1978 Core Neighbourhood Study* describes this area as a Low Rise Medium Density District. The intention of this district was to reserve it as an attractive and desirable area, with low rise buildings that allowed for medium density apartment development. It was intended that this area be zoned for medium density apartment development as it has the unique potential for apartment development (larger sites, deeper lots, edge of neighbourhood, etc.).



*Low/Medium Density Residential Policy
District - Housing on Spadina Crescent*

In 1997, City Council approved the land use policy amendments for Riversdale, based on the recommendations in the *1997 Core Neighbourhood Study for Riversdale*, and renamed this district to the Low/Medium Density Policy District (conversions and street townhouses). It was described that this district be suitable for restricted redevelopment of multiple-units dwellings of not more than six units and that it not accommodate extensive apartment development.

When the Development Plan was updated in 1998, it did not include a definition of Low/Medium Density Residential Policy District.

Proposed

There are no proposed changes to this district. There is a recommendation to put a definition of this district in the City of Saskatoon Development Plan.

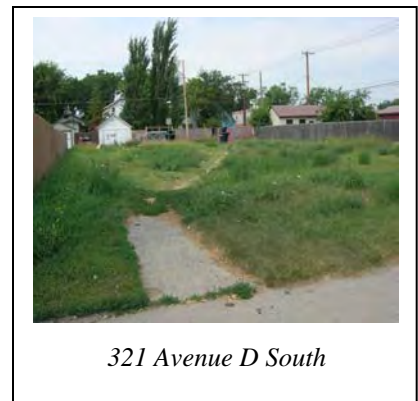
1.5.5 Medium Density Residential Policy District

Existing

The Medium Density Residential Policy District allows for the development of single-unit dwellings, and multiple-unit dwellings and street townhouses of six units and up, with a limit of three or four stories. Medium density multiple-unit dwellings are appropriate in locations that have suitable access to neighbourhood entry points, collector or arterial streets, public transit, parks and other public amenities. There are a six Medium Density Residential Policy Districts in Riversdale.

Proposed

321 Avenue D South is proposed to change to the Medium Density Policy District. Half of this site is the Low Density Residential Policy District and the other half is the Medium Density Residential Policy District. This site is suitable for a multiple-unit dwelling as the site is currently undeveloped, with a site frontage 75ft, and is near 20th Street. Therefore, it is proposed that this site be the Medium Density Residential Policy District.



321 Avenue D South

1.5.6 High Density Residential Policy District

Existing



332 Avenue B South –
Senior's Housing

The High Density Residential Policy District is suitable for the development of high-density multiple-unit dwellings and limited commercial uses. This district is only permitted in areas which have minimal negative impacts on adjacent and surrounding low-density environments. They are usually located in or near the downtown or suburban centres, and have close proximity to transportation and employment. In Riversdale, medium and high density multiple-unit dwellings would support commercial in the neighbourhood, as well as contribute to the vitality of the downtown.

332 Avenue B South and 426 Spadina Crescent are the only sites in Riversdale designated as High Density Residential Policy District.

Proposed

There are no proposed changes to the High Density Residential Policy Districts in Riversdale. In the future, the Riversdale LAPC would like higher density residential development to occur in or near commercial areas to support existing and future services and businesses.

High density residential can be developed in certain commercial districts where commercial and high density residential is compatible. It is proposed to apply the Special Area Commercial Policy District (with an overlay district) to the industrial area north of 20th Street and west of Idylwyld Drive where medium or high density residential development is permitted at the discretion of City Council. Multiple-unit dwellings are also a discretionary use (at the discretion of City Council) in the proposed Mixed Use Policy Districts, which are proposed in varying locations throughout the neighbourhood.

1.5.7 Office/Institutional Policy District

Existing



*Metis Addictions Council – 335
Avenue G South.*

There are two sites in the Office/Institutional Policy District in Riversdale and they are located at 335 Avenue G South and 308 Spadina Crescent. This district is intended for small office complexes, institutional, and residential uses. The purpose of this district is to facilitate a range of institutional and community activities, as well as low and medium density residential uses, that are generally capable of being located within a neighbourhood setting.

Proposed

There are no proposed changes to this district.

1.5.8 Commercial Policy District

Existing

The Commercial Policy District includes four commercial designations: Neighbourhood (N), District (D), Arterial (A) and Special Area (SA), and three of these are applied in Riversdale. Arterial Commercial is applied to lands with major roadways, such as 22nd Street and Idylwyld Drive. Special Area Commercial is intended for historic commercial areas that have unique attributes, and are oriented to pedestrians, have limited front or side yard setbacks, and have opportunities for medium and high density development. Special Area Commercial is located along 20th Street in Riversdale. Neighbourhood Commercial sites are provided in each neighbourhood to serve the daily convenience needs of the residents in the neighbourhood. There are a few Neighbourhood Commercial designations in the neighbourhood.

Proposed

The current Industrial Policy District north of 20th Street on Avenue C and B is proposed to change to Special Area Commercial. This area currently consists of a mix of uses including retail stores, auto sales, auto repair garages, a catering business, warehouses, limited light industrial uses, and a number of vacant buildings, parking lots and undeveloped land. The Mixed Use Policy District is not recommended for this area as auto repair and sales is not permitted in the Mixed Use Policy District and there is no intent to remove these uses.



100 Block of Avenue C South

This area has the potential for medium and high density residential development with a variety of compatible commercial uses, while maintaining its current theme on Avenue C as a place of work. Its location and proximity to the downtown, River Landing, and the 20th Street commercial district makes it an ideal location for compatible residential and commercial development. This proposed change adheres to the land use goals, in that that the Riversdale LAPC would like to

encourage residential infill development on vacant sites, limit industrial uses in the neighbourhood, and encourage higher density residential development in or near commercial areas.

112 Avenue D South is proposed to be designated to Arterial Commercial from the Industrial Policy District as the building on this site is newly built and is attached to the building at 108 Avenue D South, which has a land use designation of Arterial Commercial.

1.5.9 Industrial Policy District (Light and Heavy Industrial)

Existing

There are 74 properties in Riversdale designated as Industrial Policy District (light and heavy). The existing land uses in this district include commercial uses, undeveloped land, vacant buildings, single-unit dwellings, and limited light and heavy industrial activities. Approximately 20% of the industrial sites in Riversdale are used for light industrial activities.



Light Industrial on Avenue F South

Proposed

According to the Development Plan, the transition of industrial areas to commercial should be encouraged, and over time encourage projects that are intended to provide housing that are compatible with or complementary to the surrounding uses. Industrial areas should not be expanded unless it is clear that compatibility issues will not arise.⁶⁹

⁶⁹ City of Saskatoon, *Development Plan Bylaw No. 7799*, 19.1.1 Local Area Plan Neighbourhood Land Use Policy Districts.

All but one of the Industrial Policy Districts is proposed to change to the Mixed Use Policy District and the Commercial Policy District. For more information on the proposed changes, review the information on these districts in this section of the report. 105 Avenue E South will remain an Industrial Policy District (L) as it currently has a Zoning Agreement. A Zoning Agreement is where a rezoning has been undertaken or becomes effective on agreement between the owner and the City. According to the agreement on 105 Avenue E South, any future uses of the property will be limited to only the permitted and discretionary uses allowed in the B3 Zoning District (Commercial Policy District).

1.5.10 Direct Control District 1 (South Downtown Area - River Landing)

Existing

On June 21, 2004, City Council adopted the South Downtown Concept Plan. This is the current framework for the River Landing project. The concept plan includes the area within the riverbank, Avenue C, 19th Street and 3rd Avenue. The Direct Control District was applied to this area in 2004, as City Council considered it desirable to exercise particular control over the use and development of land and buildings in this area. This district offers an unprecedented and unique waterfront development opportunity that is hoped to strengthen the image of the downtown by providing a consistent set of development guidelines for unified riverfront development. Information about River Landing can be found in the Economic Development Section of this report.

Proposed

There are no proposed changes to this district.

1.5.11 Mixed Use Policy District

Existing

There are no existing Mixed Use Policy Districts in Riversdale.

Proposed

The Mixed Use Policy District is intended to facilitate unique development opportunities, flexibility and reinvestment in commercial and industrial buildings by encouraging new mixed-use developments and the rehabilitation of existing mixed-use developments. It is intended to ensure that a broad range of compatible commercial, industrial, institutional, cultural and residential uses, including live/work units, are accommodated in a carefully planned, high quality environment over the long-term. The Mixed Use Policy District is proposed to be applied to some of the Industrial Policy Districts in the neighbourhood.



*200 Block of Avenue D South –
Proposed to change to Mixed Use Policy District
from Light Industrial*

It is a goal of the Riversdale LAPC to eliminate heavy industrial land uses and accommodate only those light industrial uses which are compatible with residential uses in the neighbourhood. The uses on these sites currently include a mix of uses and a majority of the uses about a Low Density Residential District, are conforming to the Mixed Use Policy District, and are in need of rehabilitation. Over time, the proposed Mixed Use Policy Districts for these sites will encourage reinvestment and compatibility with surrounding uses in these areas of the neighbourhood.

204 Avenue I South and 310 Avenue F South are currently a Low Density Residential Policy District and they are proposed to be a Mixed Use Policy District. The 204 Avenue I South site abuts the Canadian Pacific Railway, is odd-shaped, and currently contains a vacant warehouse that appears to be in poor condition. This site prior to 1997 was a Core Industrial District and changed to Low Density Residential. The building on 310 Avenue F South is a public hall and has been vacant for many years. The Mixed Use Policy District is more appropriate for these sites as it allows for flexibility in the type of uses.

1.5.12 Community Facility Policy District

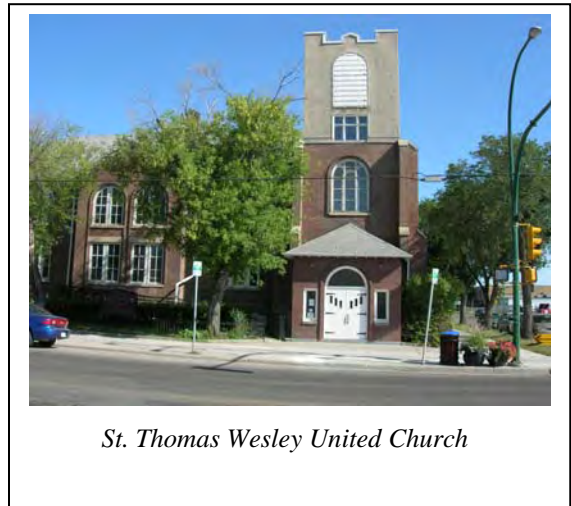
Existing

There are no existing Community Facilities Policy Districts in Riversdale.

Proposed

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 adaptive reuse of community facilities should be encouraged, subject to the provisions of the existing zoning district and after appropriate consultation. The Community Facility Policy District ensures that in-depth consideration is given to the continued use of a building as a community focal point in the future.

The Riversdale neighbourhood has a variety of community facilities in the neighbourhood that range in uses and sizes. There are four principal community facilities that are proposed to have the Community Facility Policy District designation. These include: Ukrainian Orthodox Cathedral of the Holy Trinity, Princess Alexandra School, White Buffalo Youth Lodge, and St Thomas Wesley United Church. These facilities were chosen as each of them provide an important function within the community. If any of these facilities were to close it would be a significant loss to the neighbourhood.



1.5.13 Transitional Land Use Policy District

Existing

There are no existing Transitional Land Use Policy Districts in Riversdale.

Proposed

The Riversdale LAPC would like to recognize the transitional nature of land around River Landing. The land west of River Landing, the 400 block of Avenue C, is a Low Density Residential District and currently consists of single-family dwelling units, with at least half of them appearing to be in poor condition. 302 Spadina Crescent West is a Commercial Policy District and is currently being used as an auto repair garage (normally public garages are permitted in higher density commercial areas and industrial areas – the use at this site is legal non-conforming). It is proposed that this block change to the Transitional Land Use Policy District. The Transitional Land Use Policy District includes those parts of the City where significant land use changes are expected to occur and where additional studies may be required to determine appropriate future land use.



*400 Block of Avenue C –
Across from River Landing*

The Transitional Land Use Policy District is proposed to be applied to this block as it is not certain what the impact will be from River Landing on this site, if any. It is evident that there is an intention to lessen the concentration of land uses and intensity on the west side of River Landing as it abuts a residential district. Across the 400 block of Avenue C is an electrical substation that is planned to be landscaped and fenced to improve the visual appearance, and there is a proposed park. The use of the property at the corner of 19th Street and Avenue C is planned to be mixed-use development.

The application of the Transitional Land Use Policy District to this block will not change the zoning designation of these properties. The 400 block of Avenue C will remain R2 and 302 Spadina Crescent West will remain B2. There are no plans or intentions of applying the Transitional Land Use Policy District to other properties in the neighbourhood. This designation would remain until the appropriate use of this block is determined. Changes to the existing zoning will require public consultation through the Community Association and a public hearing.

Numerous discussions have taken place about the appropriateness of this block across River Landing; that includes keeping it as a low density residential area, redevelop it into walk-up townhouses, mixed use developments such as live/work units, cafes, art galleries, etc. and/or included it in the Direct Control District so that uses on this site could specifically stated.

RECOMMENDATIONS

1.1 PROPOSED RIVERSDALE LAND USE POLICY MAP: *That the Community Services Department, City Planning Branch, initiate the necessary procedure to amend the Riversdale Land Use Policy Map in the Development Plan Bylaw No. 7799 with the proposed land use designations in Map 1.4, titled “Riversdale Local Area Plan Proposed Land Use Policy Map”.*

- 1.2 ADD LOW/MEDIUM DENSITY RESIDENTIAL POLICY DISTRICT, DIRECT CONTROL DISTRICT AND TRANSITIONAL LAND USE TO THE LOCAL AREA PLAN NEIGHBOURHOOD LAND USE POLICY DISTRICTS:** *That the Community Services Department, City Planning Branch initiate the necessary procedure to amend the Development Plan Bylaw No. 7799 Section 19.1.1 to include 'Low/Medium Density Residential Policy District', 'Transitional Land Use' and 'Direct Control District' as Local Area Plan Land Use Policy Districts.*
- 1.3 UPDATE THE SUMMARY OF THE RIVERSDALE NEIGHBOURHOOD AND ITS LAND USE POLICIES IN THE DEVELOPMENT PLAN:** *That the Community Services Department, City Planning Branch initiate the necessary procedure to amend the Development Plan Bylaw No. 7799 Section 19.1.1.7 to update the summary of the Riversdale neighbourhood and its land use policies.*
- 1.4 TRANSITIONAL LAND USE POLICY DISTRICT REVIEW:** *That the Community Services Department, City Planning Branch and Development Services Branch, undertake a review of properties designated Transitional Land Use in the Riversdale Neighbourhood to determine appropriate future land use and zoning designations, once River Landing is completely built.*

1.6 Zoning Policy (Zoning Bylaw No. 7800)

1.6.1 The Zoning Bylaw No. 7800

The Zoning Bylaw is adopted by City Council to regulate development and provide for the amenity of the municipality and the health, safety and general welfare of inhabitants in a manner consistent with the Development Plan. The Zoning Bylaw and accompanying Zoning Map divides the city into Zoning Districts. Each zoning district includes the purpose of the district, a list of land uses within the particular zoning category (permitted, prohibited and discretionary), and a list of development standards establishing minimum and maximum requirements for development. The Zoning Bylaw may be amended from time to time, and an amendment refers to a change to the Zoning Bylaw text and or map.

Some Zoning Districts may have a list of discretionary uses. Discretionary uses of land and buildings are permitted at the sole discretion of City Council. A development permit for the establishment or expansion of an existing discretionary use may only be issued following Council's approval of the proposed use.

The Planning and Development Act, 2007, contains provisions for uses and buildings which have been lawfully established, but which are affected by the adoption or amendment of the Zoning Bylaw. Legal non-conformity can occur in two instances:

Legal Non-Conforming Uses

- It may continue and may expand throughout an existing building; however, no additions or structural alterations may be made to the building.
- If the use ceases to exist for at least twelve consecutive months, any new use must conform to current Zoning Bylaw requirements.

Legal Non-Conforming Buildings

- It may continue to be used and any additions or structural alterations, which conform to the current requirement of the Zoning Bylaw, may be made.
- If it is damaged to more than 50% of the assessed value of the building above its foundation, it may only be repaired or reconstructed in a conformance with the current Zoning Bylaw requirements.

1.6.2 Overview of Existing and Proposed Zoning Policies

Map 1.5 shows the existing zoning pattern for the Riversdale neighbourhood. The neighbourhood has a variety of Zoning Districts that provide for a diverse range of land uses. The neighbourhood is predominately zoned R2 (one and two-unit residential district), with B5 (inner-city commercial corridor district) along 20th Street, B3 (medium density arterial commercial district) along 22nd Street and Idywyld Drive, DCD 1 (direct control district) for River Landing, RM3 (medium density multiple-unit dwelling district), and IL1 (general light industrial district) and IH (heavy industrial district) located throughout the neighbourhood.

In tandem with the Proposed Land Use Policy Map for the Riversdale neighbourhood, the proposed Zoning Policy, as shown in Map 1.6, applies Zoning Districts within each Land Use Policy District. The following is a description of the proposed zoning changes. For specific information, such as permitted uses, prohibited uses, and development standards in the Zoning Districts, refer to the City of Saskatoon Zoning Bylaw No. 7800.

1.6.3 Low Density Residential Infill District (R2A)

504 and 515 Avenue H South and 336 Avenue E South currently consist of three and four unit dwellings. In researching these sites, all three were built as their current use are today prior to 1981, and were zoned R4 prior to 1997. In 1997, rezonings took place in Riversdale due to the *Riversdale Neighbourhood Study Review* and these sites were rezoned to R2. The proper zoning for these sites is R2A as this district accommodates dwelling unit conversions or new residential development of up to four units. New R2A Zoning Districts are granted only at City Council's discretion.

1.6.4 Medium/High Density Multiple-Unit Dwelling District (RM4)

One site, 321 Avenue D South, is proposed to change to RM4. Half of this site is zoned R2 (one and two-unit dwelling district) and the other half is zoned RM4. As this site should only be one Zoning District, and is proposed to be the Medium Density Residential Policy District, the zoning is proposed to change to RM4.



1.6.5 Medium Density Arterial Commercial District (B3)

112 Avenue D South is proposed to change to B3 from IL1 (light industrial). A building permit for this site was issued in 2000, for an addition to the retail space at 108 Avenue D South. The 108 and 112 Avenue D South parcels are joined together and should be the same zoning district.

1.6.6 Inner-City Commercial Corridor Overlay District (B5C)

As the current Industrial Policy District north of 20th Street on Avenue C and B is proposed to change to the Special Area Commercial Policy District, this area is most suited to the B5 Zoning District. The purpose of the B5 Zoning District is to recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form.



200 Block of Avenue B South – North of 20th Street

Currently this area consists of a mix of uses and the majority of the uses would be permitted in the B5 Zoning District, including the auto repair and auto sales shops. There are two one-unit dwellings that would not be permitted in this district (117 and 211 Avenue C South) and would remain legal non-conforming as they are in the Light Industrial Zoning District (IL1). Two businesses would become legal non-conforming in this district as they are not permitted uses: a welding and custom manufacturing business located at 119 Avenue C South and sign manufacturer located at 201 Avenue B South.

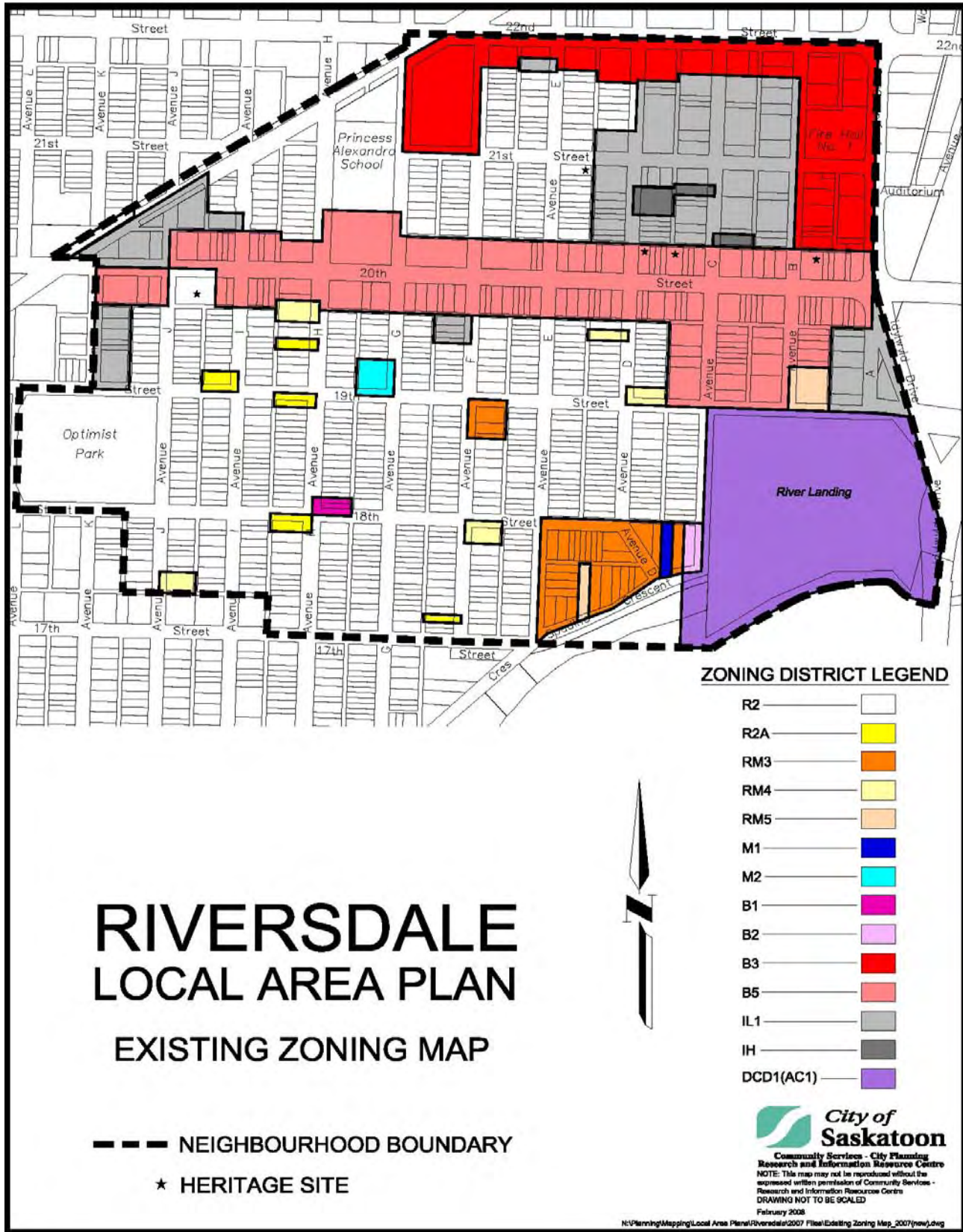


Vacant Lot at 225 Ave C

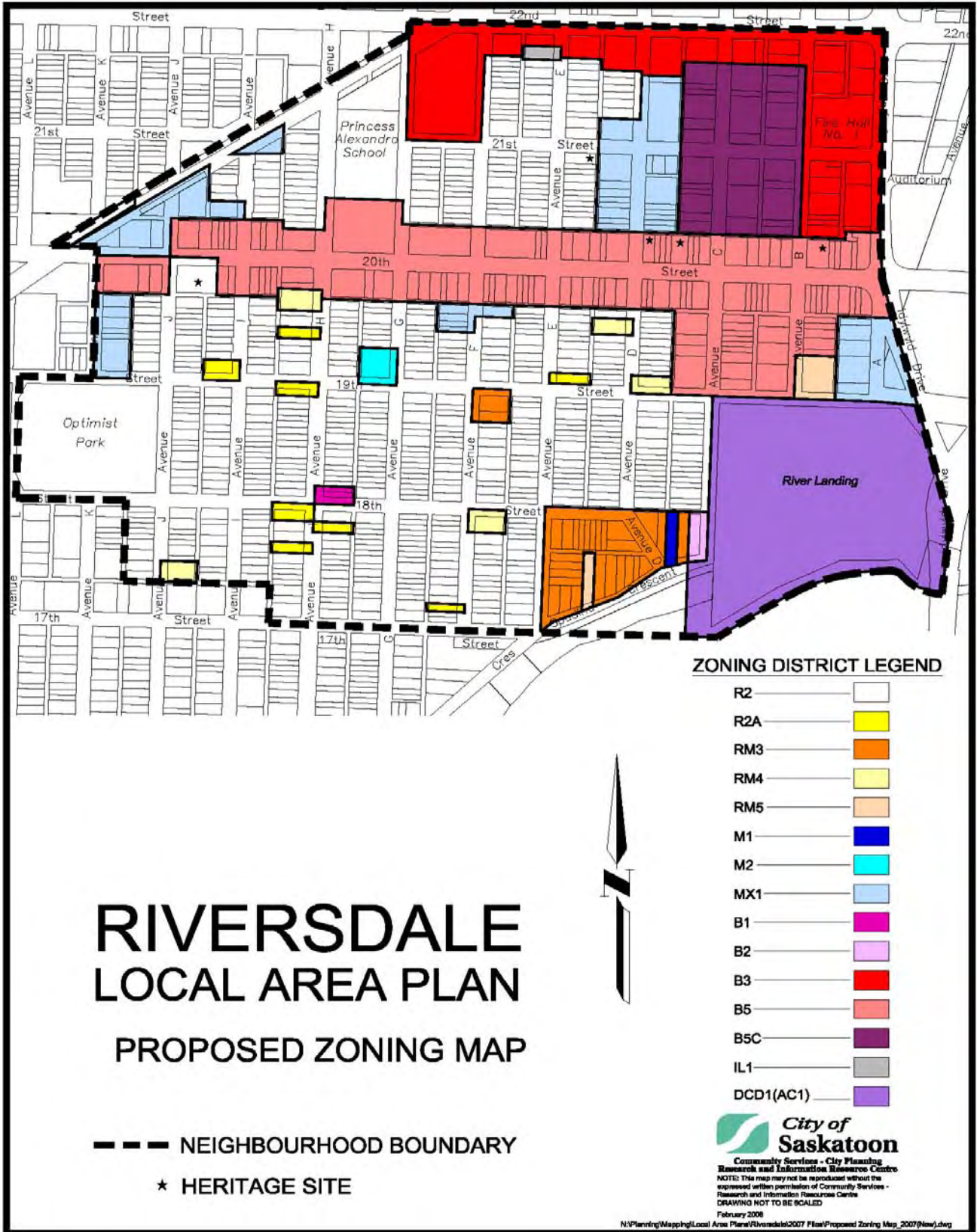
As mentioned in the Overview of Existing and Proposed Land Use Policies section of this report, portions of this area have a high potential for redevelopment as there are a number of vacant buildings, parking lots, and undeveloped land. It has the potential for a variety of commercial uses, as well as medium and high density residential development. There is a potential for residential to be ancillary to the commercial use, as long as land use conflicts are minimized. Its close proximity to the downtown, 20th Street, River Landing, and major roadways, make it an ideal location for redevelopment.

An overlay zoning district is proposed for this area. This area has been used for light and heavy industrial sites for many years, and a preliminary review of past and current land uses indicate that a number of these sites could have possible contamination. As residential uses are permitted in the B5 Zoning District, it is important that to ensure that any environmental impacts or conditions are minimized or remediated before any residential uses locate or develop in this area. This will be done by making any residential uses a discretionary use in the overlay district.

Map 1.5 Existing Zoning Map



Map 1.6 Proposed Zoning Map



1.6.7 Mixed Use Zoning (MX1)

In tandem with the Mixed Use Policy District, the Mixed Use Zoning District (MX1) is proposed to be applied to, for the most part, the Light Industrial Districts (IL1) and Heavy Industrial Districts (IH) throughout the neighbourhood. Applying the MX1 District will achieve the Riversdale LAPC’s goals to eliminate heavy industrial land use and minimize light industrial use, and to encourage and promote the diversity and uniqueness of commercial development in the neighbourhood.

There are 44 sites in Riversdale that are recommended to be rezoned to MX1. Of these 44 sites, one would create a legal non-conforming use (332 Avenue K South), and one would remain legal non-conforming (227 Avenue J South). 13 residential uses are existing legal non-conforming and now would become discretionary. 7 other sites were once permitted and now become discretionary because their uses need to be approved by City Council (manufacturing, alternator repair, auto repair, and parking stations).

RECOMMENDATIONS

1.5 CREATE B5 OVERLAY ZONING DISTRICT: *That the Community Services Department, City Planning Branch and Development Services Branch, develop an overlay district for the areas proposed as B5 Zoning District (Inner-City Commercial Corridor District) in the Riversdale neighbourhood to permit residential uses only at the discretion of City Council.*

1.6 PROPOSED ZONING: *That the Community Services Department, City Planning Branch, initiate the necessary procedure to amend the Zoning Bylaw No. 7800 with the proposed Zoning Districts identified in Map 1.6, titled, “Riversdale Local Area Plan Proposed Zoning Map”.*

1.7 Zoning Bylaw Enforcement

During several Riversdale LAPC meetings there were questions regarding how the Zoning Bylaw is enforced. The Development Services Branch is responsible for managing and enforcing the Zoning Bylaw. As part of this responsibility, the Development Services Branch receives property complaints relating to property use and site development concerns. The intent of this service is to investigate and resolve land use issues that are brought to the City’s attention. The City of Saskatoon manages approximately 300 land use complaints annually. Some of the more frequent complaints include:

- | | |
|--|--|
| 1. Illegal dwelling units | 4. Vehicle repair in residential zones |
| 2. Site development concerns | 5. Signs (portable and permanent) |
| 3. Large vehicles parking in residential zones | 6. Illegal home based businesses |

The goal of the enforcement program is to work with citizens to correct Zoning Bylaw violations and help to resolve land use conflicts between neighbours. Although every situation is unique, the general process for managing property complains is as follows:

1. **Submission of Complaint** – Information on the alleged violation is submitted to Development Services Branch, along with complainant’s name, address and telephone number, and

information regarding the subject property. The complainant will be asked if they want to be kept informed of the complaint file.

2. **Site Inspection** – Once a valid complaint is received, a site inspection will occur to confirm the deficiency or violation. If no violation is found, the file is closed. If a violation is confirmed, the property owner is advised of what must be done to resolve the violation.

If the property owner complies with the recommendations and a site inspection confirms no further violations, the file is closed.

If the property owner does not comply, the Development Services Branch will proceed with enforcement actions. The City works to resolve such issues in a timely manner; however, it may take several months to completely resolve issues, especially if legal action is required.

To lodge a complaint about a Zoning Bylaw violation, contact the Development Services Branch at (306) 975-2645.

1.8 Secondary Suites

Illegal secondary suites were a topic at many Riversdale LAPC meetings. Committee members felt that some of them appear to be unsafe for occupants and that some one-unit dwellings had more than one secondary suite. One of the land use goals is to ensure that illegal suites are upgraded and legalized.

According to the Zoning Bylaw, a secondary suite is a self contained dwelling unit which is an accessory use to, and located within a detached building in which the principal use is a one-unit dwelling. There are two types of secondary suites allowed; Type I are secondary suites that can locate on a site with a site width of 11.43 metres or greater, and Type II are secondary suites that can locate on a site with a width of less than 11.43 metres. As Riversdale is predominately zoned R2 (one and two-unit residential district), Secondary Suites – Type I are permitted, and Secondary Suites – Type II are discretionary.

In 1999, the Zoning Bylaw was modified to provide owners with a greater opportunity to legalize suites throughout Saskatoon. It quickly became apparent, however, that most existing suites in the City would not meet the requirements of the National Building Code, and the cost to upgrade would be prohibitive. In seeking a solution, the City of Saskatoon, in consultation with the community, adopted new occupancy standards for existing suites that focus on life, health and safety issues. In order to legalize an existing suite under relaxed occupancy standards, the suite must have been developed and occupied prior to January 1, 1999. A letter of verification regarding the age of the suite is required. Suites built after January 1, 1999 must full comply with the National Building Code.

Illegal secondary suites are currently brought to the attention of the Development Services Branch by complaints from the public, referrals from other City of Saskatoon Departments and by property owners (submitting an application to legalize an existing suite). Once notified, the Development Services Branch follows the process to manage the property complaint (See Zoning Bylaw Enforcement in this section).

The City of Saskatoon will now rebate permits for secondary suites. To encourage the creation of new and the legalizing of existing secondary suites, the City will rebate permit fees for building, plumbing, and development permits as well as the fee for legalizing an existing suite. The Municipal Enterprise

Zone program identifies eight neighbourhoods for targeted incentives for the renovation, expansion or creation of new housing (more information in Section 6.6) and may be of assistance to property thinking` of legalizing an existing suite or creating a new secondary suite.

As it is the desire for the Riversdale community to legalize existing suites and or enforce illegal suite violations, it is recommended that complaints about secondary suites be reported. To lodge a complaint about a secondary suite, contact the Development Services Branch at (306) 975-2645.

RECOMMENDATION

1.7 HOW TO LEGALIZE AN EXISTING SUITE BROCHURE: *That the Community Services Department, City Planning Branch distribute the ‘How to Legalize an Existing Suite’ brochure to property owners in the Riversdale neighbourhood.*

1.9 Vacant Lots and Infill Development

There are currently 45 vacant properties in Riversdale. 16 of these properties are residential and the remaining are commercial and industrial. Map 1.7 maps the existing vacant properties in the neighbourhood. The City of Saskatoon owns four of the vacant sites in the neighbourhood.

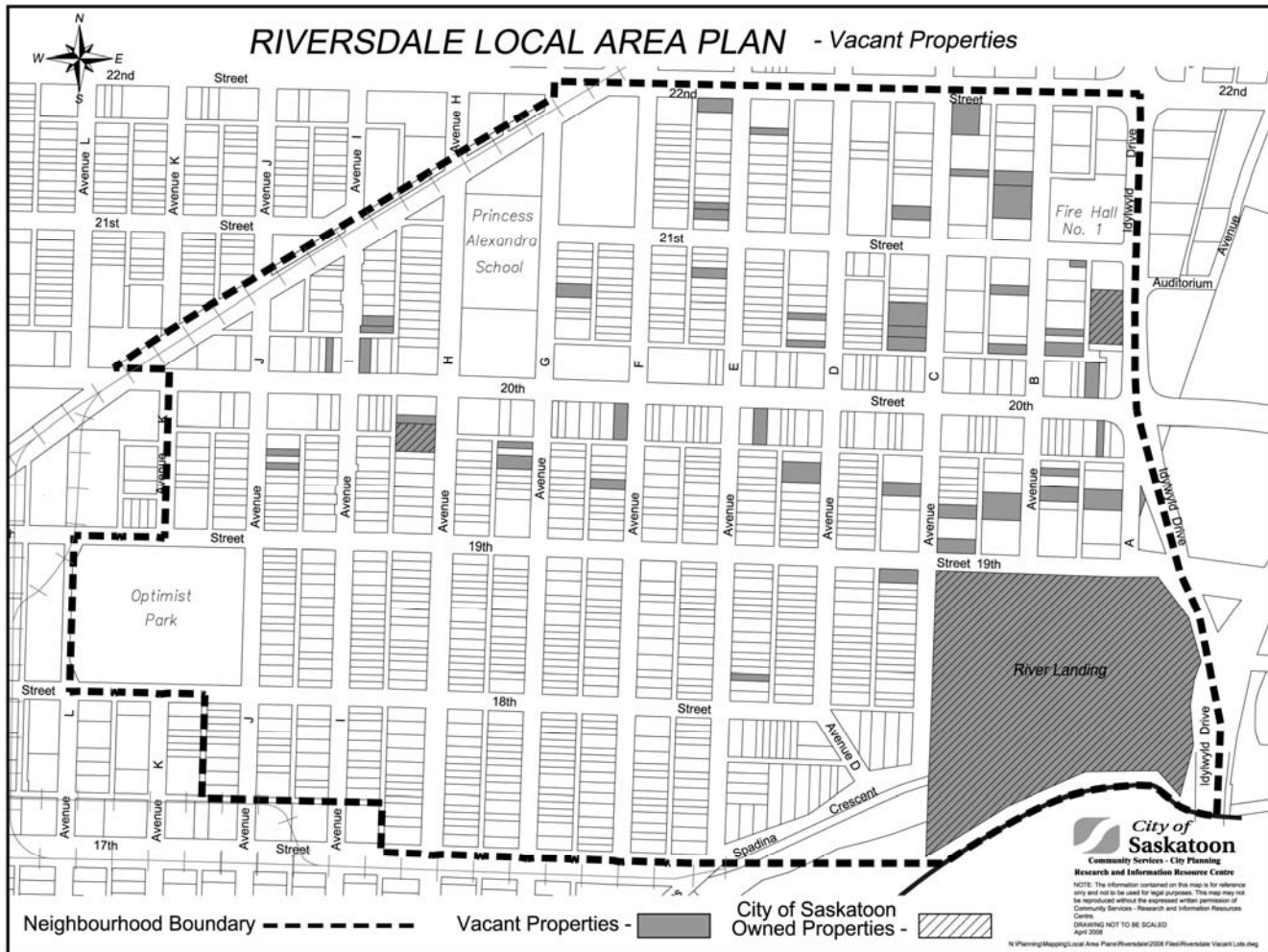
The Riversdale LAPC has concerns regarding the vacant lots in the neighbourhood. They want to ensure that vacant lots are maintained and that there are incentives for property owners to develop the vacant lots. The Property Maintenance and Nuisance Abatement Bylaw 8175 require property owners to maintain their buildings and yards to an acceptable standard. Saskatoon Fire and Protective Services enforces this bylaw and has inspectors that follow-up with complaints. For more information on this bylaw and enforcement, see the Municipal Services section of this report.



Vacant Lot in Riversdale

Incentives for property owners to develop vacant lots can be applied through the Municipal Enterprise Zone Program (discussed further in the Economic Development Section). One of the reasons this program was established was to increase the City’s role in promoting infill development and innovative housing. The programs and incentives offered in the Enterprise Zone are designed to encourage property owners and developers to invest in the creation of new housing and commercial services on vacant lots.

Map 1.7 Vacant Properties Map



A number of towns and cities in Canada and in North America have vacant lot registries/inventories that are made available to the public. In these cities there is a demand for vacant lot information and the Municipal Government's provide the information on their websites. In some instances, the registry was used as a marketing tool to encourage economic growth and development. Contact information of the property owner of the vacant lot was listed on the website, provided that the property owner gave permission to do so. Saskatoon currently does not have a vacant lot registry. In Saskatoon, vacant lot information is available from the City Treasurer for a cost of \$7.00 per inquiry. The information that is given out is limited to the name of the property owner.

The Riversdale LACP is concerned that residential infill development on vacant sites may not be consistent with the existing architectural character of Riversdale. They are also concerned that the side yard standards of .75 metres, especially on 25 foot lots, might hinder people to build on vacant lots in the neighbourhood as they would have to build narrow houses (20 ft). The *King George LAC (2001)* stated similar concerns. The King George LACP would like to ensure that guidelines for residential infill development be sympathetic to the form, scale and character of existing development in the neighbourhood.

The current front yard, side yard and site width development standards for R2 Zoning Districts are as follows⁷⁰:

- **Front Yard** - New housing in established neighbourhood requires housing to be within 9.84 feet (3 metres) of the average set back of the existing housing units on the block.
- **Side Yard** - Side yards need to have at least 2.46 feet (0.75 metres). This means that the house needs to be at least 0.75 metres from the side lot lines.
- **Site Width** - New housing construction requires at least 25 feet (7.5 metres) of frontage provided that the site width is at least 70% of the average frontage for the block and facing block

In response to the *King George LAP* and an enquiry from City Council, the Development Services Branch prepared an information report for City Council to address residential infill development. There will be further consultation with the affected communities, builders and realtors prior to any new regulations being added to the Zoning Bylaw. The report discussed how to address the concerns about residential infill development, particularly, scale (size of structures in relation to other structures) and massing (visual impact of the structure in relation to other buildings). The following are the proposed changes to the development standards in the Zoning Bylaw:

Existing Regulations

- Site Width – reduce from 70% to 65%
- Front Yard Setback – unchanged/exclude Montgomery

Proposed Regulations

- Parking
- Building Envelope/Height/Depth
- Front Door Location

RECOMMENDATION

1.8 VACANT LOT REGISTRY: *That the Community Services Department, City Planning Branch, research the options of creating and maintaining a Vacant Lot Registry that would be available on the City of Saskatoon website to help encourage the development of vacant lots and identify funding options for such a program.*

1.10 Contaminated Land and Buildings

A preliminary review of the industrial sites in Riversdale indicates that there are a number of properties in the neighbourhood that have the potential for environmental contamination. Sites which have some level of site contamination are often referred to as Brownfield Sites. As Riversdale is bounded by the railway tracks, industries established along the railway to ship and receive goods. Past and current uses of the industrial sites in the neighbourhood are varied and include a number of uses that have the potential for environmental contamination: lumber yards, auto repair shops, salvage yards, paint and body shops, auto wreckers, cabinet shops, bus storage, blacksmiths, storage shed for coal, glazier, welding shops, etc.



⁷⁰ City of Saskatoon, *Zoning Bylaw 7800*, Section 8.3, June 11, 2007.

Environmental contamination in Riversdale is identified as a concern to the Riversdale LAPC, and also to the Riversdale Business Improvement District. In order for redevelopment to occur in the neighbourhood, especially on the industrial sites that are proposed to change to mixed use or commercial, environmental screening and remediation may have to occur. The cost to do this can be quite significant.

Some assistance can be provided to property owners through the Municipal Enterprise Zone Program. Environmental Screening Charges may be rebated up to 100% of costs upon completion of any eligible use, including one and two-unit dwellings. Environmental Screening Charges may also include remediation costs and are negotiated on a case by case basis. On City-owned sites, the City may do environmental remediation to create suitable sites for development.

The *Riversdale – West Central Business Development Strategy, 2001*, presented a number of recommendations intended to improve the economic development potential of the west central portion of Saskatoon. In addressing the issue of Brownfield redevelopment, it was reported that:

*“There are at least 66 properties in the Riversdale – West Central area that are classified as having various levels of contamination by Saskatchewan Environment. Some of these cannot be financed for business development because they require significant environmental reclamation. These are both privately and publicly owned. For legal reasons, the location of these sites cannot be made public...”*⁷¹

In light of this information and the observed impediment to business development on Brownfield sites, the report recommended that the City of Saskatoon and Saskatchewan Environment “develop a new process to identify contaminated sites and to target them for clean up”. In follow up to this recommendation, City Administration reported to City Council in September 2001 and stated that:

*“The issue of environmental contamination is of significant concern to both the business community and the general public...there has been a demand for the development of an inventory of contaminated sites, but such an inventory cannot be made public by either Saskatchewan Environment or the City of Saskatoon Fire Marshall. Furthermore, it is the responsibility of a prospective business owner or a developer to pay for a report which details environmental contamination on a specific site”.*⁷²

Based on this information, the Project Management Committee assigned to implement the *Riversdale – West Central Business Development Strategy* concluded that there is little they can do to change the impediments to Brownfield redevelopment. It was further recommended that members of the committee work with the Fire Marshall to develop a process by which contaminated sites can more easily be identified and targeted for clean up.

The West Industrial Local Area Plan (2002) goes into detail about addressing the environmental concerns in the West Industrial area (Section 5.0 Environment). The West Industrial LAPC expressed that the barriers to redeveloping Brownfield sites need to be removed so that policies, programs and initiatives are affordable, applicable, accessible and simplified so that a developer, with sufficient ease,

⁷¹ Anderson & Fast (2001). *Riversdale - West Central Business Development Strategy*, pg. 3-8.

⁷² City of Saskatoon (2001). *Recommendations for Riversdale West Central: Information Supporting the Full List of Recommendations*, pg. 8

can undertake a Brownfield remediation initiative. The West Industrial LAPC strongly believes that the following actions need to be taken to address the issue:

- Re-energize the *Riversdale – West Central Business Development Strategy, 2001*, to form a task force intended to resolve the limitations to Brownfield redevelopment in Saskatoon.
- That the task force be expanded to include a more diverse range of stakeholders including business owners and financial institutions.
- That a Brownfield redevelopment plan be completed.
- Continue to pursue developing an inventory of Brownfield sites.
- Enforce clean up legislation imposed on property owners and original site contaminators.
- Demolish vacant or unusable buildings that are deemed unsafe for redevelopment.
- As a preventative measure, incorporate risk assessment into the development application process.

A specific recommendation was made in *The West Industrial Local Area Plan (2002)* for the creation of a Brownfield Redevelopment Plan. The recommendation states:

5.1 BROWNFIELD REDEVELOPMENT PLAN: That the Utility Services Department, Environmental Protection Branch lead the preparation of a Brownfield redevelopment plan that expands on the work initiated through the Riversdale West Central Business Development Strategy, Project Management Committee, through partnership with Fire and Protective Services Department, Community Services Department, Development Services Branch and City Planning Branch, and in consultation with appropriate stakeholders (such as the Riversdale Business Improvement District, Saskatchewan Environment and Saskatchewan Public Health).

A Brownfield Redevelopment Plan would address the rationale for redeveloping Brownfield sites and identify strategies that would direct, coordinate and promote Brownfield redevelopment. It could also contain a list of financial incentive programs and promote the benefits of redevelopment of Brownfield sites in the City. A number of cities across Canada have created Brownfield Redevelopment Plans (alternatively named Brownfield Community Improvement Plans or Environmental Remediation and Site Enhancement Plans). The Riversdale LAPC would like to ensure that Riversdale is included in this plan.

1.11 Pawnshops

The number of pawn shops in Riversdale and immediate area is a concern to the Riversdale LAPC, and they would like the number of pawn shops in the neighbourhood reduced. There are currently 12 pawn shops in Saskatoon with 8 of these located in Riversdale. This is down 5 from 2002.

Concerns regarding pawn shops go back several years. The issue of pawn shop numbers and concentration was initially raised by the Riversdale Business Improvement District (BID) in 1999. The Riversdale BID approached City Council in 1999, expressing concerns with the number of pawn shops and negative perception pawn shops have on the Riversdale and Pleasant Hill neighbourhoods. Provincial Legislation at that time limited the City's ability to act on the concern.

In 2002, *The Urban Municipalities Act, 1984* (and subsequently *The Cities Act in 2003*) provided urban municipalities with greater authority in the regulation and licensing of businesses such as pawn shops. In 2004, the *Pleasant Hill LAP (2002)* recommended that a bylaw be brought forward to City Council to

limit the number and density of pawn shops in the Riversdale BID. City Administration was requested to prepare a report to address the issues.



Pawn Shop on 20th Street – Money Express

In 2005, after a thorough public consultation process and researching options by the Development Services Branch, City Council approved amendments to the Business License Bylaw and Zoning Bylaw to incorporate changes respecting pawnshops. According to the Business License Bylaw a pawn shop shall not be located within 160 meters (525 feet) of another pawn shop. The separation distance does not apply to pawn shops in existence before October 4, 2004 (with a few exceptions). To have a better perspective of this distance, the average block length on 20th Street in Riversdale is about 107 meters. Over time, it is expected that separation distancing will assist in lessening the concentration of pawnshops in Saskatoon over time.

During the public consultation process on dealing with pawn shops, the community also raised concerns regarding the operation of these shops. These concerns include such issues as the perceived relationship of pawn shops to illegal activity and the desire for improved enforcement standards by the City of Saskatoon. It was decided that pawn shops needed to be formally monitored in Saskatoon. Business license fees for pawn shop have increased for new licenses and renewals. Part of this revenue is transferred to Saskatoon Police Services to provide compensation for their active role in monitoring the activities of pawn shops in the City, and the Development Services Branch retains the other half for reviewing development permit and business license applications for pawn shops, and to provide the on-going monitoring of pawn shops.

RECOMMENDATION

- 1.9 EFFECTIVENESS OF SEPARATION DISTANCE FOR PAWNSHOPS:** *That the Community Services Department, Development Services Branch, examine the effectiveness of the existing separation distance for pawnshops in five years (2012) to determine if the separation distancing is lessening the concentration of pawnshops.*

1.12 Cheque Advance Businesses

Through surveys and discussions at the Riversdale LAPC meetings, comments surrounding cash advance businesses in the neighbourhood and in Saskatoon arouse. Some Riversdale LAPC members had an issue with the interest they charge and some were concerned about the concentration in the neighbourhood.

A payroll or cheque advance is a small, single payment, short-term loan. A loan is typically paid back on or before the next payday, which is usually limited to two weeks or less. The payday lender typically requires a post dated cheque, or the borrower must



Cheque Advance Business – Money Mart

authorize a direct withdrawal from bank account for the amount of the loan plus the fees and interest charges.

The City of Saskatoon does not regulate the payday lending industry. Payroll and cheque advance businesses are considered a retail use in the Zoning Bylaw, and require a City of Saskatoon Business License. Until recently, the only legislation controlling the rates that can be charged on loans in Canada is the Criminal Code. The Government of Saskatchewan in 2007 passed new legislation that establishes a comprehensive framework for the regulation of the payday lending industry. The legislation provides protection for borrowers who use payday loans (the Criminal Code was amended to allow this).

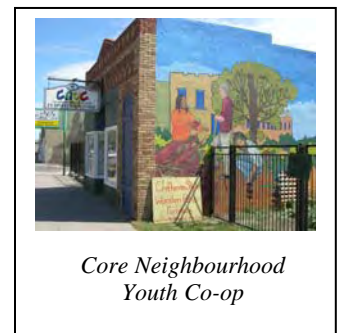
There are no distinct areas of concentration of payroll and cheque advance businesses as was the case with pawn shops in the core neighbourhoods. As of January 2007, there are 17 businesses licensed by the City of Saskatoon that provide payroll or cheque advance services, and 2 of these businesses are located in Riversdale. The majority of these businesses are located along major arterial roadways throughout Saskatoon. Due to the absence of an area of concentration, and no history of land use complaints regarding the industry, administration does not recommend implementing land use policies to further regulate the payroll and cheque advance industry.

1.13 Community Based Organizations

Community based organizations (CBOs) in the Riversdale neighbourhood play an important role for the community. The Riversdale LAPC identified that CBOs bring essential services to the people, affect change, and provide a voice for the community. They acknowledge that the presence of CBOs can positively influence their neighbourhood in a variety of ways:

- They demonstrate that we are a proactive community.
- They fill the gaps that are not being met by other sectors.
- They tie us closer together toward a common “cause”.
- They organize our resources to influence positive change,
- They create networks and relationships between different people and groups.
- They nurture people through change, particular social but also economic.

However, there is a concern that a geographic concentration of certain types of CBO’s in the neighbourhood may negatively impact the neighbourhood. Some members of the Riversdale LAPC are concerned that a high number of CBOs in the neighbourhood may create a negative perception of the neighbourhood. They felt that residents and visitors may think that the high number and concentration of these services may lower property values and bring undesirable activity to the neighbourhood. Some members also felt that there is a need for CBOs to improve communication with the neighbourhood about the services they provide.



It is important to note that the Riversdale LAPC is mainly concerned with those CBOs and government agencies whose mandate is to deal with social issues (health, housing drop-in programming, food, substance abuse treatment, emergency shelter, etc.). In previous LAPs these organizations are named

“Support Service Organizations”. There is an estimate of over 16 Support Service Organizations in Riversdale, with the majority of them located along 20th Street.⁷³

The City Planning Branch recently presented a report to City Council that addresses the impact of a geographical concentration of Support Services Organizations. The request for a report originated from the *Pleasant Hill LAP, 2002*.⁷⁴ The findings of the report suggest that there are both positive and negative impacts on neighbourhoods due to the concentration of support services organizations. Positively, concentration of support service organizations in certain neighbourhoods is a reaction to existing neighbourhood socio-economic conditions and service needs. Negatively, a geographical concentration of such organizations is viewed by some as a negative influence on the overall character of the neighbourhood.

Concentrations of support service are often a result of many factors – commercial and central locations, affordability of space, and proximity to clientele contribute to the concentration of support services. Saskatoon’s concentration of support services can be seen as a result of a number of these factors.

From the literature reviewed and research conducted, there is no evidence correlating concentration of support service organizations with impacts such as increased crime and vacancy rates or decreased property values. The research does support that concentration of such agencies can influence the character of the neighbourhood and can contribute to the emergence of a ‘service’ area which draws clients from outside neighbourhood and other service agencies.

The City Planning Branch has recommended creating a directory and map of support service organizations in Saskatoon, which would be made available to the public. City Council at its November 19th, 2007, meeting adopted the following recommendations:

1. That the Community Services Department work in cooperation with the Saskatoon United Way, Community-University Institute of Social Research (CUISR), Regional Intersectoral Committee, Saskatoon Health Region, and the Riversdale Business Improvement District, to create a system of tracking and mapping of community, social, health and government services in Saskatoon that would be easily accessible by the public; and
2. That a progress report be provided to City Council by November 2008.

1.14 Grocery Store

It is important to the Riversdale LAPC that access to fresh, low-cost food is improved. Since the mid 1980’s, many grocery stores in the core neighbourhoods and the Central Business District have closed. There are currently no medium or large size dedicated grocery stores in Riversdale. Residents are concerned that they have limited access to healthy and affordable food. The closest medium size full grocery store is on 33rd Street which is over 10 blocks away from the north end of the Riversdale neighbourhood, and over 15 blocks from the southern portion of the neighbourhood.

All across Canada supermarket chains are leaving local neighbourhoods, especially core neighbourhoods. What is frustrating to residents, municipalities, and potential buyers, is that in most cases no other grocery store is allowed to locate at these sites. Often these sites are the only appropriate location for a grocery store in the neighbourhood. Supermarket chains use a legal contract clause called

⁷³ Information compiled from the City of Saskatoon Business Licensing Database.

⁷⁴ City of Saskatoon (2002). *Pleasant Hill Local Area Plan*, pg. 85.

a “restrictive covenant”. A restrictive covenant is a condition that is applied to land which specifies uses new owners are not allowed to operate. Restrictive covenants usually cover subsequent owners over a period of time. In Saskatchewan, such a restriction would normally be found in the form of a caveat registered against the title. Even though a supermarket chain or a local community group or developer wants to bring a new grocery store at that location, they would not be able to. Often, the re-use of a grocery store is limited to non-retail uses.

The Community Services Department and City Solicitors have been and will continue to work with grocery store representatives to advise them of the potential impacts of placing restrictive covenants on former grocery store properties in neighbourhoods, and encourage them to refrain from using restrictive covenants in areas which need access to dedicated food stores.

It has been identified through various studies, such as the *Riversdale - West Central Business Study (2001)* and the *Pleasant Hill Local Area Plan (2002)* that a grocery store is needed in the core neighbourhoods. In order to address this need, the City of Saskatoon, various community groups, and other interested stakeholders have been working together and will continue to do so to provide access to food in the core neighbourhoods:

Local Food Stores

Giant Tiger, located at 105 Avenue F South, is a Canadian franchised family discount store chain. Parliament Holdings Ltd. purchased this property from the City of Saskatoon in 2003 with the intentions of building two facilities. The first was a grocery/dry goods store and second building is for a fast food restaurant with a possible drive through. The City entered a Zoning Agreement with this company to ensure that a minimum of 30% of the gross floor area be devoted to the sale of food products. The store offers dry and frozen foods, limited fruits and vegetables, and some dairy.

There are two food stores in Riversdale that provide ethnic food choices. Eastern Market Ltd., located at 218 Avenue B South, is the largest Asian grocery store in Saskatoon, and Chung Wah Chinese Grocery, located at 219 20th Street West, is the largest Chinese grocery store in Saskatoon. These two food stores are an important resource for people in the community, and a destination for people across the city.

The Saskatoon Farmers Market at River Landing

The former City of Saskatoon electrical garage (corner of 19th Street and Avenue B) at River Landing has been renovated to house The Saskatoon Farmer’s Market. The Saskatoon Farmer’s Market is a co-operative that sells products that they make, bake or grow. They plan to have a number of specialty shops whose goods are complimentary in nature to those already being sold at the Farmer’s Market and they plan to operate up to 5 days per week.⁷⁵ The locality of the Saskatoon Farmer’s Market at River Landing is welcomed by the Riversdale community. It is recognized that it only acts as a partial solution to the community’s need for a dedicated grocery store.

CHEP’s Good Food Box

Individuals and families in Riversdale can participate in the Child Hunger Education Program (CHEP) Good Food Box program. CHEP is a non-profit Saskatoon organization that works with communities to

⁷⁵ Saskatoon Farmers Market. Retrieved January 30th, 2007 from <http://www.saskatoonfarmersmarket.com/>.

improve access to nutritious food. The Good Food Box is an alternative food distribution system that provides a variety of quality food at an affordable price. Individuals and families, as part of neighbourhood based groups each with a volunteer coordinator, pay for and order food boxes ahead of time. The CHEP program worker purchases foods in bulk from local producers and from wholesalers and volunteers and staff pack the boxes, which are then delivered to the neighbourhood depots. For more information about the program contact CHEP at (306) 665-5387 or at goodfoodbox@chep.org.

Station 20 West - The Good Food Junction Cooperative Food Store

Station 20 West, the redevelopment project in Pleasant Hill that borders the Riversdale neighbourhood at 20th Street between Avenue L and Avenue K South, consists of new housing and is proposed to contain a food store, library, office spaces and a Community Enterprise Centre.

Station 20 West Development Corp. Inc. has purchased the site along 20th Street and is currently raising funds for the project. This location is proposed to house the Community Enterprise Centre, which will contain a dedicated food store, retail space, daycare, and community services space for a variety of agencies. The proposed food store is named The Good Food Junction Cooperative Food Store. It will have a full range of fresh produce, meats, and dairy items, along with frozen foods, canned, bottled and bagged goods, health and beauty items, and household cleaning supplies, etc.⁷⁶

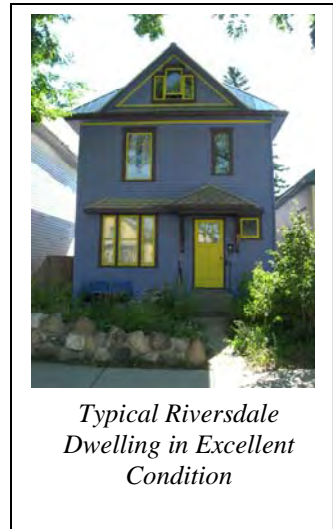
⁷⁶ Child Hunger Education Program. *Good Food Junction*. Retrieved January 30, 2007, from <http://www.chep.org/gfj/index.html>.

2.0 Housing

2.1 Overview of Housing

Housing is one of the basic human needs for well-being, and is a fundamental determinant of quality of life. “Housing is more than a roof over one’s head; it should provide a stable place for individuals and families to build an active and fulfilling life in society. Without this stability, a myriad of problems can occur.”⁷⁷ “Permanent, affordable, appropriate, safe and secure housing is the necessary foundation for building healthy, creative and economically viable neighbourhoods.”⁷⁸

As a core neighbourhood of Saskatoon, Riversdale is one of the oldest residential neighbourhoods in the city. Generally, core neighbourhoods are characterized by their proximity to the downtown, and older housing with unique architectural features, a variety of housing forms with a mature tree canopy, special demographics such as diverse ethnicity, and a varied mix of residential, commercial and industrial land uses.⁷⁹



Typical Riversdale Dwelling in Excellent Condition

The majority of housing in Riversdale was built prior to 1946. There are many styles of housing within the neighbourhood. The most common type of housing can be classified into single framed wood and brick structures. Each style is a sign of the social and economic patterns of the people of Riversdale (i.e. boom periods and great depression). The majority of the housing in Riversdale is single-unit dwellings as the small and narrow lots in the neighbourhood placed a constraint on apartment development.



Brick House in Riversdale

Past studies about the Riversdale neighbourhood identified Riversdale’s housing stock as appearing to be in good condition, but that there were a number of housing units that were deteriorating.⁸⁰ A recent analysis of the housing conditions in the neighbourhood indicates that conditions tend to be scattered; most of the housing in the neighbourhood appears to be worthy of rehabilitation, but some will need to be replaced. According to the *State of Saskatoon Housing Report, 2001*, about 18% of the housing units in Riversdale are in need of major repairs.⁸¹ It appears that housing that is in poor or very poor conditions are those properties that have been rental properties.

Housing was discussed several times throughout the local area planning process for Riversdale. Even though there was a meeting on residential land use, the Riversdale LAPC had a meeting specifically to discuss housing in the neighbourhood. The Riversdale LAPC identified the following concerns about housing:

⁷⁷ City of Saskatoon (2001). *Saskatoon Community Plan for Homelessness and Housing*, pg. ii.

⁷⁸ City of Saskatoon (2006). *Housing Business Plan*, pg. 5.

⁷⁹ City of Saskatoon (2006). *Plan Saskatoon: Policy Directions Report*, pg. 31.

⁸⁰ For more information on these studies, refer to the Land Use History section of the Land Use report.

⁸¹ City of Saskatoon (2004). *The State of Saskatoon Housing Report*, pg. 14.

- There is a lack of safe, affordable, and adequate housing.
- There are too many rental properties and absentee landlords.
- Housing is deteriorating and there is a lack of maintenance.
- Boarding facilities are not being maintained and managed properly.
- The lack of confidence of the neighbourhood is not encouraging people to purchase homes and move to Riversdale.
- There is a lack of program for new home owners – assistance with energy efficiency, renovations and with home inspections.

Housing concerns were also brought up by youth at the “What’s Good in the Hood” meeting at White Buffalo Youth Lodge. Youth wished to see housing improved in the area, as well as further work going into the upkeep and maintenance of residences in the area. This is viewed as an individual responsibility by the participants, as well as a community and city responsibility.

Riversdale is expecting to undergo significant development over the next 5 years with the development of River Landing, the economic up-turn of the commercial district in the neighbourhood, and the new found desirability to live in the neighbourhood. With its close proximity to the downtown, River Landing, and the river, it is expected that housing in the neighbourhood will be rehabilitated or replaced, and vacant lots will be built on. Riversdale may be at risk for gentrification of large areas. Gentrification can be defined as the rehabilitation of a neighbourhood by new residents who are wealthier than the long-time residents. This can cause an increase in housing prices and lead to displacement of the long-time residents.

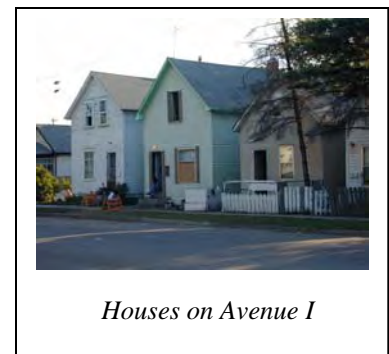


House for Sale in Riversdale

Reinvestment and development should balance market and social needs in the neighbourhood.

Any new residential developments in Riversdale should aim to build a more stable community, while preserving the character of the neighbourhood and supporting current residents to stay. The Riversdale LAPC vision for housing is to have a mix of quality, safe housing that meets a range of needs. They envision that existing housing stock is rehabilitated, that housing is affordable, and that there is a high percentage of homeownership in the neighbourhood. So far in 2007, a senior’s housing project is currently being constructed. Developments like this could have a stabilizing influence on the neighbourhood.

Housing is currently a hot topic in Saskatoon. Housing prices have increased dramatically between 2006 and 2007, the rental market vacancy rate has declined, and rental rates have increased. Saskatoon’s strong market and low mortgage rates are encouraging people to purchase homes, including those purchasing property for speculative purposes. Demand for housing has increased housing prices. The *Spring 2007 CMHC Rental Market Report* suggests that new rental households were created by in-migration and rental supply was reduced by renovations and condo conversion. All of these factors make it tough for people to purchase homes and find affordable rental housing.



Houses on Avenue I

For some time now Saskatoon has been experiencing a shortage of affordable housing, and rental housing in particular. “Many people in Saskatoon have a place to stay, but that place is not safe, not stable, not suitable and not affordable.”⁸² Certain groups of people in Saskatoon have also found it hard to secure safe, quality and affordable housing – Aboriginal people, single people, one-parent households, and students.

It is a vision for the City of Saskatoon that every resident should have the opportunity to access safe, stable, appropriate, and affordable housing, regardless of their income or special needs.⁸³ The City of Saskatoon initiated the *Saskatoon Community Plan on Homelessness and Housing* in 2000. The project was funded by Human Resources Development Canada, and was supported by the Saskatoon Community Partnerships Committee (five levels of government - Federal, Provincial, Municipal, First Nations and Metis Nation). The intent was to undertake a consultation process that creates a better understanding of homeless and housing issues in Saskatoon, by identifying the supports and services currently available as well as those that are missing or needed.

It has been identified through this process and the yearly “Keeping the Plan Alive” process that “the main desire of the community and all service providers is to move the system towards longer-term solutions that address the causes of homelessness by providing a continuum of care and housing. This includes an examination of more supportive forms of housing beyond the isolated apartment or single-family detached homes, and addressing the network of supports that help people stay in their homes. The need for supportive transitional and permanent housing is particularly acute for people with addictions and mental illness.”⁸⁴

In Saskatoon, the five levels of government and many community based organizations are working diligently, and in partnership to address housing needs in Saskatoon, especially in the core neighbourhoods. The following section outlines the housing goals, describes the housing situation in Riversdale, and gives a brief outline of some of the housing programs and initiatives in Saskatoon.

2.2 Housing Goals

The Riversdale Local Area Planning Committee (LAPC) created a number of goals intended to guide future housing development in the neighbourhood. They are:

1. Support and maintain mixed housing that meets a range of socio-economic, multi-cultural and multi-generational needs.
2. Increase home ownership with support/incentives.
3. Develop incentives for preserving and/or maintaining the character of existing housing stock in Riversdale.
4. Ensure access to safe and affordable housing for tenants.

In addition to the housing goals, the Riversdale LAPC created a number of residential land use goals intended to guide future residential land use development in the neighbourhood. They can be found in

⁸² City of Saskatoon (2001). *Saskatoon Community Plan for Homelessness and Housing*, pg. i.

⁸³ City of Saskatoon (2004). *The State of Saskatoon Housing*, pg viii.

⁸⁴ City of Saskatoon (2001). *Saskatoon Community Plan for Homelessness and Housing*, pg. ii.

the Land Use section of this report. The following is a summary of the goals related to housing in the neighbourhood:

- That residential developments are architecturally sensitive to the character of the neighbourhood.
- Enforce illegal suite violations.
- Encourage residential infill development on vacant sites.
- Encourage high density residential development in or near commercial areas.
- Maintain the predominately low density residential character of the neighbourhood.

2.3 Housing Profile of Riversdale

To understand the housing issues in Riversdale it is important to have a closer look at the housing profile of Riversdale.⁸⁵ Detailed demographic information about Riversdale can be found in the Today Section of this report.

In 2006, Riversdale’s development density was 4 dwelling units per acre, which is much lower than other core neighbourhoods. It is similar to neighbourhoods like Eastview, Silverwood Heights and Erindale.

Riversdale has a large proportion of single family dwelling units. There are currently 864 dwellings units in Riversdale and 71% of the dwelling units are one-unit dwellings. Saskatoon’s average is 60% (42% for the core neighbourhoods). Approximately 63% of the total dwelling units were built before 1946. The average year of construction of homes in Riversdale is 1927 – the earliest average year of construction in Saskatoon.⁸⁶ The year of construction of dwellings is strongly linked to the condition of dwellings, as older housing requires investment in renovations and improvements.⁸⁷

Riversdale Quick Facts

- Population 2,335 (6% increase from 1996)
- 27% of the population is 14 & under (Saskatoon - 20%)
- Average Family Income \$29,441 (Saskatoon - \$65,487)
- 43% of the population is Aboriginal (Saskatoon – 10%)
- 23% of households are lone-parent families (Saskatoon – 12%)
- Average household size is 2.6 people (Saskatoon - 2.5)
- Average value of real estate sales is \$121,082 (Saskatoon - \$165,089)



Fire in House on 21st Street

The condition of housing relates to how well housing is or is not being maintained in terms of the physical or structural condition of the dwelling, such as the state of repair or the degree to which housing is in compliance with building code requirements and current industry standards.⁸⁸ The *Saskatoon State of Housing Report, 2004*, stated that Riversdale is one of four neighbourhoods that have the poorest conditions of housing.⁸⁹ The report also stated that 18% of dwellings in Riversdale are in need of major repairs (140 dwelling units).

⁸⁵ The majority of the information in this section is from the City of Saskatoon Neighbourhood Profiles (8th Edition, July 2007).

⁸⁶ City of Saskatoon (2004). *The State of Saskatoon Housing Report*, pg. 11.

⁸⁷ Ibid., pg. ix.

⁸⁸ Ibid., pg. ix.

⁸⁹ Ibid., pg. 14.

The Fire and Protective Services Department does inspections on dwellings to ensure they are in compliance with the Property Maintenance and Nuisance Abatement Bylaw, building codes, and safety standards. *The State of Saskatoon Housing, 2006 Update Report*, indicated that Riversdale and Pleasant Hill have the greatest number of failed dwelling-units inspections. In both neighbourhoods, 74% of all inspections did not meet inspection standards, and therefore failed.⁹⁰ Between January 1, 2007 and June 25, 2007, Riversdale had a total of 128 inspections and 79 re-inspections.

A site-by-site land use inventory was conducted in the fall of 2005 in Riversdale. There were many residential properties in the neighbourhood that were considered poor or very poor condition (visual inspection of the outside of building and yard). It was found that most often a site that was considered in good or very good condition was not located next to a site in poor or very poor condition. Many of the blocks had similar conditions, and poor and very poor conditions were often associated with a high number of rental properties on the block (Map 2.1 illustrates rental properties).

This wasn't always the case as some properties that were not rental properties also were in poor or very poor condition. Some of the homeowners in Riversdale may have low spending power, as Riversdale has a low average family income (\$29,441) that is well below the City average (\$65,487). Lower spending power reduces the ability for homeowners to keep up with basic maintenance of property, and reduces the ability to renovate older homes.

Riversdale has had very few new residential units since 1986, and over the years there have not been many building permits issued for housing in the neighbourhood. Between 2001 and 2007, 22 residential units have been demolished in Riversdale. This data is indicating that many of the dwelling units in Riversdale are not being renovated or rehabilitated. Table 2.1 shows that for 2007 there has been a substantial increase in the value of building permits in the neighbourhood. A new apartment in Riversdale has increased the value of building permits. New residential developments like this could kick start rehabilitation or new developments in the neighbourhood.

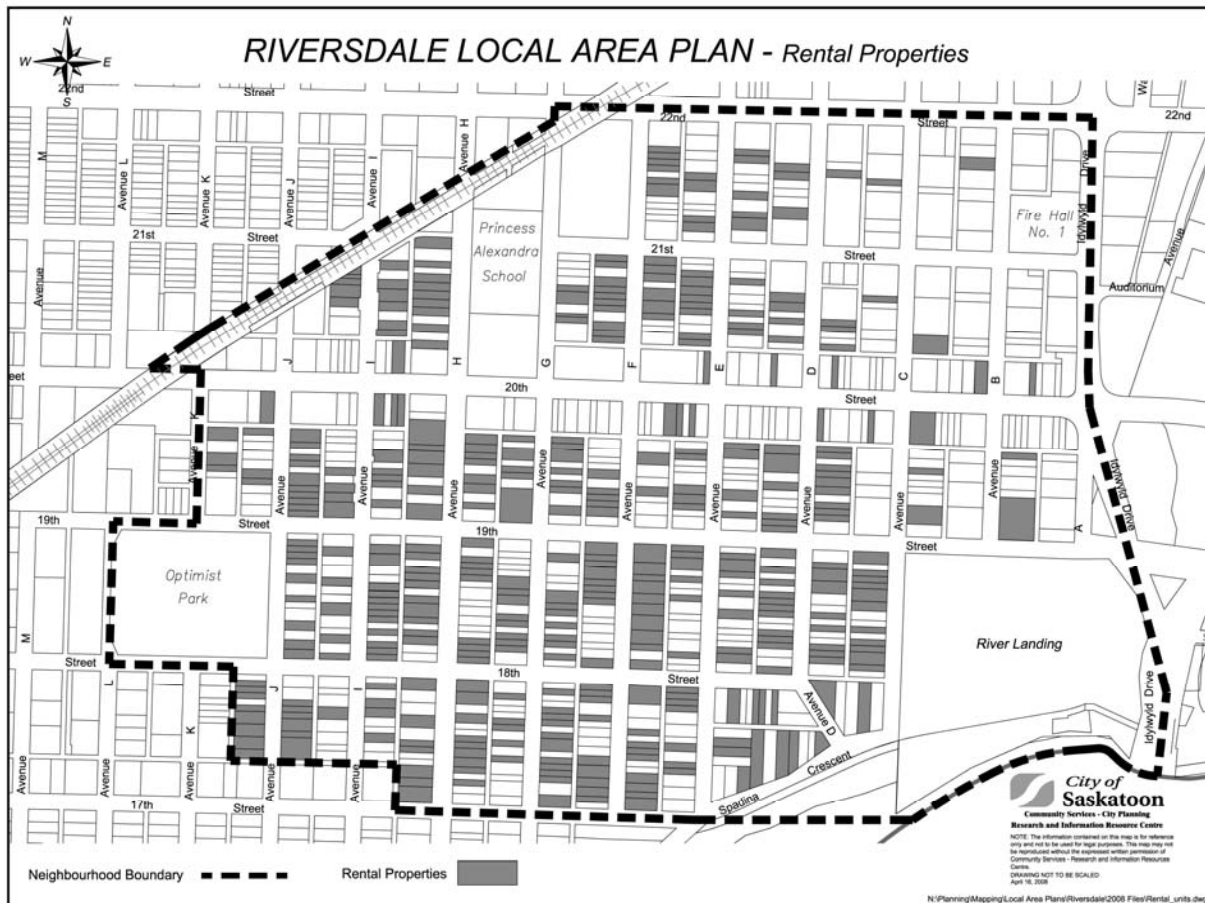


Table 2.1 Building Permits Issued for Residential Units in Riversdale

Building Classification	2007 (Jan – Aug.)		2006		2005		2004	
	# of Permits	Value (\$,000)	# of Permits	Value (\$,000)	# of Permits	Value (\$,000)	# of Permits	Value (\$,000)
Single Family Units	3	61	4	47	7	123	5	103
Two Family Units	0	0	0	0	0	0	0	0
Apartments	2	300	0	0	0	0	0	0
Detached Garages	3	22	2	21	2	14	1	9
Total Residential	8	383	7	99	13	173	6	112

⁹⁰ City of Saskatoon (2006). *The State of Housing Report, 2006 Update Report*, pg. 6.

Map 2.1 Rental Properties in Riversdale



As mentioned earlier, Riversdale has a low average family income. A low average family income affects housing stability and the potential to purchase and maintain housing. *The State of Saskatoon Housing, 2004*, indicates that:

- Household income is a primary determinant of the quality of housing that can be accessed and what neighbourhood people can afford to live in (low-income people may not have control or choice in what community they can live in).
- Low income households tend to be more mobile and less stable than middle and high-income households.
- Low income households tend to be highly susceptible to economic changes (i.e. rent increases).
- First Nation and Metis households tend to be over-represented in neighbourhoods with a high incidence of low-income.⁹¹

Home ownership is typically considered to be a desirable goal since it is associated with a higher degree of household security and stability, and it often a primary source of financial security.⁹² Home ownership in Riversdale is 41.7%, which is 21% less than in Saskatoon (63%). Home ownership in

⁹¹ City of Saskatoon (2004). *The State of Saskatoon Housing Report*, pg.20.

⁹² *Ibid.*, pg. ix.

Riversdale increased only by 0.1% in the past five years. “In Saskatoon, the ability to afford decent and suitable housing is particularly problematic among single persons and lone parent families (chiefly female-headed single parent families), Aboriginal people, and seniors. Other groups that are identified as having difficulty in accessing suitable housing or to be at risk of homelessness are persons with special needs such as women fleeing violence and persons with mental illnesses or addictions.”⁹³



Property values are a reflection of many things such as size of dwelling, condition of dwellings, amenities in the area, and the overall desirability of the neighbourhood. The average housing value in Riversdale in 2006 was \$121,082 and in Saskatoon it was \$165,089. Average housing values in Riversdale increased by 16% between 2001 and 2006. According to the Saskatoon Real Estate Board, the average housing price in Saskatoon in 2007 (between January and August) is \$223,022. Housing values have increased by over 50% over the past year.

According to CMHC, the rental market vacancy rate in Saskatoon has declined over the past few years. Information from the *Spring 2007 CMHC Rental Market Report* indicates that the city-wide vacancy in Saskatoon suites declined to 3.0% in April 2007. The vacancy in 2006 was 3.2% and was 4.6% in 2005. They suggest that new rental households were created by in-migration and rental supply was reduced by renovations and condo conversions. The city-wide average rent increased by \$19 per month in the past 6 months to \$575 per month. All of these factors make it tougher for people to purchase homes and find affordable rental housing.

Most households in Saskatoon are not overcrowded. Overcrowded conditions are more likely to occur in rental dwellings. Neighbourhoods with the highest number and proportion of overcrowded households also tend to have a high incidence of low-income and a higher Aboriginal population.⁹⁴ Riversdale currently has an average household size of 2.6 and has been increasing over the years. The City of Saskatoon’s average household size is 2.5. According to the *State of Saskatoon Housing Report, 2004*, Riversdale is one of four neighbourhoods that has both relatively high proportion and number of households that are overcrowded. 14% of its households are considered overcrowded. When dwellings house more people than they were designed to hold, overcrowding can become both a safety and health issue. Overcrowding is often associated with housing affordability and family size.

According to the *Saskatoon Community Plan for Homelessness and Housing, 2005*, Aboriginal people are facing serious difficulty (including racism) in securing stable, affordable housing, as are single people, including students. Also, the support available to people at their homes, such as home care for seniors, the mentally ill or physically disabled are stretched and sometimes inadequate. This creates a high risk of homelessness in the vulnerable populations in our community. Statistics show that Riversdale has a high Aboriginal population and lone-parent families compared to other neighbourhoods. These groups in Riversdale will have a high risk of not finding safe, stable, suitable housing.

⁹³ City of Saskatoon (2006). *Housing Business Plan*, pg. 2.

⁹⁴ *Ibid.*, pg. 56.

2.4 Housing Programs and Initiatives

There are many programs, initiatives and stakeholders that are addressing housing issues in Saskatoon. The City of Saskatoon, Saskatchewan Housing Corporation and community based organizations such as Quint, have been working diligently to provide affordable, safe and rehabilitated housing in the neighbourhood. Some recent projects in Riversdale include:

- **Juniper Integrated Housing Project** – This project is located at 408 Avenue F south and is an affordable housing project. This project will supply 43 rental-units for seniors and new immigrants. This project received incentives from the City of Saskatoon incentive programs and a total of 5 million dollars has been invested in this project.
- **Group 10 Properties Project** – This project is located at 521 18th Street West and is a condo conversion (affordable range). This apartment building was a very dilapidated building and considered a crime generator in the neighbourhood. This project consists of 8 restored units, and façade and landscaping upgrades. This project received incentives from the City of Saskatoon incentive program and a total of \$600,000 was invested in this project.

The *Saskatoon Community Plan for Homeless and Housing* process has been an opportunity for the five orders of government, the community, and other housing stakeholders to identify housing priorities of Saskatoon as a whole. An annual community engagement process, entitled “Keeping the Plan Alive,” provides a clear vision of the priority challenges related to housing and homelessness that exist. Saskatoon Housing Initiatives Partnership (SHIP) is under contract from Service Canada to update *Saskatoon’s Homelessness and Housing Community Plan*.

The *Saskatoon Community Plan for Homeless and Housing, 2001*, states that in order to address housing issues in Saskatoon, solutions must not be fragmented in nature or focused on the short-term (quick fixes). “The main desire of the Saskatoon community and all service providers is to move the system towards longer-term solutions that address the causes of homelessness by providing a continuum of care and housing. This includes an examination of more supportive forms of housing beyond the isolated apartment or single-family detached home, and addressing the network of supports that helps people stay in their homes.”⁹⁵

The City of Saskatoon has a role to play in working with other agencies, orders of government, and community stakeholders, to monitor and address housing issues in Saskatoon. The City of Saskatoon’s mission is to “support the market through incentives and good planning to focus on affordable housing and related supports for people who are at risk of homelessness, have special needs, are transiting toward independence, or are simply low to moderate income earners.”⁹⁶

The affordability and availability of housing is greatly affected by factors outside the jurisdiction of the City of Saskatoon, including banking practices, provincial housing and community development programs, the actions of the federal government through policies, program and agencies such as the Canada Mortgage and Housing Corporation, and the capacity of the community to take action on housing needs. For this reason the City of Saskatoon has entered into a number of partnerships.

The following is a brief outline of some of the housing programs and initiatives in Saskatoon:

⁹⁵ City of Saskatoon (2001). *Saskatoon Community Plan for Homelessness and Housing*, pg. ii.

⁹⁶ City of Saskatoon (2006). *Housing Business Plan*, pg. 7.

2.4.1 City of Saskatoon

The City of Saskatoon does not own housing or manage housing programs. The City's role is to address gaps in market responses, assist community organizations to act to meet housing needs, work with other sections and develop community partnerships, administer civic policies and programs, and understand and monitor housing in Saskatoon.

The City's housing activities are funded by the Affordable Housing Reserve. Funds for the reserve are generated from a portion of the revenues from the sale of City owned lands. Annual contribution to the Affordable Housing Reserve recently increased from \$500,000 to \$2.5 million. In 2007, the City of Saskatoon provided \$1.147 million dollars towards affordable housing projects, which supplied 232 affordable housing units in the city. City Council recently established a target of 500 affordable units annually to be achieved with the participation and partnership of other sectors (government-supported providers, financial institutions, developers, investors and faith-based providers).

The City of Saskatoon offers several incentives and programs to housing providers who build affordable housing projects and create a new or legalize existing secondary suites. They are as follows:

1. **Capital Funding** - any eligible affordable housing project qualifies for assistance in the form of a cash grant equivalent to 10% of the total project cost.
2. **Property Tax Abatement** - any affordable rental project that is provided on a non-profit basis is eligible to receive a 5-year abatement of the incremental increase in property taxes.
3. **Permit Rebates for Secondary Suites** - to encourage the creation of new and the legalizing of existing secondary suites, the City will rebate permit fees for building, plumbing, and development permits as well as the fee for legalizing an existing suite. These permit rebates complement the HomeFirst Secondary Suites Program offered by the Provincial Government which provides owners with a grant of 50% of construction costs up to \$24,000.
4. **Priority Review** - Permit applications for affordable housing projects benefit from a priority review process which means that the reviewing branches or departments review these applications first.
5. **Municipal Enterprise Zone Program** – designed to encourage development of new housing units and renovation in eight neighbourhoods of Saskatoon (for more information on the Enterprise Zone see the Economic Development Section of this report).

The “2008 City of Saskatoon Housing Business Plan” has recommended a number of initiatives that are designed to increase the supply of affordable and entry-level accommodation and to encourage inclusionary housing. They are as follows:

- **‘First Home Ownership Program’** – identify sites in new City-owned neighbourhoods for housing that can be provided at low price points for affordable ownership opportunities.
- **New Zoning District for Entry-level and Affordable Housing** – create a new zoning district designed specifically for entry-level and affordable housing to be applied in new and existing neighbourhoods.
- **Bonuses to Encourage Inclusionary Housing** – consultations to implement a bonus provision in the zoning bylaw to encourage inclusion of affordable housing in housing developments.

- **Permanent Affordable Housing** – create a new non-profit entity to hold affordable ownership and rental units in trust, removing them from the influence of the market, while allowing residents to benefit from earning some equity.
- **Provide Disposable Land to Affordable Housing Providers** - offer disposable City-owned land to affordable housing providers for direct sale.
- **Policy Review for ‘Granny’, Garage, and Carriage Suites** – investigate the feasibility of permitting the construction of ‘Granny’, Garage, and Carriage suites which are currently not permitted anywhere in Saskatoon.

2.4.2 Other Housing Providers and Initiatives

Saskatoon is fortunate to have a large number of active housing providers who are able to deliver affordable housing projects. The City of Saskatoon has partnered with many in the past and will continue to do so in the future. Some of the existing organizations that the City of Saskatoon has partnered with are⁹⁷:

- Saskatoon Housing Initiatives Partnership (SHIP)
- Quint Development Corporation (has been setting up housing co-ops for low-income families in Riversdale for the last 12 years).
- Habitat for Humanity
- Saskatoon Tribal Council – Cress Housing
- Central Urban Metis Nation Inc. (CUMFI)
- Private investment
- Faith based organizations
- Saskatoon Downtown Youth Centre (EGADZ)
- Affordable New Home Development Corporation (ANHDF)
- Saskatoon Regional Homebuilders, etc.
- McClure Foundation
- Abbeyfield Homes
- Federal Government
- Provincial Government

The Saskatchewan Housing Corporation provides funding for a number of ongoing and new housing programs and services for low to moderate-income households, and sometimes landlords, with an identified need. Assistance may be in the form of a forgivable or repayable loan, or may be a grant. Programs include social and affordable rental housing, home renovations, repairs and energy retrofit programs, home adaptations programs, supports to independent living for seniors, and homeownership options.

⁹⁷ City of Saskatoon (2006). *Housing Business Plan*, pg. 13.

3.0 Parks & Recreation

3.1 Overview

The Riversdale Local Area Planning Committee (LAPC) met on May 10, 2005, to discuss parks and recreation in Riversdale. The Riversdale LAPC identified that they are generally satisfied with the parks and the recreational programming in the neighbourhood. Some of the comments they had about what's working in regards to parks and recreation in Riversdale include:

- The Riversdale Pool, Lions Skatepark, and Meewasin Valley trails are considered assets of the community.
- There is a lot of green space in the existing parks in Riversdale.
- Victoria Park is well maintained and not overdeveloped.
- The amenities and community events in Victoria Park draws many people to the area.

The Riversdale LAPC identified a number of concerns, and made requests to make improvements to the parks and recreational programming in Riversdale. The following is a summary of this discussion:

- Riversdale needs more park space within or near to the north portion of the neighbourhood.
- If possible, link the parks and green spaces in the neighbourhood (i.e. 17th Street Green Space with Optimist Park).
- The core neighbourhoods need a dog park.
- Princess Alexandra School grounds needs to be updated.
- Improve access to Victoria Park and construct a pathway along Spadina Crescent in the park.
- The safety of Optimist Park is a concern.
- Would like a warm-up building at the ice rink at Princess Alexandra School grounds.
- Need more access for the physically disabled in the parks in and adjacent to Riversdale.
- An increase in the number of special events in Victoria Park has caused some maintenance challenges and may require permanent bathroom facilities.
- Need more program activities in Optimist Park and Lions Skatepark.
- Organizations could partner to enhance recreation programs for children, youth and adults.
- Maintain the boulevards and urban forest.
- Permanent location of a boat launch should not be in River Landing Phase II or Victoria Park.

At the "What's Good in the Hood" meeting, youth indicated that what they liked most in Riversdale are the recreational opportunities that are offered. Recreational opportunities include the: Lions SkatePark, amenities at the parks, walking and biking paths, basketball, White Buffalo Youth Lodge activities, Riversdale Pool, and the Harry Bailey Aquatic Centre. Youth indicated that what stops them from enjoying these amenities sometimes is gang activity, prostitutes, and drug dealing in or near the parks.

3.2 Parks and Recreation Goals

The Riversdale Local Area Planning Committee (LAPC) created a number of goals intended to guide parks and recreation development in the neighbourhood. They are:

1. Maintain existing park space and seize opportunities to create more connections between existing and future park space.
2. Develop park space within or near the north portion of the neighbourhood.
3. Improve the accessibility of parks and recreation spaces for the physically disabled and youth.
4. Provide affordable recreation for all residents.
5. Develop a courtyard(s) on or near 20th Street.
6. Provide opportunities and incentives for community gardens on vacant lots and boulevards.
7. Improve boulevards and provide opportunities for community involvement in maintenance of boulevards.
8. Maintain and develop program activities for Victoria Park.
9. Provide more structured recreation programs for Optimist Park.

3.3 Existing Parks and Recreation Spaces

Park Space in Saskatoon is classified according to intended use and design. Classification includes: Neighbourhood, District, Multi-district, City, Special Use and Linear parks. Evident by their names, Neighbourhood, District and Multi-district parks serve the corresponding geographical areas. City and Special Use parks serve the entire city, and Linear parks are intended to provide pedestrian connections between parks. Schools also provide parks and recreation spaces to residents, but these are owned and operated by the School Boards.



Optimist Park

Riversdale has historically been called a ‘developer’s neighbourhood’. When it was originally subdivided, it was almost entirely made up of commercial and residential lots, with very little green space. Due to this history, the neighbourhood currently falls 1.56 acres short of the “City of Saskatoon’s Neighbourhood Park Space Entitlement” with only 8.57 acres of neighbourhood park space (Optimist Park at 7.09 acres and Isinger Park at 1.48 acres).⁹⁸ This entitlement does not take into consideration City and Special Use parks, and school grounds. Therefore, in Riversdale, it does not include: Victoria Park, the riverfront development at River Landing Phase II, and Princess Alexandra School grounds.

The Planning and Development Act, 2007, requires any new land that is subdivided and developed for urban purposes have Municipal Reserve land that is dedicated for public open space and recreational use.⁹⁹ To ensure that dedicated lands are allocated properly, the City of Saskatoon has a Park and

⁹⁸ City of Saskatoon (2003). *Calculation of Deficiency of Neighbourhood Park Space*.

⁹⁹ Province of Saskatchewan (2007). *Planning and Development Act, 2007*, Section 186.

Recreation Open Space Policy. The City's Development Plan has also established a desirable standard for public open spaces within the City of Saskatoon (not per neighbourhood) - a ratio of 4 hectares of public open space for every 1000 persons. These open spaces include Municipal Reserve and other publicly owned areas as are dedicated or assigned to fulfilling the needs of public enjoyment and recreation.¹⁰⁰

The core neighbourhoods in Saskatoon were developed prior to the establishment of the current park development standards and land dedication requirements and, as such, many of these neighbourhoods do not meet current standards. It is a policy of the City of Saskatoon to facilitate the acquisition of lands for new parks in neighbourhoods with identified deficiencies, as well as the upgrading of existing parks, on a priority basis, as opportunities present themselves.¹⁰¹

Map 3.1 illustrates the green spaces and vacant properties in and around Riversdale. The following gives a brief overview of the current park and recreation spaces in Riversdale:

3.3.1 Optimist Park

Optimist Park, located at 1110 19th Street West, offers a playground, ball diamond, basketball court, paddling pool, and recreation unit. There are two tennis courts at this site but they are closed. It also contains benches, bike racks, a picnic area, and walking paths. In 1997, Optimist Park was redeveloped and reclassified as a neighbourhood park for Riversdale.

There are free summer drop-in programs for children at Optimist Park. The Riversdale LAPC indicated that they would like more programmed activities in Optimist Park. They felt that programmed activities would provide families in the neighbourhood with more recreational opportunities, and would also improve natural surveillance of the park.



Playground at Optimist Park

Safety of Optimist Park is a concern. There is a recommendation in the Safety Section of this report to do a safety audit of Optimist Park.

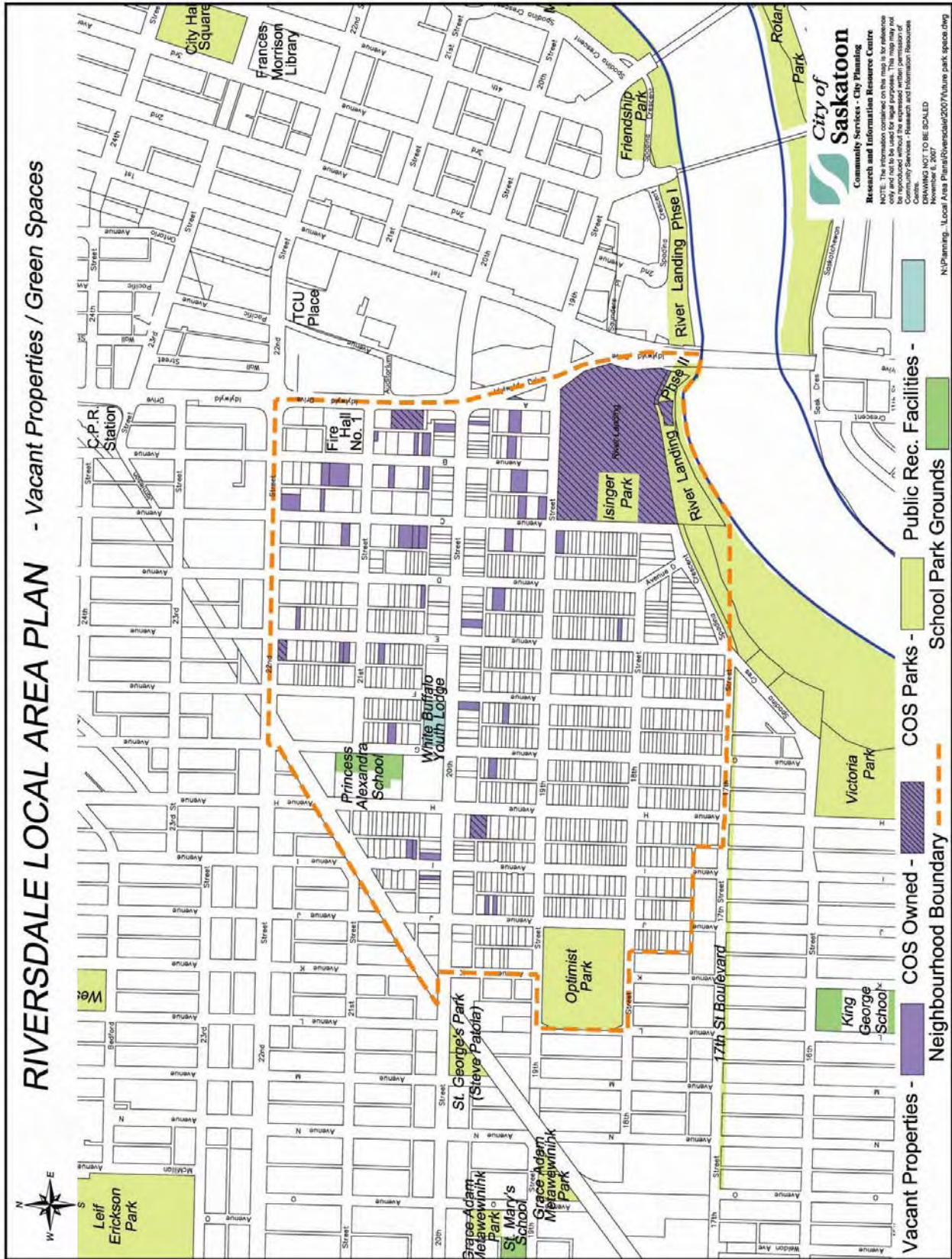
3.3.2 17th Street West Green Space Linkage

The 17th Street green space linkage is located on the south boundary of the Riversdale neighbourhood. *The King George Local Area Plan, 2001*, and the *West Industrial Local Area Plan, 2004*, called for the development of the 17th Street CNR right of way as green space and trail system. The reasons for this is to increase green space in these and abutting neighbourhoods, provide a pedestrian link to the riverfront and also to act as a buffer between the residential and industrial uses in the area. The City of Saskatoon purchased the ROW in 2005. The 17th Street green space linkage is currently being constructed with an expected completion date of summer 2008. It will consist of a paved pathway, benches, and trees.

¹⁰⁰ City of Saskatoon (2007). *Development Plan Bylaw No. 7799*, Section 9.2.2 (a).

¹⁰¹ City of Saskatoon (2007). *Development Plan Bylaw No. 7799*, Section 9.2.2 (c).

Map 3.1 Green Spaces and Vacant Properties in Riversdale



3.3.3 Victoria Park

Victoria Park is a large (18 hectare) riverbank park partially located in Riversdale. This is a Special Use Park and contains several citywide recreational facilities such as the Saskatoon Badminton Club, Saskatoon Riversdale Tennis Club, Riversdale Pool, Lions Skateboard Park, and Riversdale Lawn Bowling Club. It also contains a play area, the former City Gardeners Residence, boat house and dock, and pedestrian pathways. The park has been home to many festivals and major events. The area of the park near the Idylwyld Freeway to Avenue C is currently being developed as part of River Landing Phase II riverfront development.



Victoria Park underwent a review in 2004. The *Victoria Park Program Plan Review, 2004*, outlines a number of overall program objectives and park-specific recommendations to guide programming and development. *The Victoria Park Program Review* has not been implemented to date. The following is a summary of the recommendations in the plan:

- Continuation of existing program functions.
- Designation of an area at the northeast area to serve as a major “gateway” and improved linkage.
- Allocation of portable festival stage site, fully serviced.
- Provision for overflow parking areas to be utilized during special events as well as organizers to implement an overall traffic management strategy.
- Expansion of trail routes to improve linkages within and along key park areas.
- Provision of additional park amenities such as picnic facilities, more benches and improved lighting.
- Assessment of opportunities to improve river viewing.
- Integration of City Gardener’s Residence site into the park in a manner that positively contributes to the community

The Riversdale LAPC has requested that a formal pathway along or south of Spadina Crescent in Victoria Park from Avenue C to Avenue H be constructed, and also one from Spadina Crescent to the Victoria Park Lions Skatepark. They have also requested to connect 17th Street green space linkage to Victoria Park.

The *Victoria Park Program Review, 2004*, identifies that pedestrian circulation in the park needs to be improved. It states that an improved linkage from River Landing along the south edge of Spadina Crescent is important. The Community Services Department, Leisure Services Branch, have requested capital funding for the addition of 3000 square meters of trails in Victoria Park in future years. The location of the trails has not been determined. The Infrastructure Services Department, Parks Branch,



have also requested capital funding for a trail from 17th Street green space linkage to Avenue C.

The Riversdale LAPC would also like a safe crossing for pedestrians and cyclists at Spadina Crescent at 17th Street. The *Victoria Park Program Review, 2004*, emphasizes that pedestrian linkages to adjacent neighbourhoods is considered an important safety factor for children. Preliminary discussions have taken place to re-align 17th Street with Spadina Crescent to make it safer for pedestrians and traffic. A recommendation in the Traffic and Circulation Section of this report recommends the reconfiguration of 17th Street, Avenue E and Spadina Crescent West intersection.



17th Street Boulevard & Victoria Park

To date, a preliminary conceptual design of formal pathways in Victoria Park has been done in the *Victoria Park Program Review, 2004*. It is recommended that a new conceptual design be completed.

3.3.4 River Landing Phase 2 (Riverfront Park & Market Square)

The River Landing Phase 2 Riverfront Master Plan creates a connection along the river, establishes a focal point for riverbank activities, and integrates and provides an identity complementary to Phase 1 of River Landing. The riverfront is bounded by the Senator Sid Buckwold Bridge and incorporates the western edge of Victoria Park. The new riverfront will include new grades, enhanced landscaping and trails, a new pedestrian bridge arching over the river, a boat dock, a play area, river viewing areas, and improvements to the former A.L. Cole pump house. Construction on the riverfront began in summer 2007.

Adjacent to the Farmer’s Market, a market “square” is to be created for summer outdoor markets and for special events in conjunction with the market. The location of this square, at the intersection of Avenue A and 19th Street, will form an important and attractive gateway into Riversdale, and its design will be integrated with the proposed new Market Walk.

3.3.5 Isinger Park



Conceptual Design of Isinger Park

To increase the amount of green space in Riversdale, a small neighbourhood park has recently been designed to be located immediately north of the electrical substation, between Avenues B and C and Spadina Crescent (located in Phase 2 of River Landing). Consultation with neighbourhood stakeholders took place in October and November of 2006. The common consensus throughout the consultation process was a desire to see a passive park that complements the adjacent Farmers’ Market and its events, and for it to include amenities such as children’s play structures, walkways, green space, and a central meeting place.

Neighbourhood stakeholders felt that the park should recognize the diversity of the neighbourhood. Citizens also stressed the importance of safety and security, with the maintenance of the clear sightlines, open layout, and adequate park lighting.

Based on the consultations, the park design includes green space, trees, pathways, lighting, park furniture, and play structures. Additional landscape treatment such as walls, fencing, low berms, and planting will provide visual screening sound attenuation, and aesthetic improvements to the perimeter of the electric substation. The pocket park is planned to be constructed in the summer of 2008.

3.3.6 Princess Alexandra School Grounds

Princess Alexandra School is located at 210 Avenue H South. The school grounds consist of an ice rink, open space, and a playground structure. The Public School Board has authority over the school grounds.

The Riversdale LAPC would like to have a warm-up building at the ice rink at Princess Alexandra School. The Riversdale Community Association currently maintains the outdoor rink at the school. Installing a warm-up building by the Community Association or another community groups would have to be agreed to by the Public School Board.

RECOMMENDATIONS:

- 3.1 IMPROVE LINKAGES BETWEEN RIVER LANDING, VICTORIA PARK AND THE 17TH GREEN SPACE LINKAGE:** *That the Community Services Department, Leisure Services Branch, and Infrastructure Services Department, Parks Branch and Municipal Engineering Branch, work together to develop a conceptual design to improve the pedestrian and cycling linkage between River Landing, Victoria Park and the 17th Street Green Space Linkage, in accordance with the Victoria Park Program Plan Review (2004), and that capital funding for the design and construction be requested.*

3.4 Future Parks and Recreation Spaces

There are no City of Saskatoon owned parks north of 20th in Riversdale (see Map 3.1), but there is public open green space in the school ground at Princess Alexandra School. The closest City of Saskatoon owned parks is in Westmount. The Riversdale LAPC would like dedicated park space in or near the northern portion of the neighbourhood. The Riversdale LAPC discussed the following options for more park space:

- Locate a small pocket park on a number of vacant lots if the opportunity arises (require .25 hectares for a pocket park).
- Encourage courtyards in the commercial district north of 20th Street.
- Support the recommendation in the *Caswell Hill Local Area Plan, 2001*, to locate a park at the City of Saskatoon Transit headquarter if this facility was to relocate (Recommendation 4.1 – Park Space). If the proposed park in Caswell Hill is to be developed into a park, ensure safe access to the park from Riversdale.

Discussions have taken place in the past about acquiring additional park space in northern part of the neighbourhood. Between 2000 and 2003, City Administrators and the Riversdale community discussed

the potential of designating the former Inland Steel site at 105 Avenue F for park space. But in 2003, City Council decided to sell this property to Parliament Holdings, to develop a Giant Tiger store.

In 2004, discussions also took place about converting the closed portion of Avenue G between the railroad tracks and 21st Street to a hard surface recreation area. The Community Development Branch determined that this is not feasible from both a financial, programming and safety standpoint.

The Riversdale LAPC has suggested that the City of Saskatoon purchase vacant lots, if the opportunity arises, in the northern portion of the neighbourhood for a pocket park. The City of Saskatoon's Park Development Guidelines require a minimum of .25 hectares (about 8 25 foot-wide lots in Riversdale).

They have also suggested that the City of Saskatoon could purchase property and/or use its current vacant property in the commercial district and construct a courtyard. The courtyard would be a public amenity and could consist of a few benches, tables, trees and potted plants. It could be a resting place for those shopping along 20th Street and for staff working in the shops in the area. A larger courtyard could also be used for street performers and for markets. In June 2005, the Riversdale Business Improvement District and the Saskatchewan Association of Architects jointly held a "Charette" to develop preliminary conceptual designs for a Riversdale Village Courtyard (the alley in between Idylwyld Drive and Avenue B, and 20th Street and 21st Street). The idea of a courtyard could be integrated into the proposed Streetscape Master Plan for the area north of 20th Street (recommendation found in the Economic Development Section).



Vacant Lot at 219 Idylwyld Drive (City-owned)

The *Caswell Hill Local Area Plan, 2001*, recommends that if the City of Saskatoon considers relocating the Municipal Transit facility out of the Caswell Hill neighbourhood, that the old transit site (or a portion of the site) should be evaluated for park space and a community centre as an alternative use. This site currently is located at 301 24th Street West and 321 Avenue C North, and is less than 2 blocks north of northern boundary of Riversdale. If this site or a part of this site is developed as a park, it is close enough for the Riversdale residents to utilize. If this site is developed into a park, the Riversdale LAPC would like to ensure that there are safe routes to the park, as children will have to cross 22nd Street.

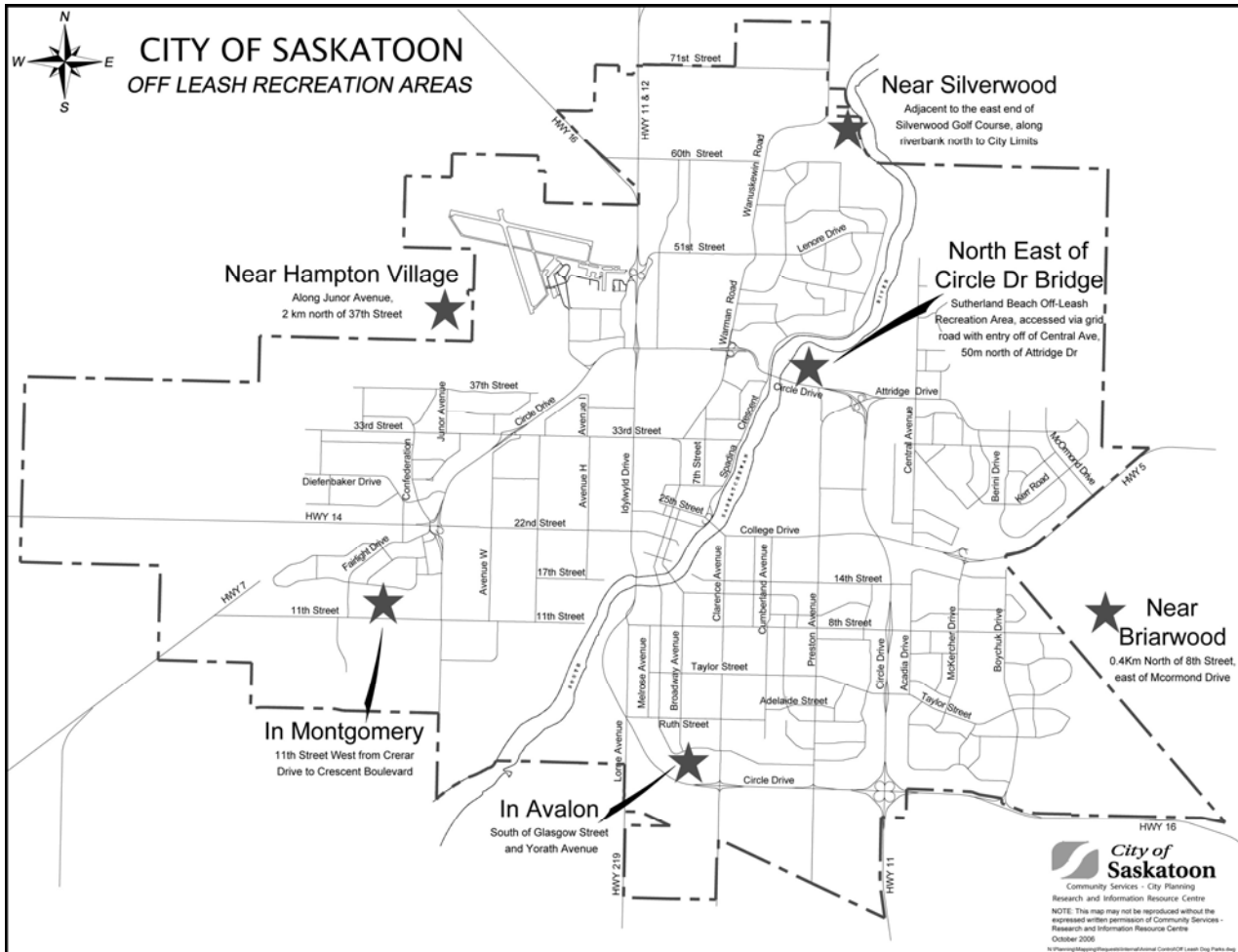
The Community Development Branch has developed a new strategy on how to best to address park space deficiencies throughout the city. The strategy is a process with an accompanying tool for assessing park space deficiencies and park program needs to be used by administration in order to make informed recommendations to City Council. To make those recommendations, Administration will follow a four-step assessment process, which then allows administration to recommend priority neighbourhoods (Riversdale is currently has a medium priority rating). The four-step assessment process is as follows:

1. Calculate park space deficiency and park space entitlement.
2. Determine park program needs.
3. Prioritize based on size of the deficit and the corresponding lack of park program amenities.
4. Determine ability to accommodate park space and park programming.

3.5 Off-Leash Recreation Areas

The Riversdale LAPC would like a central off-leash recreation area for core neighbourhood residents. There are currently no off-leash recreation areas in the core neighbourhoods. There are currently 6 off-leash recreation areas in Saskatoon (see Map 3.2). There are also two additional proposed off-leash recreation areas; one within Chief Whitecap Park and the other in Mount Royal (between the Circle Drive Pedestrian tunnels by 31st Street and Tomlinson Crescent). These areas under consideration must undergo further review before a recommendation to City Council is drafted.

Map 3.2 Off Leash Recreation Areas in Saskatoon



The following are potential locations for an off-leash recreation area in the core neighbourhoods supported by the Riversdale LAPC:

- Converting unused neighbourhood park space for off-leash recreations areas (barricaded so that is safe for users of the park) – i.e. Fred Mendel Park or Leif Erickson Park.
- Using large vacant sites – i.e. Imperial Oil (301 Avenue K South, 1112 19th Street West) and City of Saskatoon (1202 19th Street West)
- Sections along the Canadian Pacific Railway right of way
- A site within the City Yards

RECOMMENDATION:

- 3.2 LOCATE AN OFF-LEASH RECREATION AREA IN THE CORE NEIGHBOURHOODS:**
That the Corporate Services Department, Animal Services Program,, in consultation with the public, report to the Planning and Operations Committee on possible locations for an off-leash recreation area(s) in the core neighbourhoods, and take the necessary steps to locate an off-leash recreation area(s) in the core neighbourhoods.

3.6 Community Gardening

The Riversdale LAPC would like a dedicated space for a community garden in Riversdale. Riversdale had a community garden on the vacant lot at 402 Avenue F South, and it was removed in 2006 as the vacant lot was to be developed. A community garden was established on another vacant lot 222 Avenue K South (in Pleasant Hill).

One of the Parks and Recreation goals is to have opportunities and incentives for community gardens on vacant lots and on boulevards. The City of Saskatoon currently does not provide assistance or have incentives for community gardens on vacant lots, but has, in 2004, created a city-wide program for placement of community gardens in public parks. Residents who are interested in starting a community garden in a city park should contact the Community Development Branch at 975-3378. Residents may also put plants on their boulevards with approval from the Municipal Engineering Branch (see section 3.7 Boulevard Maintenance for more information).

The University of Saskatchewan Extension Division offers a number of gardening courses if residents want to learn about gardening. Child Hunger Education Program (CHEP) also has a Community Gardening Program which has been assisting people in Riversdale and the core neighbourhoods with gardening. This program:

- Links people to land for community gardening.
- Seeds, bedding plants and tools for growing and maintaining a garden.
- Workshops about how to plant, tend, harvest, and preserve food.
- Links with other community and school gardeners.
- Assistance with transportation and childcare for workshops and field trips.¹⁰²

CHEP is always looking for opportunities for sites for community gardens. Residents and property owners willing to provide land or financial assistance for community gardening are encouraged to contact CHEP at 655-5379.

3.7 Boulevard Maintenance

The Riversdale LAPC would like boulevards improved in the neighbourhood and that opportunities are provided for community members to maintain the boulevards. Maintenance of boulevards, especially front boulevards, has been an issue in many of the core neighbourhoods. Untidy or overgrown boulevards may give a feeling that the area is not cared for, and unsafe. Good aesthetics (Image) is a key principle of Crime Prevention Through Environmental Design (more information on CPTED can be

¹⁰²Child Hunger Education Program (2007). *Community Gardeners*. Retrieved August 16, 2007, from <http://www.chep.org/>.

found in the Appendix 1).

The maintenance of front boulevards is the responsibility of the homeowner. The Parks Branch cuts centre boulevards once per month and side flankages twice per season. The following are some options for residents and property owners to improve the appearance of boulevards:

- Residents can get free grass seed for their front boulevards. For more information contact 975-2607.
- Residents may landscape their front boulevards with plants (flowers, vegetables, etc.) by signing a letter of agreement with Municipal Engineering, Traffic Engineering Section, stating what they would like to do.
- Community could work together to maintain boulevards that have been neglected (i.e. organize groups by block).

In researching what other cities do to encourage and enforce boulevard maintenance, many have a Boulevard Maintenance Bylaw. The City of Saskatoon currently does not have a bylaw that regulates boulevard maintenance. A Boulevard Maintenance Bylaw will help to ensure that property owners maintain their front boulevards. It can also address alternative ways to maintain and use boulevards (i.e. xeriscaping). The City of Saskatoon could consider having a Boulevard Maintenance Bylaw or consider alternative ways to maintain boulevards.



The City of Victoria has a “boulevard tax”. This city operates a boulevard service that cuts, waters and fertilizes boulevard grass. A separate fee is charged for this service and is shown on property tax bills. Currently, the fee is \$2.40 per square meter and it is adjusted annually to cover costs. Property owners, by block, have an option of participating or not participating in the program. The City of Saskatoon could also consider having a boulevard tax.

RECOMMENDATION:

3.3 RESEARCH OPTIONS TO ENFORCE OR ASSIST PROPERTY OWNERS TO MAINTAIN FRONT BOULEVARDS: *That the Infrastructure Services Department, Municipal Engineering Branch and Parks Branch, research options to enforce and or assist property owners to maintain front boulevards and report findings to the Planning and Operations Committee.*

3.8 Trees

Riversdale has a wealth of beautiful mature trees in the neighbourhood. Saskatoon’s urban forest is one of the most notable characteristics Saskatoon is widely know and respected for. The Urban Forestry Section of the Parks Branch is responsible for most of the planning, maintenance, and protection of trees on public property including boulevards, centre medians and parks.

The Riversdale LAPC has requested the planting of trees on the 300 block of Avenue F South as there are currently no trees on the front boulevard. The Urban Forestry section has inspected this block and has indicated that the front boulevard on this street is only 1.37 meters wide and is not wide enough to plant trees. The requirement to plant new trees is 1.5 meters from the curb and 1.0 meters from the

sidewalk. The City maintains these setbacks in order to prevent future maintenance problems caused by tree roots such as lifting sidewalks or damaging curbs.

3.9 Accessible and Affordable Recreation Opportunities

The Riversdale LAPC would like the City of Saskatoon and Riversdale Community Association to continue to ensure that recreational opportunities are accessible and affordable to all residents in the neighbourhood. The following is brief outline of the recreational opportunities available and the initiatives underway to make recreational opportunities accessible and affordable to residents in Saskatoon:

3.9.1 City of Saskatoon Programs

The City of Saskatoon has a variety of attractions, indoor leisure centres, arenas, golf courses, outdoor pools, spray parks, youth centres, libraries, and skateboarding facilities. In addition, there are playground programs, drop-in programs, and registered programs. Admission costs to the programs and facilities vary. The City of Saskatoon encourages people of all ages with special needs to participate in the leisure programs. The degree of accessibility to the leisure facilities vary from site to site, and every attempt is made with new facilities and parks to make sure they are accessible to everyone.

In Riversdale, the following City of Saskatoon programs and facilities are available:

- **ME TA WE TAN Program at Princess Alexandra School** - free gathering place for sport, culture and recreation opportunities (accessible).
- **Youth Centre at the White Buffalo Youth Lodge** – free sports, games, special events, etc. (accessible).
- **Paddling Pool at Optimist Park (Riversdale Recreation Unit)** – free drop-in programs for games, music, drama, special events, arts and crafts, water play and storytelling (partially accessible).
- **Riversdale Pool** – general admission, with free and discounted swims offered (partially accessible).
- **Lions Skatepark** – free to use.

The City of Saskatoon, Community Development Branch, works with Community Associations to help them provide neighbourhood recreational programs. This Branch also:

- Provides operating, program and rink grants for the operation of the Community Associations.
- Provides public consultation and input into neighbourhood park and program development.
- Operates supervised neighbourhood playground and youth centre programs.
- Operates skateboard program.
- Provides programming and/or support to increase participation among targeted populations.

The City of Saskatoon, primarily through the Community Development Branch, has addressed the need for additional adult and family recreational programs, and the barriers to participation in leisure programs within the core neighbourhoods. The following initiatives are underway or have been implemented to address the needs and barriers of recreational programming:

- **Discounted Monthly Bus Pass Program & Leisure Centre Passes** – Starting in the fall of 2006, the City of Saskatoon, in partnership with Government of Saskatchewan, offered reduced bus fares to low-income residents (normal cost is \$61 and reduced to \$15). The City also includes a free pass to the leisure centres. The program is on a trial for one-year.
- **2005-2008 Aboriginal Strategic Plan** – A consultant was hired to conduct a market assessment and service plan project, with the goal to increase level of participation in sport, culture and recreation among Aboriginal youth, adults and families. Based on this research, 13 key recommendations were created. These recommendations have been incorporated into the 2005-2008 Aboriginal Strategic Plan.
- **Activity Plan Project** – The purpose of this project is to develop a shopping list of activity plans that could be easily implemented at the neighbourhood level by the Community Association Indoor Coordinators to help enhance the programming. A total of 50 activity plans have been done and will be shared with the Community Associations fall 2007.
- **Addressing Cost-as-a-barrier for Recreation Programs** – The City of Saskatoon provides each Community Association with additional program dollars based upon the number of low-income families in their neighbourhood according to Statistics Low Income Cut-off variables. \$41,900 have been distributed among the 43 Community Associations.
- **Increased Support to Community Associations** – Supports to Pleasant Hill, King George, Riversdale and Westmount have been increased over the past 3 years. An additional Community Consultant was hired, and an office is made available to the core neighbourhood Community Associations. Additional program funding has also been made available to the core neighbourhoods to assist them in the development of new recreation program for younger children and families, as well as for community events.
- **Americans with Disabilities Act (ADA) Accessibility Standards** - the Community Development Branch is currently creating a policy that will see all playgrounds in Saskatoon meet minimum ADA accessibility standards.

3.9.2 Riversdale Community Association Recreation Programs

The Riversdale Community Association coordinates educational, recreational, and social programs for residents, maintains the outdoor rink at Princess Alexandra Community School, hosts fundraising events, and the Association works to address issues of local concern. The Riversdale Community Association does not have a membership fee and many of its programs for residents are free of charge.

In order to provide more programming for the residents of Riversdale, the Riversdale LAPC suggested that the Riversdale Community Association work with neighbouring Community Associations to offer sport and recreation programs.

3.9.3 Other Recreational Opportunities

There are other organizations that offer recreational opportunities for residents of Riversdale, such as: Princess Alexandra Community School, the Saskatoon Sports Council, White Buffalo Youth Lodge, Friendship Centre, etc. All of these organizations provide valuable recreational opportunities for the community.

3.10 Boat Launch

The proposed location for a permanent boat launch was discussed many times during the Riversdale LAPC meetings. The Riversdale LAPC voiced their opposition to locating the boat launch in Victoria Park, and specifically in the riverfront redevelopment of River Landing Phase 2.

The public boat launch used to be located in front of the Gathercole site, adjacent to Traffic Bridge. In order to accommodate the redevelopment of the riverfront for River Landing Phase 1 the boat launch had to be relocated. In 2003, Victoria Park was identified as the most feasible site. In 2004, City Council approved a recommendation to design the permanent boat launch in conjunction with the overall design of the riverfront within River Landing Phase 2.

In the meantime, the City of Saskatoon developed a temporary boat launch in Kiwanis Memorial Park. It was decided that this location could be used as a temporary boat launch. It was felt that a permanent boat launch in Kiwanis Memorial Park would be in conflict with many of the existing uses such as the children's festival and musical events.

In 2005, City Council determined that a boat launch would not be constructed in River Landing Phase 2 and Victoria Park. The report to Council noted that there has been considerable community opposition to the location of the boat launch in River Landing Phase 2, and that a review of its first full year of operation suggests that the temporary boat launch was operating well in its existing location. The decision for the permanent boat launch is still under review.

4.0 Traffic & Circulation

4.1 Overview

Speeding traffic and unsafe pedestrian crossings on 17th Street, 19th Street, Avenue J and Spadina Crescent West are the main traffic concerns in the Riversdale neighbourhood. The Riversdale Local Area Planning Committee (LAPC) is concerned for the safety of cyclists in the neighbourhood. The Riversdale LAPC would like the bike network improved in the neighbourhood, including making 20th Street more friendly and accessible to cyclists, and overall increasing the amount of safe spaces for cyclists on the streets in the neighbourhood. Parking in the neighbourhood has not been an issue until recently with the development of the Farmer's Market at River Landing. The Riversdale LAPC feels that it could become more of a concern in the future when River Landing is completed, and with the increased business development in the Riversdale Business Improvement District. This is a symptom of increased activity in the area.

This report deals with traffic and circulation in the Riversdale community. Connections are made with adjacent neighbourhoods' traffic and circulation issues when appropriate.

4.2 Traffic and Circulation Goals

The Riversdale LAPC created a number of goals intended to improve traffic and circulation in the Riversdale neighbourhood. They are as follows:

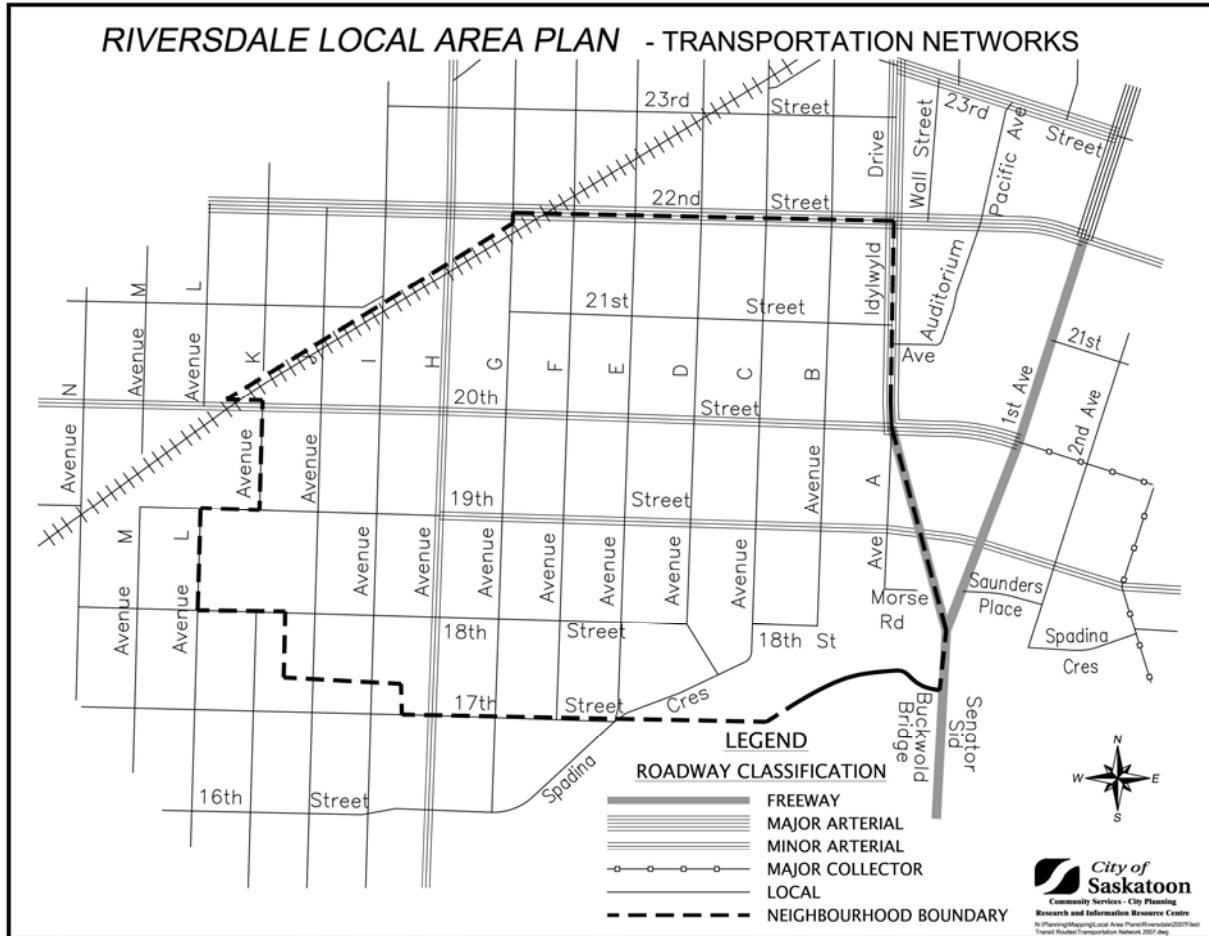
1. Provide traffic calming and appropriate pedestrian crossings on 17th Street, 19th Street and Spadina Crescent West.
2. Improve bike networks throughout the neighbourhood.
3. Minimize effects of parking generated from River Landing and future business growth on the surrounding residential community.
4. Provide traffic calming on Avenue H near Princess Alexandra School and on 20th Street near White Buffalo Youth Lodge.
5. Improve public transport to important land uses or near the neighbourhood.
6. Minimize traffic re-routing effects from proposed traffic changes and developments in and around the neighbourhood.

4.3 Transportation Network & Traffic Management Policies

4.3.1 Riversdale Transportation Network

Map 4.1 shows the transportation network for the Riversdale neighbourhood. Road classifications are created according to the intent of the roadway as well as the flow and volume of traffic that the road network facilitates. The main roadways that provide access to the neighbourhood are called arterials and include Idylwyld Drive, Avenue H, and 19th, 20th and 22nd Street. All four roadways serve to funnel traffic to the Central Business District, and to the west neighbourhoods of Saskatoon.

Map 4.1 Riversdale Transportation Networks



4.3.2 Traffic Classifications and Characteristics

The following table shows the average daily traffic volumes on some of the roadways in the Riversdale neighbourhood. The roadways listed generally had a decrease in traffic volumes over the years.

Table 4.1 Average Daily Traffic Volume in Riversdale

Roadway		Vehicles Per Day & Year	Increase or Decrease of Traffic Volumes
Idylwyld Drive	Intersection volume at 20 th Street	45,637 (2006)	9% increase from 2001
22 nd Street	Between Idylwyld Drive & Avenue B	33,822 (2006)	Less than 1% increase from 2000
20 th Street	Between Idylwyld Drive & Avenue B	16,041 (2006)	12% decrease from 2001
19 th Street	Between Avenue G & H	6,945 (2004)	19% decrease from 1999
Avenue H	Between 19 th & 20 th Street	8,400 (2005)	11% decrease from 2000
Spadina Crescent	Between Avenue E ad D	5350 (2003)	No data available ¹⁰³

¹⁰³ City of Saskatoon (2007). *Traffic Characteristics Report*, 2006.

As shown in Table 4.2 a major arterial roadway, such as 22nd Street, is intended to accommodate 10,000 to 50,000 vehicles per day, while a minor arterial roadway, like 20th Street West, carries 5,000 to 25,000 vehicles per day.

Table 4.2 Typical City of Saskatoon Roadway Classifications and Characteristics

	Public Lanes		Locals		Collectors		Arterials		Expressway	Freeway
	Res.	Non-Res.	Res.	Non-Res.	Res.	Non-Res.	Minor	Major		
Traffic function	Access function only (traffic movement not a consideration)		Access primary (traffic movement secondary consideration)		Traffic movement and land access of equal importance		Traffic movement major consideration	Traffic movement primary consideration	Traffic movement primary consideration	Traffic movement primary consideration
Traffic Volume	<500	<1000	<1000	<3000	<8000	1,000-12,000	5,000-25,000	10,000-50,000	>10,000	>20,000
Typical Speed Limits (km/h)	20		50		50		50	50-70	80-90	80-90
Transit Service	Not permitted		Generally avoided		Permitted		Permitted	Permitted	Permitted	Permitted
Cyclist	No restrictions or special facilities		No restrictions or special facilities		No restrictions or special facilities		Lane widening or special facilities may be provided		Prohibited (provided off road)	
Pedestrians	Permitted, no special facilities		Sidewalk on one or both sides	Sidewalk provided where required	Typically sidewalk provided both sides	Sidewalk provided where required	Sidewalks may be provided, separation for traffic lanes preferred		Prohibited	Prohibited
Parking	Some restrictions		No restrictions or restriction on one side only		Few restrictions other than peak hour		Permitted, restricted or prohibited	Prohibited or peak hour restrictions	Prohibited	Prohibited

4.3.3 Traffic Calming

The Riversdale LAPC has concerns with regards to traffic calming on many of its roadways. Most neighbourhood traffic concerns are the result of two conditions: too much traffic or speeding traffic. The Traffic Engineering Section employs a variety of traffic calming measures to address these concerns. Traffic calming offers a means of resolving traffic and safety problems by using physical measures to encourage motorists to slow down, reduce collisions, enhance safety for pedestrians and reduce short-cutting. Traffic calming is recommended for local and collector streets. Typically, traffic calming devices used by the City of Saskatoon include:

- **Corner Bulbing:** A curb extension that narrows the width of a roadway, providing moderate reductions in vehicle speeds and improving crossing conditions for pedestrians.
- **Pedestrian Refuge Island:** A small, elevated median constructed at the centreline of the roadway and used as a place of refuge for pedestrians crossing a wide roadway, producing moderate reductions in vehicle speed.
- **Roundabouts:** A circular intersection where traffic flows counter-clockwise around a center island. Roundabouts are safe, efficient and less costly than signalized intersections.
- **Raised Intersections and Crosswalks:** Crosswalks or intersections constructed at a higher elevation than the adjacent roadway(s) which help to define the crosswalk area to improve motorist awareness of crossing pedestrians.
- **Median Island:** An elevated median constructed on the centreline of a roadway through an intersection to prevent or restrict left-turns and/or through-movements to and from intersection

roadways. This device also helps to reduce traffic short-cutting and reduces the crossing distance for pedestrians.

- **Full Closure:** A full closure reduces short-cutting by extending a barrier across the entire width of a roadway to restrict all motor vehicle access.
- **Right-In/Right-Out Island:** A raised triangular island at an intersection approach that restricts left-turns and through movements to and from the intersecting street or driveway. The purpose of a right-in/right-out island is to restrict shortcutting and through traffic.
- **Speed Hump:** A raised area of roadway that deflects both the wheels and frame of a traversing vehicle. Speed humps are considered in situations where speed is significantly in excess of the legal posted limit and other traffic calming measures are not applicable.

The initial step to determine if traffic calming is required is for the Traffic Engineering Section to undertake an investigation of the traffic issues and collect data. They then will report the findings back to the community, along with proposals for traffic calming measures that would be most effective, if required. These proposals are subject to appropriate public consultation prior to presentation to City Council for approval. In most cases, temporary devices may be installed for an evaluation period before any permanent measures are installed.

4.3.4 Pedestrian Crosswalks

As with most Canadian cities, Saskatoon uses a variety of devices to improve the ability of pedestrians to safely cross streets with ease. Pedestrians have the right-of-way over traffic at all intersections whether crosswalks are marked or not.

Most crosswalks do not have any special signing or markings. It is desirable to provide an improved pedestrian crossing at locations where the following factors are evident, either singly or in combination:

- Substantial traffic volumes
- High traffic speeds
- Wide streets and long crossing distances
- High pedestrian activity (especially children and seniors)
- Poor visibility

A basic crosswalk is marked with pedestrian crossing signs and painted lines. These markings may be used alone or in combination with other traffic control measures and/or roadway features to assist in creating a safe crossing environment for pedestrians. Other types of crosswalks include:

- **Zebra Crosswalk:** Basic pedestrian signage and zebra (zigzag) paint markings.
- **Pedestrian Corridor:** A zebra crosswalk and an overhead illuminated Crosswalk sign, crosswalk illumination and Crosswalk Ahead warning signs.
- **Active Pedestrian Corridor:** A pedestrian corridor with pedestrian activated overhead or side-mounted amber flashing lights.
- **Pedestrian Actuated Signals:** A half traffic signal actuated by pedestrians.
- **Traffic Signals**
- **Pedestrian Overpasses or Underpass Tunnels.**
- **Walkways.**

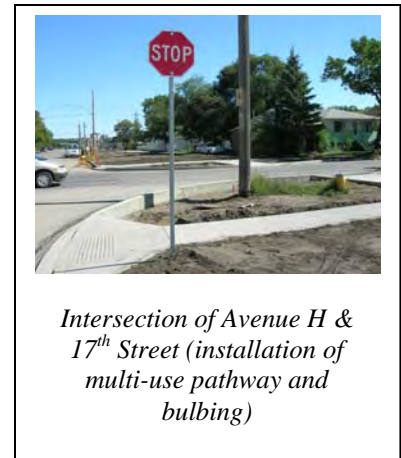
Traffic Calming may be used in conjunction with pedestrian crossing facilities if traffic volumes and speeds are creating a potential safety hazard for pedestrians, as determined by the Traffic Engineering Section.

Many pedestrian crosswalks are located adjacent to school sites or across busy streets. The Traffic Engineering Section works together with Saskatoon Police Services, schools, and Community Associations to identify important crosswalk locations. Requests are also taken from the public. Upon receiving a request, a review of the crossing location is undertaken. This often involves a count of the pedestrian and vehicular traffic volumes during peak pedestrian hours, and site observations of pedestrian and motorist behaviour.

4.4 17th Street West

4.4.1 17th Street West Green Space Linkage

In 2002, the City of Saskatoon purchased the abandoned right of way (ROW) east of Avenue P and along 17th Street West, as requested in the *King George Local Area Plan, 2001*¹⁰⁴, for the purpose of pedestrian linkage and connective park. The *West Industrial Local Area Plan, 2004*¹⁰⁵, also recommended that the 17th Street ROW (from Spadina Crescent West to 11th Street) serve as a multi-modal link that includes an arterial roadway, pedestrian bike and green space linkage. The 17th Street West Green Space Linkage is currently being constructed with an expected completion date of summer 2008.



It is important to note that in the Parks and Recreation Section of this report, there is a recommendation to improve pathway linkages between River Landing, Victoria Park and the 17th Street Green Space Linkage.

4.4.2 Proposed 17th Street West Extension & Collector Roadway

17th Street West is proposed to extend from Avenue P to 11th Street West in the Canadian National Railway (CNR) ROW, and Avenue P to H on 17th Street is proposed to change from a local roadway to a collector roadway. This proposal originated from the West Industrial Area stakeholders through the *West Industrial LAP, 2004*, and then by a subsequent traffic study.¹⁰⁶ Map 4.2 illustrates these proposed changes.

One of the main goals for the West Industrial Area is to improve access for the West Industrial Area, and thus the extension and reclassification of 17th Street will accomplish this (in addition to the construction of a south bridge). 11th Street and Avenue P South are the only truck routes into and out the West Industrial area, and both create problems for truck traffic. The 11th Street intersection at Avenue P South is at the minimum design standard and is too narrow for trucks turning at the intersection. Trucks therefore travel along Avenue P South between 22nd and 11th Street to access West

¹⁰⁴ City of Saskatoon (2002). *King George Local Area Plan*, pg. 44.

¹⁰⁵ City of Saskatoon (2004). *West Industrial Local Area Plan*, pg. 81.

¹⁰⁶ *Ibid.*, pg. 80.

Industrial, and end up traveling through the residential neighbourhoods of King George and Pleasant Hill. The 17th Street extension would provide the West Industrial area with another access point for truck traffic. Truck traffic would only be permitted on 17th Street between 11th Street and Avenue M. The proposed 17th Street extension would also:

- Reduce nuisances and safety for the residents in the King George and Pleasant Hill residents by eliminating or reducing truck traffic on Avenue P.
- Increase the potential to generate more land development and economic growth opportunities along 17th Street and in the West Industrial area.

The City of Saskatoon is currently in discussions with CNR about purchasing the ROW for the 17th Street extension. The reclassification of 17th Street (between Avenue P and H) has not taken place, and the decision to reclassify is pending on the 17th Street Extension. There are no plans at this time for roadway improvements, installation of traffic lights, and pedestrian crosswalks for 17th Street, with the exception of opening Avenue O to 17th Street, and bulbing on Avenue H at 17th Street, which had already been constructed.

The Riversdale LAPC has concerns regarding 17th Street currently as it is, and also the potential reclassification of this roadway (increase of traffic). They determined they would like:

- Traffic calming along 17th Street and safe pedestrian crossing along and across 17th Street (number one goal of the Riversdale LAPC and identified as an issue in the King George LAP¹⁰⁷)
- The configuration of 17th Street, Ave. E and Spadina Crescent reviewed with the goal of making it safer for pedestrians and for vehicular traffic (vehicular traffic does not slow down coming off Spadina onto 17th Street).
- To try to mitigate high volumes of traffic on 17th Street east of Ave.H.
- Improve pathway linkages between 17th Street Green Space Linkage, Victoria Park and River Landing (recommendation in Parks and Recreation Section).



Spadina Crescent West and 17th Street West Intersection

RECOMMENDATIONS

4.1 17th STREET WEST TRAFFIC CALMING AND PEDESTRIAN CROSSWALKS: *That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures and pedestrian crosswalks are warranted on 17th Street West from Avenue M South to Spadina Crescent West, and report findings to the Riversdale Community Association and King George Community Association, and to the Planning and Operations Committee.*

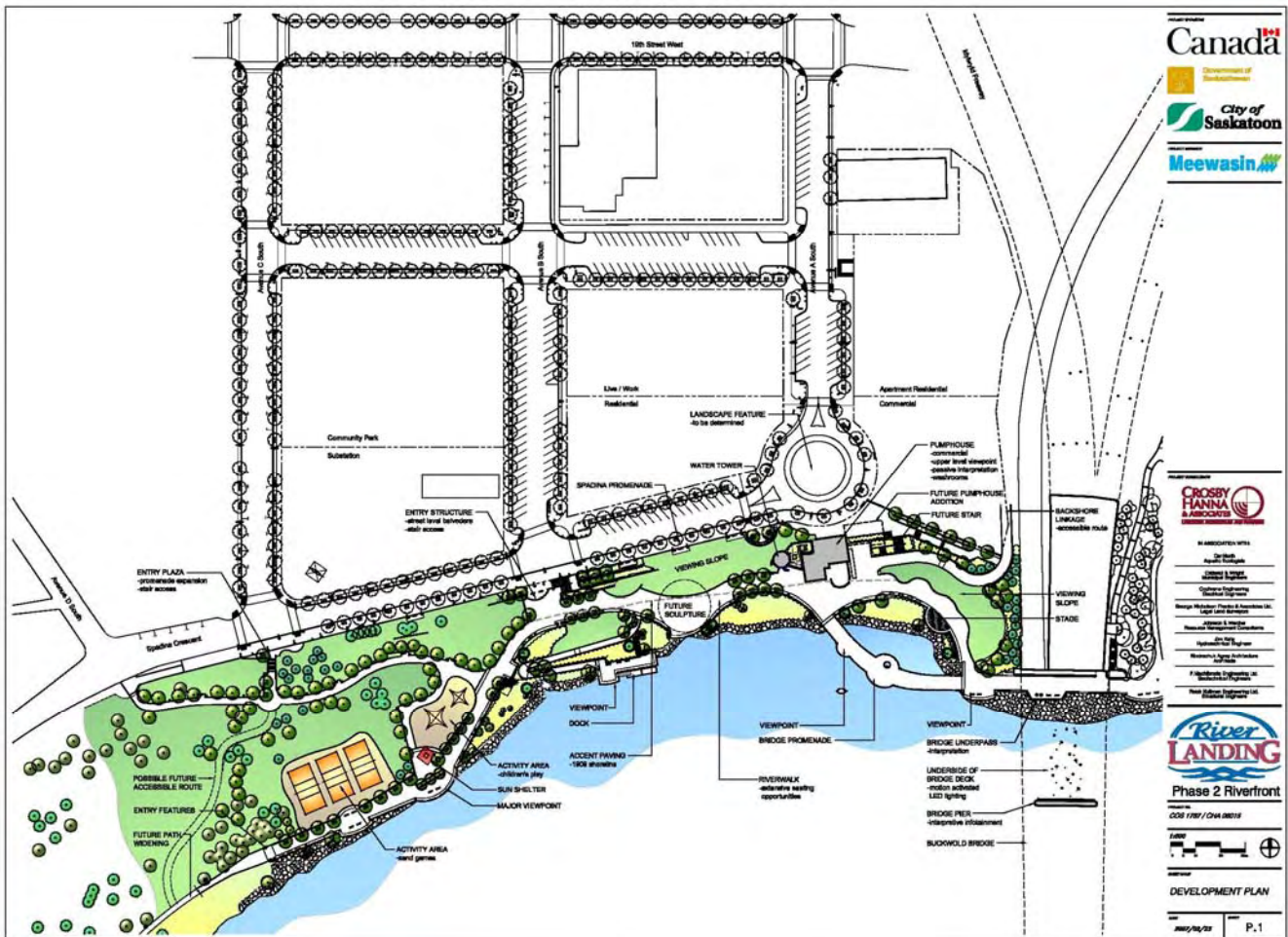
4.2 RECONFIGURATION OF 17th STREET WEST, AVENUE E SOUTH AND SPADINA CRESCENT WEST INTERSECTION: *That the Infrastructure Services Department, Municipal Engineering Branch, review the alignment of 17th Street West, Avenue E South and Spadina Crescent West with the goal of making it safer for pedestrians, cyclists and vehicular traffic.*

¹⁰⁷ City of Saskatoon (2002). *King George Local Area Plan*, pg. 18.

4.5 Spadina Crescent West

Spadina Crescent West is currently proposed to extend east from Avenue C to Avenue A South as indicated in the River Landing Master Plan. Avenue A and Avenue B are proposed to be extended south to meet up with Spadina Crescent West (see Map 4.3). The proposed roadways will provide circulation throughout River Landing Phase 2 which is essential for the developments proposed (residential, live/work units, village square and a restaurant).

Map 4.3 River Landing Phase 2 Riverfront



The Riversdale LAPC is concerned with the existing increase of traffic and speeding on Spadina Crescent West, and the potential for higher volumes once Spadina Crescent is extended eastward. This was also a concern in the *King George Local Area Plan*¹⁰⁸. They are also concerned that it may be unsafe for pedestrians to cross Spadina Crescent at Avenues C, D, E and 17th Street.

Currently Spadina Crescent West is a local roadway and carries approximately 5350 vehicles per day (between Avenue D and E)¹⁰⁹. Generally local roadways in residential areas should have less than 1000

¹⁰⁸ City of Saskatoon (2002). *King George Local Area Plan*, Pg. 59.

¹⁰⁹ City of Saskatoon (2007). *Traffic Characteristics Report*, 2006.

vehicles per day. The Riversdale LAPC would like traffic calming measures applied to Spadina Crescent so that pedestrians, especially children, are safe when crossing the street.

RECOMMENDATION

4.3 SPADINA CRESCENT WEST TRAFFIC CALMING AND PEDESTRIAN CROSSWALKS:
That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures and enhanced pedestrian crosswalks are warranted at Spadina Crescent West from Avenue C South to 17th Street West, and report findings to the Riversdale Community Association, and to the Planning and Operations Committee.

4.6 19th Street West

4.6.1 19th Street West Reconfiguration

The South Downtown Concept Plan noted that the conditions of 19th Street, between 1st Avenue and Avenue A, are a significant impediment for east-west and north-south pedestrian and vehicle movement. For years, area residents, businesses, and motorists have expressed concerns about the poor condition of 19th Street under the bridges:

“Currently 19th Street runs under the old rail bridge located between Idylwyld and the 1st Avenue on-ramp. This is an unpleasant area in which to walk or travel by bike, it feels unsafe at night. The sidewalks feel uncomfortably close to traffic under the bridge. Sight lines are poor for drivers and, perceptually, the area acts as a barrier between east and west.”¹¹⁰



The South Downtown Concept Plan called for the removal of these barriers to improve the movement east and west along 19th Street as well as north and south across 19th Street. When the original plan to build pedestrian bridges was not well-received by stakeholder groups, engineers designed a system calling for removal of the 1st Avenue overpass and raising 19th Street by seven feet. This would allow

¹¹⁰ City of Saskatoon (2007). *19th Street Project Configuration Update*. Retrieved September 5, 2007 from http://www.riverlanding.ca/project_update/phase2/streets_streetscape/index.html.

for an at-grade vehicle and pedestrian intersection while maintaining vehicle access to the Senator Sid Buckwold Bridge.

The demolition of the unused rail overpass immediately alleviated the darkness and poor site lines. This will be further enhanced by removal of the 1st Avenue on-ramp bridge structure and impediments for both pedestrians and vehicles travelling east and west on 19th Street. This, coupled with the raising of 19th Street will result in a safer and more inviting corridor. Underground utility work on 19th Street began in June 2007.

4.6.2 19th Street Improvements

The number one traffic and circulation goal for the Riversdale LAPC is to provide traffic calming and pedestrian connections along and across 19th Street. The Riversdale LAPC is concerned about the fast traffic on 19th Street, and that it is unsafe for pedestrians to cross 19th Street as pedestrian crossings are not well-marked and only have the basic crosswalk (except for the intersections with traffic lights – Avenue C and H).

Avenues A, B and C between 19th and 20th Street recently received streetscape improvements. The key goal for this project is to improve connections between River Landing and the Riversdale Business Improvement District. 19th Street has received a number of improvements, including corner bulbs, and enhanced crosswalks across 19th Street using concrete and unit pavers. These improvements will provide safe crossings for pedestrians, and will likely slow traffic on 19th Street.

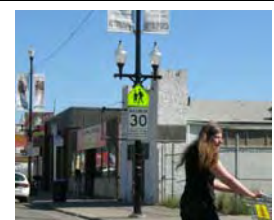
Even though these improvements have been made to a section of 19th Street, the rest of 19th Street is still a concern (from Avenue D to Avenue K). 19th Street east of Avenue H to Idywyld Drive is a minor arterial roadway and is not a candidate for traffic calming. The Riversdale would like the Traffic Engineering Section to consider evaluating 19th Street for traffic calming measure, where allowed, and the appropriate pedestrian crossings.

RECOMMENDATION

4.4 19th STREET TRAFFIC CALMING, PEDESTRIAN CROSSWALKS AND PARKING: *That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures, enhanced pedestrian crosswalks and designated parking sites are warranted on 19th Street West from Avenue D to K South, and report findings to the Riversdale Community Association and to the Planning and Operations Committee.*

4.7 Avenue H South

The Riversdale LAPC feels that traffic travels too fast on Avenue H South. It is especially a concern near Princess Alexandra School. This was also brought up on the safety audit in this area. In previous years, the Speed Watch Trailer has been set-up on 20th Street between Princess Alexandra School and White Buffalo Youth Lodge to advise drivers of their speeds and that they are in a school zone.



School Speed Zone on 20th St.

Some members of the Riversdale LAPC felt that the School Speed Zone signs are not big enough for motorists on 20th Street and Avenue H to see them. The School Speed Zone signs inform motorists that there is a school zone and that the maximum speed limit is 30 kilometres per hour. The Traffic Engineering Section monitors the effectiveness of school zone speed limits to allow for additional education and enforcement in problem areas.

It was also brought up in the safety audit that it is hard to identify Princess Alexandra School as a school to motorists. With this concern and that the School Speed Zone signs are not large enough for motorists to see, motorists may not reduce their speeds accordingly. It is proposed in the Neighbourhood Safety Section of this report that the City of Saskatoon and Princess Alexandra School work together to investigate options to add additional “Princess Alexandra School” signage to the school or roadways. The School Speed Zone signs currently meet Traffic Association of Canada national standards.

In the summer of 2007, a new mid-block pedestrian crosswalk was constructed on Avenue H across from Princess Alexandra School to enable pedestrians to cross Avenue H safely. The crosswalk will mostly likely slow traffic down on Avenue H.

The Riversdale LAPC would like the Traffic Engineering Section to consider evaluating Avenue H from 20th to 17th Street for additional traffic calming measures and the appropriate pedestrian crossings. The intersection of at Avenue H and 16th Street was reviewed in 2003 as part



RECOMMENDATION

4.5 AVENUE H SOUTH TRAFFIC CALMING AND PEDESTRIAN CROSSWALKS: *That the Infrastructure Services Department, Municipal Engineering Branch, determine if traffic calming measures and enhanced pedestrian crosswalks are warranted on Avenue H South between 20th and 17th Street West, and report findings to the Riversdale Community Association and to the Planning and Operations Committee.*

4.8 20th Street West

20th Street West is a very important roadway for Riversdale. It provides access to the businesses in the area and connects the neighbourhoods in the area to Downtown and River Landing. 20th Street West is a minor arterial roadway, and in 2006 there was an average of 16,041 vehicles accessing 20th street from Idylwyld Drive per day.

The Riversdale LAPC has concerns regarding the role and design of 20th Street, and see the potential of redesigning this roadway so it overall works better for vehicular traffic, cyclists and pedestrians. Comments regarding 20th Street from surveys and LAPC meetings include:

- It feels dangerous to cross Idylwyld Drive at the 20th Street intersection as drivers tend to ignore pedestrians crossing (drivers are watching for oncoming traffic and forget to look for pedestrians).

- Traffic is heavy at peak times and it is important to keep traffic flowing at peak times between Avenue F and Idylwyld Drive.
- Consider having turning lanes (Avenues B, C and D) or implement a ban on left hand turns during peak times.
- Make 20th Street safer and more accessible to cyclists by adding a bike lane and adding traffic calming measures, and encouraging through traffic to take 22nd instead.

RECOMMENDATION

4.6 REDESIGN OF 20TH STREET WEST: *That the Infrastructure Services Department, Municipal Engineering Branch, review the role and design of 20th Street (from Idylwyld Drive to Avenue H), and report findings to the Riversdale Community Association, Riversdale Business Improvement District, and to the Planning and Operations Committee.*

4.9 105 Avenue F South

There have been concerns about the increased traffic on Avenue F South because of the Giant Tiger and Tim Horton's development at 105 Avenue F South. In 2004 a Giant Tiger was constructed and in 2006, a new Tim Horton's was developed on the site.

From the beginning of these developments, the surrounding residential community has been concerned about the impact of this development on Avenue F, 21st Street and Avenue G. Residents have seen an increase in traffic volume and speeds. They are also concerned that motorists from 20th Street trying to access this development often travel north on Avenue G thinking they can access the Giant Tiger or Tim Horton's, and they cannot as Avenue G is a dead-end and there is no access to this site from this Avenue. It is a concern to the Riversdale LAPC that traffic uses Avenue G, as Avenue G backs Princess Alexandra School grounds, although an entry point into this site from Avenue G may help to alleviate the traffic issues surrounding this development.

The Traffic Engineering Section is currently evaluating the traffic speeds and volumes around this development. The Traffic Engineering Section has been advised of the Riversdale LAPC concerns. A report will be prepared for City Council addressing the traffic concerns around this development before the end of 2007.

4.10 Parking

There are very few parking concerns in the Riversdale neighbourhood, except for the traffic issues around the new Farmer's Market at River Landing. With the development of River Landing and of future business growth in the Riversdale Business Improvement District, it is a goal of the Riversdale LAP to minimize the effects of parking generated from these developments on the surrounding residential community. It is hoped that any new developments take this into consideration. The River Landing project currently has a parking plan in place. There are no recommendations for further action.

4.11 Rails with Trails

The Riversdale LAPC fully supports a multi-user bicycle and pedestrian path and linkage facility within the Canadian Pacific Railway (CPR) right of way (ROW). The CPR ROW is on the edge of Riversdale

from 20th Street to 22nd Street, and according to the safety audit of this area many pedestrians and cyclists use this section of the ROW continuously throughout the day and not as much during the evening as it does not feel safe.

The idea for a multi-user bicycle and pedestrian path within the CPR ROW came out of the *Pleasant Hill LAP, 2002*. The plan indicates that the development of a multi-use pathway facility within the ROW will:

- Link parks in the core of Saskatoon.
- Connect the west side neighbourhoods to Downtown.
- Recognize the use of the ROW as an existing informal pathway through the four core neighbourhood.

The *Pleasant Hill LAP, 2002*, recommended that the Traffic Engineering Section prepare a report for City Council outlining the feasibility of formally allocating a portion of the CPR ROW for the purposes of a pedestrian and cycling linkage from Downtown into the west portion of Saskatoon, and that consideration be given to the cost, maintenance, liability and safety aspects of establishing the linkage. The Traffic Engineering Section prepared a feasibility study and it went to City Council at the end of 2007.

4.12 Barricades

Concrete traffic barricades are located at Avenue G and the Canadian Pacific Railway (CPR) right of way (ROW) (south of 22nd Street). These barricades were erected to prevent traffic accessing the railway ROW. To improve aesthetics of the neighbourhood, the Riversdale LAPC would like to see the current barricades replaced with more permanent and aesthetically pleasing barricades.



Traffic barricades on Avenue G and the CPR ROW

RECOMMENDATION

- 4.7 IMPROVE BARRICADES AT AVENUE G SOUTH AND THE CPR ROW:** *That the Infrastructure Services Department, Traffic Engineering Section, replace the concrete barricades at Avenue G South and Canadian Pacific Railway (CPR) right of way (ROW) with permanent barricades that are more aesthetically pleasing and that fit into the residential and commercial character of the area.*

4.13 Bike Networks

As one of Saskatoon's core neighbourhoods, Riversdale is ideally suited to take advantage of active transportation modes such as cycling. The neighbourhood is close to, and contains, many businesses, services, recreational opportunities and entertainment venues. The Central Business District, the West Industrial Area and Nutana's bustling Broadway Avenue are all, given proper facilities, within easy cycling distances of Riversdale. Couple this with an increased concern about sustainable lifestyles and a

rising desire to be able to live and work in the city center and providing a safe, efficient bicycle network throughout Riversdale and the surrounding area becomes an important step in creating an efficient transportation network for our city.

In 1999, the City of Saskatoon commissioned a *Bicycle Facility Network Study* in recognition of the growing number of cyclists and an increased desire for active transportation options in Saskatoon. The purpose of the study was to provide a detailed perspective on local cycling and transportation issues, to identify network alignments and to facilitate predominately local utilitarian bicycle trips within the community.¹¹¹ This has resulted in a number of welcome upgrades to cycling infrastructure in the City. The *West Industrial Local Area Plan, 2004*, and the *Pleasant Hill Local Area Plan, 2002*, express the need to incorporate more of these neighbourhoods into the plan. Two specific points were brought up by these communities, the development of the Canadian Pacific Railway (CPR) right of way (ROW) that runs through many of the core neighbourhoods as a rails with trail (pedestrian and cyclist) pathway, and the inclusion of 19th Street as a connection between Pleasant Hill, Riversdale and West Industrial.¹¹²

During the Riversdale Local Area Planning process, concerns about cycling opportunities arose, specifically in regards to:

- Making 20th Street safer and more accessible to cyclists.
- Ensuring there is sufficient access to neighbourhoods north and south of Riversdale.
- Linking the 17th Street Green Space Linkage (pathway) to Spadina Crescent and River Landing Phase II road network.
- Ensuring that the Meewasin Trails in Victoria Park are accessible from the roadways.
- Ensuring that there are more on-street routes for cyclists as cyclists will prefer to use the streets when pedestrian traffic increases on the Meewasin Valley Trails.
- Reducing demand traffic lights or finding a way that traffic lights registers a cyclist is at the lights.
- Increasing the overall amount of safe spaces for cyclists on the street.



Currently cycling down 20th Street to access the city center or any parts of the east side of the city results in either, (illegally) riding on the sidewalk, attempting to squeeze through the narrow space left between parked cars and passing traffic, or occupy an entire lane. Unfortunately many people do not feel safe riding in traffic on 20th Street (as well as many other streets in the city centre) and have complained about aggressive drivers not providing the required space for cyclists and even threatening cyclists who legally occupy a lane. At the same time, the City has recently started an awareness program to inform and ticket those who bicycle on the sidewalk. Unfortunately there has not been a similar education program for drivers who do not respect space for cyclists on the road, nor has there been adequate safe space provided for cyclists on many roads, all of which has left many cyclists feeling that there is little room for them in the city and discouraging cycling as a viable transportation mode.

¹¹¹ Draft Final Report City of Saskatoon “Bicycle Facility Network Study”, 2001. p. 1

¹¹² City of Saskatoon, “West Industrial Local Area Plan”, June 2004. p. 88.

The Riversdale LAPC meetings and the above information all points to the need to increase cycling facilities in the core neighbourhoods. Saskatoon is currently seeing an increase in people wanting to live and work near the center of the city, as well as a greater trend towards more sustainable cities and lifestyles, so it may be that now is the perfect opportunity to review and expand on the Bicycle Facility Network Study and increase the amount of safe space for cyclists throughout the core neighbourhoods of Saskatoon.

RECOMMENDATION

4.8 EXPANDED BICYCLE FACILITY NETWORK THROUGHOUT THE CORE NEIGHBOURHOODS: *That the Infrastructure Services Department, Municipal Engineering Branch, review the Bicycle Facility Network and propose an expansion to link Riversdale, Pleasant Hill, West Industrial and Caswell Hill with the Central Business District, City Park, Nutana and the Meewasin Valley, with the specific goals of making 20th Street safer for cyclists, increasing the connections between the core neighbourhoods in the center of Saskatoon and increasing the amount of safe spaces for cyclists on Saskatoon's streets.*

4.14 Public Transportation

The Riversdale LAPC discussed their desires to improve public transportation to important land uses in or near the neighbourhood. The land uses included grocery stores, recreation facilities and River Landing.

City Council adopted a new Saskatoon Transit Strategic Plan in 2005. The plan recommended a significant restructuring of the transit service layout in addition to the implementation of a Bus Rapid Transit Service element to address current public transit needs and demands. Restructuring commenced in July 2006 (to be implemented over a number of years).

In addition to routing and service changes, the report recommended the requirement for a downtown terminal, upgrades to current University of Saskatchewan transit accommodations (completed), and the need for an additional suburban centre terminal. The recommendations within the report will enable Saskatoon Transit to prepare for implementation of significant transit system improvements in both the short and long term, while setting a course for the long-range transit improvements for Saskatoon.

The restructuring of the bus routes occurred after the Riversdale LAPC met to discuss public transportation in the neighbourhood. There are now a number of new bus routes in Riversdale. Map 4.4 illustrates the bus routes, as well as the routes to grocers and recreation facilities in and around the neighbourhood. Bus Route #3 currently goes past River Landing on 19th Street, in addition to the Crescent Shuttle.

The Crescent Shuttle is a partnership between Saskatoon Transit, Riversdale Business Improvement District, Broadway Business Improvement District and the Partnership, to offer free passenger shuttle service connecting each business improvement area. The service operates Tuesday to Friday from 9:50 a.m. to 2:45 p.m. and 8:50 a.m. to 1:50 p.m. on Saturday. It also brings passengers to Giant Tiger in Riversdale and to Extra Foods on Broadway Avenue. This service is subject to review in the future.

There are no recommendations for further action.

Map 4.4 Bus Routes in Riversdale – To Grocery Stores & Recreation Facilities



5.0 Municipal Services

5.1 Overview

Municipal Services often deals with above ground and below ground infrastructure. This section deals with waste disposal, property maintenance, sidewalks, streets, lighting, power lines and underground infrastructure.

The amount of litter and the improper disposal of garbage and recyclable material in the Riversdale neighbourhood is a concern to the Riversdale community and to the City of Saskatoon. Changes to garbage collection in Riversdale are expected to alleviate some of the concerns that have been raised. To address the litter in the neighbourhood, the community has been hosting community clean-ups. Although the clean-ups have been successful, additional support is needed on the clean-up day by the City of Saskatoon and stakeholders in the neighbourhood.

The Riversdale Local Area Planning Committee (Riversdale LAPC) would like to be environmentally proactive, and have recycling and composting opportunities provided to residents and business owners in the neighbourhood. These opportunities may also help ease the concerns with regards to waste disposal.

Residents, property owners and business owners need to take responsibility, individually and collectively, to ensure a healthy, safe and tidy neighbourhood. An inventory of the entire neighbourhood indicated that there are properties in the neighbourhood that are in poor and very poor condition. People are encouraged to keep their properties maintained, including yards and buildings, and report property maintenance concerns, sidewalk and road hazards, and burnt out lights to the City of Saskatoon.

5.2 Municipal Services Goals

The Riversdale Local Area Planning Committee (LAPC) created a number of goals intended to guide future municipal services and infrastructure development in the neighbourhood.

1. That community clean-ups occur twice a year (spring and fall), with more neighbourhood involvement, coordinated efforts, access to large garbage bins, and funding assistance.
2. That sidewalks are safe at all times, that homeowners know the schedule of sidewalk inspections, and that residents contact the City of Saskatoon when sidewalk inspections are needed.
3. Improve solid waste disposal in the neighbourhood to improve appearance and safety, and to decrease the amount of waste.
4. Encourage and enhance bylaw enforcement on maintenance of vacant and residential lots.
5. That people become more informed about recycling, that recycling occurs more often, and that there are recycling bins in or near the neighbourhood.
6. That Christmas trees are disposed of properly, with designated sites in the neighbourhood.
7. Create a neighbourhood composting program.
8. Improve the maintenance of the Canadian Pacific Railway right-of-way.

5.3 Solid Waste Disposal, Recycling and Composting

At the Municipal Services meeting the Riversdale LAPC identified a number of issues in regards to solid waste disposal and recycling. All of the issues identified combine to produce a negative public image of Riversdale. The following is a summary of these issues:

- The shared garbage containers are often full, and overflowing containers can be seen for weeks.
- More frequent garbage pick-up is required and we also need to reduce the amount of trash.
- People are disposing large or prohibited material in the shared garbage containers.
- Illegal dumping is occurring in the neighbourhood by non-residents.
- Garbage pick-up needs to happen more often during and immediately after the Christmas season.
- Christmas trees are scattered around the neighbourhood after Christmas for a long period of time.
- The shared garbage containers are frequently vandalized.
- People tend not to recycle in Riversdale because there is no recycling depot close by.
- Litter is found in the back lanes, often around the full containers, and on boulevards and roadways.
- The City of Saskatoon needs to better support Community Clean-ups as they do make a difference in the neighbourhood.

5.3.1 Garbage Collection

The Riversdale LAPC would like to see garbage collection in the neighbourhood improved. Riversdale changed to front street garbage pick-up (individual garbage container) from rear lane pick-up (shared garbage containers) in August 2007. This occurred after the Riversdale LAPC meeting on municipal services. On August 13, 2007, City Council approved for all of Saskatoon neighbourhood to convert to front street garbage pick-up.

The Riversdale LAPC was uncertain about the benefits of front street garbage pick-up. There were some concerns that it may be hard for people to roll their bins to the sidewalks, that people might not bother rolling the bins back up to the house, that most households would have no place to store the bin, and that the bins might be stolen. The majority of committee members felt that residents would become more responsible for disposing their garbage if they had their own garbage container. Front street pick-up would most likely alleviate the concerns they have about waste disposal in the neighbourhood.



The Riversdale LAPC felt that if the neighbourhood is to be converted to front street pick-up then residents in the neighbourhood need to be educated about proper waste disposal. The Environmental Services Branch has reported that the change to front street pick-up and individual containers has resulted in cleaner back lanes, less vandalism of garbage containers, and improved illegal dumping. The Environmental Services Branch are improving recycling options in this area which will help alleviate overflowing containers.

5.3.2 Saskatoon Waste and Recycling Plan

The City of Saskatoon undertook a new *Saskatoon Waste and Recycling Plan*, which was adopted by City Council on November 5, 2007.¹¹³ This plan is a comprehensive examination of the current waste management programs and landfill use in Saskatoon. It also includes extensive research, consultation, and input from the Saskatoon community through advisory groups and open houses. The *Saskatoon Waste and Recycling Plan* will guide Saskatoon's waste management and recycling activities over the next 20 years.

There are a number of proposed initiatives in the *Saskatoon Waste and Recycling Plan* that deal with waste, recycling, and composting in the city. One of its guiding principles is to adopt a zero waste philosophy. Zero waste means creating waste reduction programs that maximize recycling, minimize waste, reduce consumption, and ensures that products are made to be reused, repaired or recycled. Another guiding principle is to develop strategies to encourage new waste management behaviours. This will be accomplished by creating education and awareness programs. It is hoped that this plan will work towards improving the quality of life for Saskatoon's citizens and develop a waste management program of which citizens can be proud of.

5.3.3 Proper Waste Disposal

Illegal dumping, and disposing of large or prohibited material in garbage containers in Riversdale is an issue. The Waste Bylaw No. 8310 outlines what should and should not be done with garbage and debris. The Bylaw aims to protect the health and welfare of the public, provides the abatement of nuisances, and protects the environment by regulating the collection, handling and disposal of waste and recyclable material within Saskatoon. Individuals causing an offence or breaking the bylaw could be subject to fines of up to \$200.



Illegal Disposal of a Bed

The City of Saskatoon often experiences a slow-down in collection due to illegal material dumping in garbage containers. Residential waste containers are designed for the disposal of household waste only, and all waste must be securely bagged or bundled and must be less than 0.5 meters in length. The following items must not be placed in or near containers:

- Furniture or appliances
- Concrete/rocks
- Construction or demolition materials
- Rugs or carpet rolls
- Tree branches over 60 cm (2') in length
- Cardboard not flattened
- Commercial waste
- Dirt or sod
- Automotive parts
- Any rigid material of 60 cm (2') in length
- Liquids of any type

These above items must be taken directly to the landfill. Excess refuse, whether bagged or unbagged, left beside garbage containers are not picked up by drivers of automated collection trucks. Waste of any sort cannot be dumped in back alleys, roadways, or on public or private property.

¹¹³ Earth Tech Canada Inc, *Draft Saskatoon Waste and Recycling Plan (For Public Review)*, March 2007.

Waste from commercial, institutional and industrial premises within the city must be disposed at a provincially approved waste disposal site or recycling centre. All commercial, institutional and industrial users are responsible for contracting waste disposal services. Some of these users may have a waste disposal contract with the City of Saskatoon.

Within the last few years the Environmental Services Branch has increased the number of enforcement officers to address Waste Bylaw infractions. Residents are encouraged to call the “Trash Tips Hot Line” at 975-2486 if someone is breaking the Waste Bylaw, or if there is something wrong with a garbage container.

According to the *Saskatoon Waste and Recycling Plan* illegal dumping of waste continues to be a concern in the City. The Plan indicates that education programs that discourage illegal dumping would be developed, with a focus on highlighting proper disposal options, and environmental problems associated with illegal dumping.

The City of Saskatoon has a Household Hazardous Waste Collection Program that encourages households to bring household, automotive, lawn and garden chemicals in their original containers to Envirotec (812-46th Street East) for recycling or to be reused whenever possible. Collection days help to keep household hazardous waste out of the landfill and ensures proper disposal of these materials. The *Saskatoon Waste and Recycling Plan* identified that this is a successful program, and that this program will continue in future years.

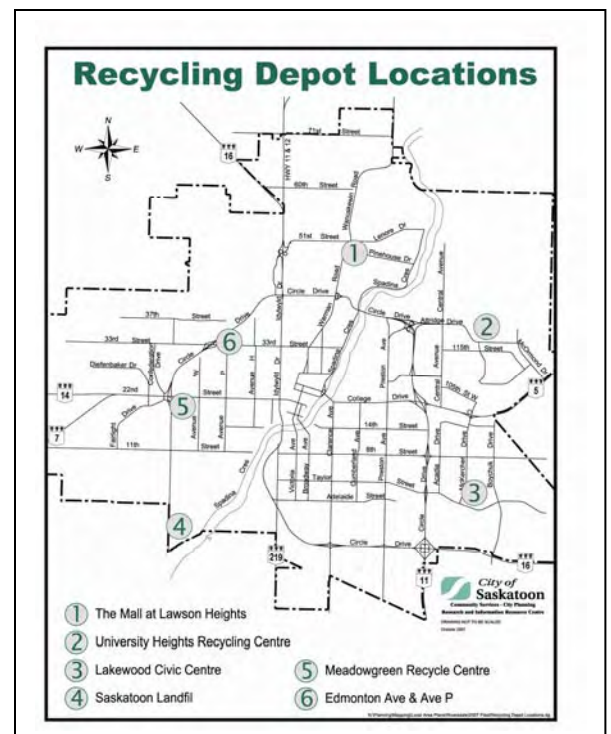
Conversion to front street garbage pick-up in Riversdale may also help alleviate the disposal of large garbage items and other illegal material.

5.3.4 Recycling

The Riversdale LAPC would like a designated area for recycling in or near the neighbourhood. They would also like residents to become more informed about recycling so that they will be encouraged to participate in recycling activities.

There are currently 6 recycling depots in Saskatoon. The closest one to the Riversdale neighbourhood is located at the corner of 22nd Street West and Witney Avenue (Meadowgreen Recycle Depot), which is too far away for the residents of Riversdale. At these locations newsprint, corrugated cardboard, mixed paper, tin cans, milk jugs and cartons, and beverage containers can be recycled. There are additional recycling paper bins at multiple locations throughout the city.

The City of Saskatoon has also entered into a one-year pilot program with Creative Outdoor Advertising to supply 47 recycling bins (small curbside bins for pedestrians) that will be placed in the three business improvements districts, including Riversdale.



There are also a variety of other items that can be recycled in Saskatoon. Information about drop-off depots for these items can be found on the City of Saskatoon website at www.saskatoon.ca (Click on “R” for Recycling – Waste Minimization & Recycling), in the “Saskatoon Recycles” brochure, or call “Trash Tips Hot Line” at 975-2486.

The *Saskatoon Waste and Recycling Plan* has a number of proposed initiatives that may address the future of recycling in Saskatoon. They include:

- Continue with producing a Recycling Directory
- Provide a recycling service to single family housing units and recyclable collection for multi-family residential units (curb-side recycling)
- Create a Smart Shopper Consumer Awareness Program and a Business Environmental Awareness Program
- Have Waste reduction education in schools
- Develop a Construction & Demolition (C&D) Materials Handling Facility
- Create Waste Reduction Displays and Public Awareness programs
- Shift to a User Pay System – this fee structure will encourage waste reduction and recycling
- Implement Disposal Ban on Paper and Cardboard
- Create a City-wide materials exchange
- Continue Collection Events for Household Hazardous Waste

5.3.5 Christmas Tree Disposal

Christmas tree disposal is an issue in Riversdale. Christmas trees can be found in back lanes, in garbage bins, and in some instances on the streets. The Riversdale LAPC would like a designated site in or near Riversdale for Christmas tree recycling.

During the 2006 Christmas season (up until January 31, 2007) the City of Saskatoon offered residential Christmas tree recycling drop-off sites throughout the city. Recycled Christmas trees are chipped and turned into compost or used as mulch. Garbage collection crews do not pick up Christmas trees that are left in back lanes or on street. The closest drop-off sites to Riversdale are the Kinsmen Park parking lot (just off Spadina Crescent), Meadow Green Recycling Depot (corner of Witney Avenue and 22nd Street) and the Saskatoon Landfill.

5.3.6 Composting

The Riversdale LAPC would like to have a neighbourhood composting program. It was suggested that large dumpsters could be located throughout the neighbourhood or at designated sites (such as a community garden) in the neighbourhood for organics which the City of Saskatoon could pick up. The Environmental Services Branch is currently working towards having a city-wide compost collection.

There are currently two free compost depots in Saskatoon. They are located on McOrmond Drive and Highway 7 (at the intersection of 11th Street). The compost depots collect leaves, grass and pumpkins. Material from the City’s parks and other locations, as well as yard waste dropped off by residents and businesses at the Spadina Landfill are brought to these sites for composting. Compost from the depots is

used throughout various civic departments to help offset the need to purchase topsoil. There is a concern by the Riversdale LAPC that since many residents in Riversdale do not have a vehicle, they cannot access these compost depots.

The City of Saskatoon has been involved in the subsidization of backyard composters in the past, through the provision of a \$10 rebate to any resident of Saskatoon who purchases a backyard composter. Residents apply for the rebate with proof of purchase; rebates are limited to one per year per household. The City has also launched a Leaves and Grass Collection Program. Subscribers to the program have been provided with a green leaf and grass front street roll-out cart. The contents of these carts are collected by the City.

The *Saskatoon Waste and Recycling Plan* has a number of proposed initiatives for composting in the city. They include:

- Continue with the subsidization of backyard composters and extend the program to home composters (suitable for multi-family dwellings)
- Promotion of backyard composting
- Upgrade Yard Waste Composting Facility
- Create a Grasscycling Program
- Develop an Organics Management Facility - this would be developed in tandem with the provision of a collection service for source-separated organics
- Provide Curbside Collection of Source Separated Organics to Single-Family Units and Source Separated Organics Collection to Multi-Family Dwelling Units
- Disposal Ban on All Organics

In the *Saskatoon Waste and Recycling Plan* there is a proposal to provide curbside collection of organics to single-family units and multi-family units. This program may be launched initially as a pilot program to help determine the appropriate collection frequency and size/type of container that best suits the citizens of Saskatoon.¹¹⁴ The Riversdale community could participate in this pilot program.

RECOMMENDATIONS

- 5.1 WASTE DISPOSAL EDUCATION:** *That the Environmental Services Branch and the Communications Branch provide information to the Riversdale community through articles in the Riversdale Community Association newsletter or utility stuffer informational flyers on proper waste disposal, and ensure that the Riversdale community is fully informed on the proper use of the individual garbage containers.*
- 5.2 RECYCLING:** *That the Environmental Services Branch consider locating a recycling depot in or near Riversdale.*
- 5.3 RESIDENTIAL CHRISTMAS TREE RECYCLING DROP-OFF SITE:** *That the Environmental Services Branch give consideration to locating a residential Christmas tree recycling drop-off site in or near Riversdale.*

¹¹⁴ Earth Tech Canada Inc, *Draft Saskatoon Waster and Recycling Plan (For Public Review)*, March 2007, pg. 46.

5.4 NEIGHBOURHOOD COMPOSTING: *That the Environmental Services Branch consider the Riversdale neighbourhood for the pilot program of having curbside collection of source separated organics (SSO) to Single-Family Units (SFU) as proposed in the Draft Saskatoon Waste and Recycling Plan.*

5.4 Litter and Community Clean-Ups

In Riversdale, and in many of our core neighbourhoods, litter can be found along streets, in back alleys, on vacant lots, and in parks. It is especially noticeable in the spring when the snow has melted. To clean-up Riversdale, the Riversdale Community Association and the Riversdale Business Improvement District (BID) have worked together to organize yearly spring clean-ups. For 2007, the Riversdale, Pleasant Hill, and West Industrial Community Associations and Riversdale BID organized a successful clean-up on Saturday, June 2, and hosted a free BBQ at Optimist Park afterwards.

Volunteer community clean-ups in Saskatoon have proven to improve the quality of neighbourhood environments; they also reduce safety hazards, increase citizen pride, and foster relationships among community members. Organizers of neighbourhood clean-ups have noticed that once cleaned up, people tend to keep the neighbourhood and their own property clean.

Litter is a growing issue around the world. Litter is any discarded product or waste material that ends up in our environment. Research has shown that there are at least seven major sources of litter. These include:

- Household trash scattered at the curb or lane before or during collection
- Business dumpster left open or untended
- Loading docks that don't keep their trash under control
- Construction and demolition sites that don't cover up their waste piles
- Overloaded or uncovered trucks that spill trash along the road
- Motorists who don't use litter bags or ashtrays
- Pedestrians who can't hold onto their trash until they reach a garbage can or recycling bin¹¹⁵



Municipalities across Canada are trying to deal with litter as effectively and efficiently as possible, and have found innovative and resourceful ways to fight litter in their communities. The following are some of the initiatives:

- City of Red Deer (www.reddeer.ca) hosts an event called the Green Deer Program. It is a two-week program that encourages citizens to clean up the city. People are encouraged to register so that the City can distribute cleaning supplies, track areas that are cleaned, and recognize volunteers for their efforts.
- City of Toronto (www.toronto.ca) and other municipalities perform a litter audit in order to gain detailed information on local conditions, to find litter hot spots, or to better design a litter control and waste management plan.

¹¹⁵ Cirko, Cathy, *Fighting Litter in your community*, Municipal World, September 2005. Pg. 33. www.municipalworld.com.

- Many municipalities adopt a particular slogan to help in their anti-litter activities, such as the City of Mississauga (www.cityofmississauga.ca) adopting the “Don’t be a Litter Bug” slogan.
- The Halifax Regional Municipality (www.halifax.ca) provided free “Pick-Me-Up Kits” to those who register as a group of participants on the annual clean-up day (the kit includes an information booklet, advertising posters, garbage bags, recycle bags and a data card to record everything the group finds).
- The Municipality of Delta (www.corp.delta.bc.ca) created an adopt-a-street program that is primarily aimed at local residents and community groups, and volunteers are asked to pick up litter 4 times per year.
- City of Ottawa (www.ottawa.ca) promoted an annual month-long spring cleaning campaign. The City uses prizes to help attract participants.
- Many municipalities have adopted the “20 Minute Make Over”. It is an anti-litter program that encourages organizations, businesses and schools to pick up litter in their immediate location for 20 minutes.
- The City of Hamilton (www.myhamilton.ca) provides detailed instructions on how to organize a successful community clean-up. The City provides posters, supplies, and disposal options, including recyclable materials.
- Vancouver has block captains. The block captains are responsible for gathering volunteers to do clean-ups. The City of Vancouver (www.city.vancouver.bc.ca) provides volunteers with gloves, bags, clean up tools, and complimentary pick-up of collected garbage.
- Some municipalities have a budget of up to \$50,000 to assist neighbourhoods with clean-ups. A maximum amount between \$1,000 and \$2,500 is given to neighbourhoods that apply for funding.
- The Town of Banff (www.banff.ca) has a recycling trailer that is equipped with different bins for people to separate recyclable materials and the trailer can be moved to different neighbourhoods.

The City of Saskatoon does not have a program to deal with litter in the city. The City currently does provide a limited number of dump passes and bins to Community Associations for community clean-ups, but unfortunately, it does not always meet the needs of the community. It has become a frequent occurrence to have dozens of community members come out to help clean up a neighbourhood, only to be faced with not enough landfill passes or faced with long line ups at the landfill to dispose of all the litter collected off of the city’s streets and lanes. In addition there have been requests for more opportunities to recycle or compost waste picked up at community clean ups but, unfortunately, neither the City or the Community Associations have access to appropriate recycling opportunities.

The *Saskatoon Waste and Recycling Plan* has proposed to allocate funds to support clean-ups of illegal dump sites in and around the City. Funds would be provided for volunteer groups to apply for a “Clean-Up Grant” as a fund-raising opportunity. The group or the City would identify an area to be cleaned up, and the community group would provide the volunteer labour for the clean-up event. City funds would go towards providing a small amount as a fund-raising grant to the group, as well as supplying equipment time and possibly refuse bins for the work, transport of waste to the landfill once the area has been cleaned, and waiving tipping fees for the material.¹¹⁶

¹¹⁶ Earth Tech Canada Inc, Draft *Saskatoon Waster and Recycling Plan (For Public Review)*, March 2007, pg. 13.

The Riversdale LAPC, Riversdale Community Association, and the Riversdale BID would like more support from the City of Saskatoon with their community clean-ups. They particularly would like assistance with:

1. Easier and quick access to the landfill. Community clean-ups usually occur on Saturdays which are busy days for the landfill. Dumping material at the land-fill can take hours and use up valuable time of volunteers and truck drivers.
2. More garbage bins and City Staff with trucks.
3. Provide City Staff and a wood chipper to chip wood during the day of the clean-up.
4. Assist with the disposal of recyclable materials on the day of the clean-up.

RECOMMENDATIONS

5.5 RESEARCH INNOVATIVE AND RESOURCEFUL WAYS TO DEAL WITH LITTER IN SASKATOON: *That the Environmental Services Branch research options to deal with litter in the core neighbourhoods and in the entire City, and report to the Administration and Finance Committee.*

5.6 SUPPORT COMMUNITY CLEAN-UPS: *That the Environmental Services Branch, with assistance from the Fire and Protective Services Department, Community Development Branch, City Planning Branch, and in consultation with the Riversdale Community Association, develop a Community Clean-up Procedure for community groups that includes increased support for community clean-ups from the City.*

5.5 Property Maintenance

Property owners are required to maintain their buildings and yards to an acceptable standard according to the Property Maintenance and Nuisance Abatement Bylaw 8175. The Bylaw applies to all residential, commercial or industrial properties in Saskatoon. Property owners are responsible for ensuring yards are kept free and clean from garbage and debris, junked vehicles, and excessive growth and noxious weeds. Yards also must be free of holes and excavations that could cause an accident, infestation of rodents, vermin and insects, and areas where water can pond.



Unightly property in Riversdale

Saskatoon Fire & Protective Services responds to complaints of unsightly yards, junked vehicles and homes or buildings in a state of disrepair. The “Health and Safety Hotline” (975-2828) is primarily used to report maintenance concerns, however, any type of safety concern can be reported to the complaint line and will then be forwarded to the appropriate agency. Questions and concerns can be directed to the Health and Safety Hotline, 24 hours a day, 7 days a week

Riversdale LAPC members often expressed concerns about individual properties in the neighbourhood and the overall property conditions in the neighbourhood. It was suggested that property conditions may be influencing the perception of the neighbourhood. While the City of Saskatoon is responding to

individual complaints of alleged property maintenance code violations on a case by case basis, and that bylaw and inspection programs are important, a periodic complete assessment of neighbourhood conditions is also important. This assessment can put the problem properties in perspective relative to the entire neighbourhood and identify patterns of property maintenance code violations or property deficiencies.

It was evident through the land use inventory that was completed in 2006 that a number of buildings and yards in the neighbourhood are in poor and very poor condition. Some blocks in the neighbourhood had up to 8 properties that were considered poor or very poor. A number of buildings were also identified in poor condition during the safety audits by community stakeholders. From January 1, 2007, to June 25, 2007, Fire and Protective Services completed 128 regular Property Maintenance and Nuisance Abatement Bylaw Inspections in Riversdale and did 79 re-inspections.

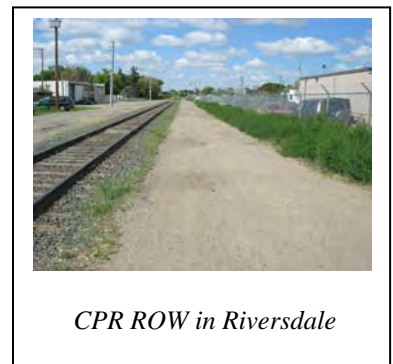
RECOMMENDATION

- 5.7 PROPERTY MAINTENANCE:** *That the City Planning Branch, with assistance from Saskatoon Fire and Protective Services, inform the Riversdale Community on an annual basis through a notice in the Riversdale Community Association newsletter of the Property Maintenance and Nuisance Abatement Bylaw 8175 and of the Health and Safety Hotline.*
- 5.8 ASSESSMENT OF NEIGHBOURHOOD CONDITIONS:** *That the City Planning Branch, with assistance from Saskatoon Fire and Protective Services, conduct a complete visual assessment of neighbourhood conditions in Riversdale in the years 2010 and 2014.*

5.6 Maintenance of CPR Right-of-way

The maintenance of the Canadian Pacific Railway (CPR) right-of-way (ROW) has been an issue for some time now for the Pleasant Hill, Riversdale, Caswell Hill and City Park neighbourhoods. Residents and business owners would like to see the maintenance along the CPR ROW be improved. Specifically there is a need for more regular grass cutting and garbage pick-up.

The *Pleasant Hill Local Area Plan (2002)* recommended that City of Saskatoon work with CPR to arrange a reasonable schedule for regular upkeep of the ROW and that priority should be given to areas where the ROW is adjacent to residential neighbourhoods.¹¹⁷ CPR agreed in 2004 to schedule two cuts every year along the ROW; once in the spring and once in the fall, and a mid-summer cut if vegetation growth warrants a cut. With the amount of rain the city has had in the past few years, additional cuts have been made by the City of Saskatoon Parks Branch as CPR's mower was not available. When the schedule is not adhered to, the City Weed Inspector is also assigned to check for noxious weeds.



If a multi-user bicycle and pedestrian path and linkage (Rails with Trails) within the CPR ROW is built in the future then a maintenance agreement and schedule would be agreed upon between the City of Saskatoon and CPR.

¹¹⁷ City of Saskatoon, *Pleasant Hill Local Area Plan*, June 2002, pg. 117.

There are no specific recommendations in this report for further action. If the City of Saskatoon has any concerns about the length of the vegetation, the Parks Branch will contact CPR about the concerns. If residents have a concern they are encouraged to call the Parks Branch at 975-3361.

5.7 Sidewalks

5.7.1 Sidewalk Maintenance

The Public Works Branch of the Infrastructure Services Department maintains City sidewalks to ensure they are in a safe condition for pedestrian traffic and to reduce and or eliminate injury claims. Their activities include:

- Repair of safety hazards and major deteriorations
- Replacement of settled house connections
- Overlay of damaged sidewalks with hot mix asphalt as a temporary repair
- Repair of minor sidewalk deficiencies such as crack filling, patching curbs, overlaying, and grinding down dangerous "Lips"
- There are 2 common safety issues with sidewalks: trip hazards and wide cracks. The first priority is to eliminate these hazards. A trip hazard is a lip that is greater than 20 mm or ¾".



Heaved Sidewalk

The sidewalks in Business Improvement Districts are inspected annually and sidewalks in residential neighbourhoods are inspected on a 5 year cycle. Riversdale was last inspected in the fall of 2004 and the remainder in 2005. Riversdale has a substantial tree root problem, which causes sidewalks to heave. Sidewalks in front of vacant lots are also often blocked by debris and snow as many properties tend not to maintain the vacant lots and sidewalks. The Riversdale LAPC created a list of sidewalks that are a safety concern and these were forwarded to the Public Works Branch to do an inspection. The Public Works Branch is also planning on doing another sidewalk inspection in the summer or fall of 2007 due to the tree root problem in the neighbourhood.

The public is also encouraged to report trip hazards and wide cracks to the Public Works Branch at 975-2476 or 975-2491 or by email at public.works@saskatoon.ca.

5.7.2 Asphalt Overlay Program

The Riversdale LAPC is disappointed with the appearance of the overlay of asphalt on sidewalks. Asphalt overlays are done on sidewalk panels that are a safety concern and restricted to less than 10% of the block. Asphalt fillets are used in areas where there are extensive tree root problems. It may also be used in the fall as a temporary repair until concrete can be replaced in the spring. Asphalt is used to repair sidewalk cracks. There is certain criterion that is considered before deciding to repair with asphalt, megacrete (product used to repair small concrete deficiencies) or replace the sidewalk.



Asphalt Overlay

5.7.3 Wheelchair Ramp Program

The City aims to install 50 sidewalk ramps per year at street intersections. A policy of the city also requires a ramp to be installed if there has been work completed on a street corner that requires concrete replacement. The ramp program is based on request. Contact 975-2454 for further information or to put a location on the ramp list.

5.7.4 Winter Maintenance of Sidewalks

There were a few concerns by residents that people are not shovelling their sidewalks in the winter. The City of Saskatoon does have a Sidewalk Clearing Bylaw 2005. City Council approved amendments to the Sidewalk Clearing Bylaw in September 2007. Snow and ice needs to be removed from all residential and commercial sidewalks within 48 hours after a snowfall in most locations. For the first year, tickets will not be issued if the snow/ice is not removed in time, but if the City receives a complaint, the City would remove the snow/ice at the expense of the homeowners (the cost will be added on to the homeowner's property tax).

5.7.5 New Sidewalk Installation

The Riversdale LAPC identified that they would like a sidewalk on the south side of 21st Street West from Avenue G to E. 21st Street is a popular street for pedestrian traffic as it is located between 20th and 22nd Street, which are two major roadways that carry a large amount of vehicle traffic. Pedestrians also used this roadway to access Idywyld and the downtown. There is a sidewalk on the north side, and the one on the south side was likely not constructed as there are no houses facing 21st Street.

A revitalized streetscape is planned for Avenues A, B, and C between 19th and 20th Street. The intention of this revitalized streetscape is to connect the Riversdale Business Improvement District to the new River Landing Development. Construction began in May 2007, for the repair and replacement of sidewalks on these avenues. A paving stone amenity strip is also planned.

RECOMMENDATION

5.9 SCHEDULE OF SIDEWALK INSPECTIONS: *That the City Planning Branch, with assistance from the Public Works Branch, advise the Riversdale Community through a notice in the Riversdale Community Association newsletter, the next scheduled sidewalk inspection, and who to call when a sidewalk inspection is needed.*

5.8 Street Maintenance

All of the streets are paved in Riversdale. Paved streets and lanes in Saskatoon are regularly maintained to ensure safe driving conditions for vehicle and pedestrian traffic. Each year, the City of Saskatoon schedules a variety of preservation programs to maintain the existing street infrastructure. Any roads that have not been scheduled for a major repair in the current year will receive routine maintenance consisting primarily of pothole patching and maintenance identified through customer inquiries or field staff. Activities of the Street Maintenance Program include:

- Inspection of streets on a regular basis

- Annual crack filling program
- Pothole repairs on all paved streets or lanes
- Repair of various paved street failures such as dips, frost boils, etc.
- Milling of rutted sections identified through inspections.
- Providing temporary cold mix repairs to potholes and small excavations during the winter months.

5.9 Lighting

Saskatoon Light & Power is responsible for street lighting, path lighting and pedestrian lighting in Saskatoon. Lighting standards are set according to the roadway classification (e.g. local versus arterial roadway). A typical residential street has a light at each end of the block and two lights in between, as per the lighting standards for most North American cities. The lighting in Riversdale was upgraded in two stages. The mercury vapour lights (purple) were replaced with High Pressure Sodium lights (yellow) in the 1980's and then a few years later, an additional light standard was added to each residential street in the neighbourhood. 19th and 20th Street were also upgraded. In March and April 2005, another inspection was made of the lighting in Riversdale, which led to some additional lighting to meet the minimum requirements.

Two Riversdale LAMP members did a walk about in the Riversdale neighbourhood and documented where some of the dark places are in the neighbourhood. This information was forwarded to Saskatoon Light and Power to follow-up with.

Lighting in Riversdale is also addressed in the Neighbourhood Safety Section of this report. One of the Neighbourhood Safety goals is to create lighting programs to improve safety in the commercial and residential areas of the neighbourhood.

The Riversdale LAMP has some concerns about burnt out lights in the neighbourhood. Residents are encouraged to report burnt out light to Saskatoon Light & Power's main office at 975-2414.

5.10 Electric Substation & Distribution Lines



Electric Substation in Riversdale

Mitigation or removal of the electric substation at Avenue C and Spadina Crescent was discussed several times throughout the local area planning process for Riversdale. There are no plans to relocate the electric substation at Avenue C and Spadina Crescent as the estimated cost to relocate the substation is between 25 and 50 million dollars. Mitigation of the substation is planned in the River Landing Phase II Project when the new Pocket Park is developed. Landscape treatment (walls, fencing, and plantings) will provide visual screening, sound attenuation, and aesthetic improvements to the perimeter of the substation. Substation access and security will also be critical components of the perimeter treatment.

There are no plans to move the overhead power lines underground in Victoria Park. This was also mentioned several times throughout the local area planning process. The cost to move the lines underground is very high as existing services such as gas must be worked around and the surface restored to its original condition.

5.11 Underground Infrastructure

Underground infrastructure, such as sanitary, water and storm sewers, was not an issue for the Riversdale community.

In 1992, a *Riversdale Neighbourhood Infrastructure Study Report* was created by the City of Saskatoon. This report presents the results of the condition and capacity review of the underground systems. The Infrastructure Services Department reports that the underground infrastructure in Riversdale is in relatively good condition. There have been a few sanitary sewer capacity issues that have been resolved. No system upgrades in this neighbourhood have been required to facilitate city growth. Existing underground services have been adequately serving current land use.

The first page of the “summary” section of the *Riversdale Neighbourhood Infrastructure Study Report* states, “*The potential for future increases in land use density is taken into account when considering capacity requirements for the underground services.*”¹¹⁸ This report was created in part to identify existing deficiencies, but also to identify potential system issues that would surface if a significant amount of redevelopment occurred in the neighbourhood. Substantial redevelopment has not occurred in this area, and to date water and sewer capacities have not restricted redevelopment of Riversdale. Any significant redevelopment or land use changes may affect the underground services. Sewer capacities will be evaluated when redevelopment occurs, and developers will be required to upgrade the system if demand exceeds capacity. The long term redevelopment plans in Riversdale will also enable the City of Saskatoon to coordinate the system upgrades as redevelopment progresses.

¹¹⁸ City of Saskatoon, *Riversdale Neighbourhood Infrastructure Study Report*, May 25, 1992, pg.

6.0 Economic Development

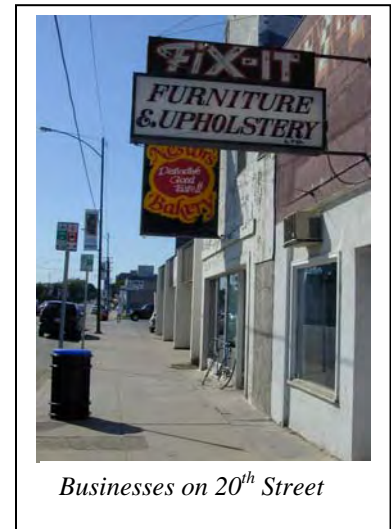
6.1 Overview

The business district of Riversdale is undergoing significant changes for the first time in many years. It is felt that the perception of Riversdale and investor confidence is improving. As the area is close to downtown, and currently has affordable real estate and relatively low property taxes, new businesses are locating in this area. The City of Saskatoon's Municipal Enterprise Zone Program and Innovative Housing Incentive Program, the development of River Landing, the initiatives and programs of the Riversdale Business Improvement District (BID), the development of Station 20 West, are also contributing to the successful changes to the neighbourhood.

Within the past three years a number of new businesses have opened in Riversdale, including a number of theatre and arts groups. The vacancy rate in the commercial district has dropped from 12.9% in 2005 to 3.3% in 2006. In addition, a number of businesses are improving the commercial properties in the neighbourhood. From June 2006, to June 2007, 17.6% of businesses in Riversdale received façade grants through the Municipal Enterprise Zone Program. If the Riversdale BID, the City of Saskatoon and the community at large continue to work together, Riversdale will achieve its vision of becoming a community of choice to live, shop, work, and start a business.

The Riversdale Local Area Planning Committee (LAPC) had a meeting to discuss economic and commercial development in Riversdale. At this meeting, the Riversdale LAPC heard a presentation about the programs and services of the Riversdale Business Improvement District, 20th Street Master Plan (1993), River Landing development, and about tax assessment in Riversdale. At this meeting, the Riversdale LAPC identified that they would like:

- A business community that is healthy and vibrant, with a general village feel that has specialty shops, bakeries, small grocery stores, dry cleaners, cafes, small pubs, etc.
- More local economic development initiatives that includes training and employment opportunities for its residents.
- Residents and business owners to work together to develop a safe, healthy and economically viable community while maintaining its cultural diversity.
- A balance of commercial and public services.
- Areas and amenities for shoppers, residents and business staff to sit down and relax.
- To promote Riversdale as a place to live, shop, work, socialize and be entertained.
- The business community to continue celebrating Riversdale's history, heritage, art, and diversity.
- Businesses to improve their window displays.



At the “What’s Good in the Hood” meeting, youth indicated that they like the following existing places in the neighbourhood:

- Giant Tiger
- Fast Gas
- Bingo Hall
- Core Neighbourhood
- Youth Coop
- Roxy Theatre
- Pawn Shops
- Police Station
- Festivals

What they don’t like is that they don’t feel safe on 20th Street at night, the vacant lots in the commercial district gives an abandoned feel, that there are no daycares in the neighbourhood, and that there is a lack of certain shops in the neighbourhood. They also expressed the concern that it is hard for youth to find work in the neighbourhood. The following are a list of shops they would like in the neighbourhood and changes they would like made in regards to economic development:

- Indigenous art centre/shop.
- Internet café that is open late and/or a youth run coffee shop.
- That the Bingo Hall be open to Youth.
- Grocery store, fast food restaurants, hair dresser, pool hall, dollar store, ice cream parlour and movie store.
- More daycares.
- Programs for youth to gain work experience.
- Build on vacant lots.

The following report is about economic development in Riversdale.

6.2 Economic Development Goals

The Riversdale LAPC created a number of goals intended to guide economic development in the neighbourhood. They are as follows:

1. Attract a balanced mix of retail services.
2. Expand, enhance and integrate urban design features of the commercial district.
3. Encourage and support economic innovation.
4. Expand the range of eclectic business activities to meet neighbourhood and city wide needs.
5. Provide range of incentives to maintain and enhance business development.
6. Encourage and promote infill development on vacant commercial sites.
7. Ensure integration between Riversdale and River Landing.
8. Enhance and promote Riversdale as a Market and Cultural District.
9. Promote and preserve the village of Riversdale concept.
10. Continue with incentive programs for businesses and homeowners to clean up and beautify their facades.

It is important to note that there are a number of goals and recommendations throughout the LAP that build on or enhance the commercial district in the neighbourhood and its economic activities. They can be found in the Neighbourhood Perceptions, Culture and Heritage, Neighbourhood Safety, and Land Use sections of this report.

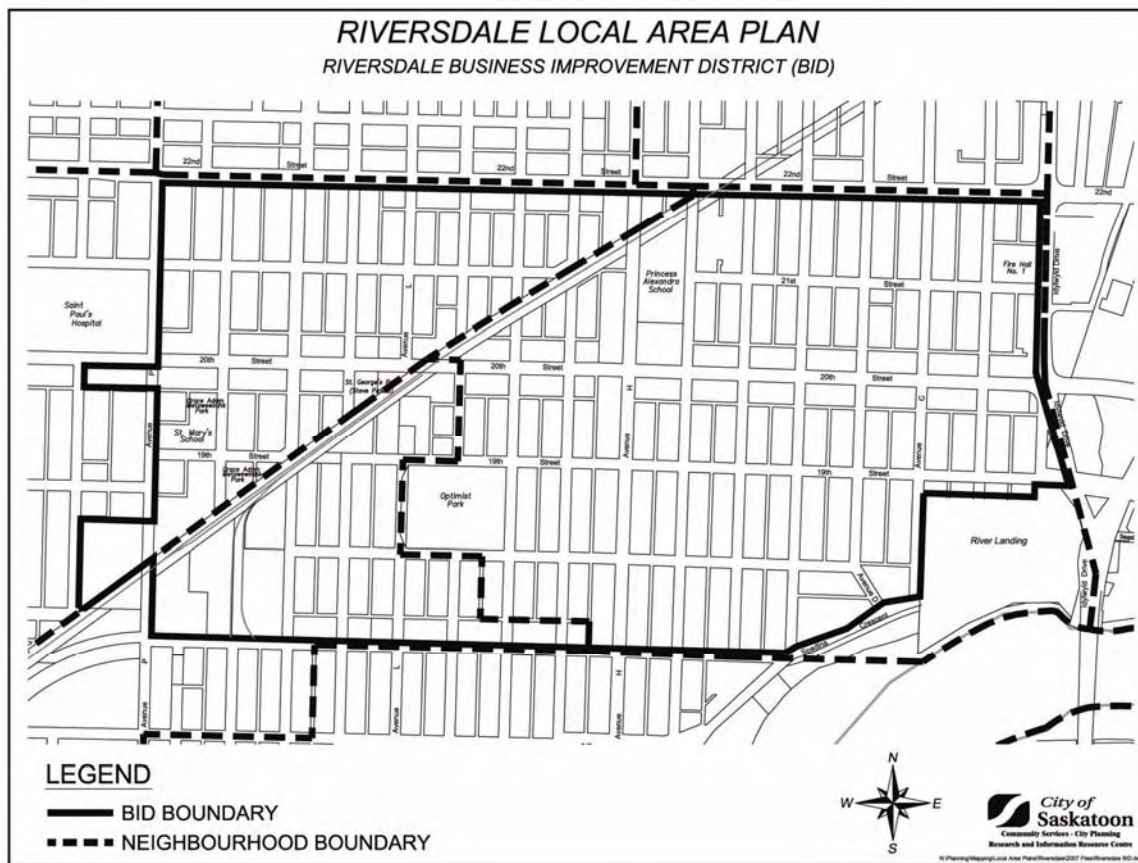
6.3 Riversdale Business Improvement District (BID)

Saskatoon currently has four Business Improvement Districts (BIDs). BIDs are corporations established by a bylaw of City Council. The mandate of a BID is to attract and retain business, engage in promotion and events to raise the area's profile, and provide ongoing maintenance and enhancement of the area.

The Riversdale BID was created in 1990, and over the years has undergone a few boundary expansions. The area of land designated as the Riversdale BID is contained within the boundaries in Map 6.1. The Riversdale BID works with its members on an ongoing basis to maintain and update a vision for the commercial district, identifies opportunities for economic growth, and keeps abreast of specific issues, concerns and needs that affect business growth, attraction and retention. Their main concern is to improve the perception of the area and create new employment for local residents. The vision for the BID includes:

- A clean, safe and lively public environment.
- Recognition as a historical and culturally diverse district.
- New business and employment growth.
- Quality housing and community services.¹¹⁹

Map 6.1 Riversdale Business Improvement District



¹¹⁹ Riversdale Business Improvement District (2007). *Riversdale Business Improvement District*. Retrieved September 16, 2007, from <http://www.riversdale.ca/main.php?p=761>.

The following is a brief outline of the Riversdale BID's programs and initiatives:

- Assists investors with **business incentives and information** and realtors with **marketing materials**.
- Administers a **Street Ambassador Program**, whereby one staff person works daily to ensure the streets are clean and tidy, watches for safety issues and concerns as they arise. They would like to expand the program whereby they have more staff working on the streets and whereby local youth are mentored from entry level positions through to a career-track position, including learning life/work skills. The Riversdale BID currently has a limited budget for street level maintenance.
- Promote and preserve the "**Village of Riversdale**" concept through marketing campaigns (brochures, website, banners, etc.).
- Created a **Riversdale Cultural Heritage Development Strategy** (history inventory, oral history project, interpretive plan, etc.).
- Hosts a **Clean and Safe Committee** to address safety and beautification issues within the area.
- Participates in the **Annual Community Clean-up** with Riversdale Community Association.
- Responsible for the administration of all the commercial applications and façade grants of the **Municipal Enterprise Zone**.
- Involved in a joint cultural heritage tourism development initiative of Saskatoon's three city-centre business improvements districts, called the **Cultural Crescent** (information about this initiative can be found in the Heritage and Culture Section).
- Member of the **Urban Design Committee** whose mandate is to identify urban design objectives and implement urban design projects and programs.
- On the board of Saskatoon Ideas Inc, a non-profit corporation that operates and administers the **Business Support Centre** at River Landing.
- Involved in a partnership with Saskatoon Transit and the other two city-centre BID's to offer free passenger shuttle service connecting each BID (**Crescent Shuttle**).
- Currently developing a **Marketing Strategy** for the BID. The brand will be based on the rich and diverse heritage of the area.
- Active participants throughout the **Local Area Planning Process** for West Industrial, King George, Pleasant Hill and Riversdale.
- Involved with a number of other **Committees** (Municipal Heritage, Parking, River Landing, etc.).

The Riversdale LAPC fully supports the work of the Riversdale BID and recognizes that many of the Economic Development Goals are being accomplished or are goals of the BID. One item the Riversdale LAPC would like the BID to do is work with business owners to improve their windows displays. They thought perhaps the BID could host a window display competition.

RECOMMENDATION

- 6.1 BUSINESS WINDOW DISPLAYS:** *That the Riversdale Business Improvement District work with business owners in the Riversdale neighbourhood to improve window displays.*
- 6.2 VILLAGE OF RIVERSDALE AMBASSADOR PROGRAM:** *That the Riversdale Business Improvement District investigate the feasibility within the next five years to increase revenue to support an improved maintenance program (Ambassador Program) for the district.*

6.4 Riversdale West-Central Business Development Strategy, 2001

The *Riversdale West Central Business Development Strategy, 2001*, was initiated to improve the economic situation in the area through business development and retention. It was hoped that a stable economic environment can also cultivate a strong community in various aspects outside of business. The study partners included the Riversdale BID, the City of Saskatoon, Saskatchewan Economic and Cooperative Development, Saskatoon Economic Development Authority, and QUINT Development Corporation. The final report was completed in June, 2001.

The Riversdale West Central area is an important sub-region within Saskatoon's overall economic development strategy. The primary area is bounded by 22nd Street to the north, Holiday Park and Crown Investment Corporation (C.I.C) Industrial Park to the South, Circle Drive to the west, and Idylwyld Drive to the east.

The strategy contains a number of recommendations, with a number of these for the City of Saskatoon to address. In Administration's view, the implementation of the recommendations directed to the City of Saskatoon have been substantially achieved and will continue to be enhanced in the future.

6.5 Urban Design Program

The City's Urban Design Program focuses on urban design elements within the BIDs of Riversdale, Downtown and Broadway. When resources permit, the Urban Design Section works on special projects, and plans and creates designs for streets and neighbourhoods outside of the mandated areas.

The City's Urban Design program was established in 1990 to plan, construct, and manage improvements to the public realm in the centre-city BIDs. The program is supported by the Streetscape Reserve, which receives 43% of the annual parking meter revenues. The program is managed by the Urban Design Committee, which is made up of representatives from civic departments, the BIDs and the Meewasin Valley Authority.

The Urban Design Section's mandate includes the following:

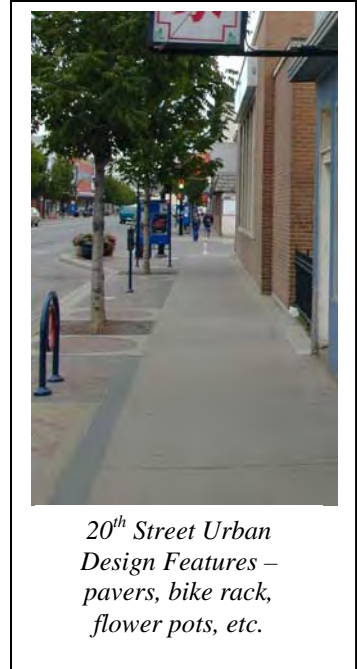
- **Streetscape Projects** throughout the Business Improvement Districts.
- **Maintenance Program** for all streetscape projects constructed since 1990 (i.e. touch up painting, paver repairs, and repair to damaged street furniture).
- **Pedestrian Amenity Program** provides numerous types of furniture to the streetscape (i.e. bike racks installed at AKA Gallery, Roxy Theatre and Park Café).
- **Placemaker Program** displays a variety of artwork throughout the BIDs (i.e. Lesley Potter: Dream Walker at 20th Street and Avenue G).
- **Seasonal Planter Program** installs flower pots in the three BIDs.
- **Façade Improvement Program** provides grants each year to commercial properties for the restoration of original architectural features of the façade or for high quality contextual renovation to properties older than 25 years.
- **Banner Program** installs street banners which adds color and vitality to the street.

- **Parking Lot Screen Program** aims to improve the appearance of the sidewalk and street frontage by screening the “sea” of asphalt and parked cars from the street

Recently in Riversdale, the Urban Design Section has provided streetscape design and construction services for Avenues A, B and C between 19th and 20th Streets. The goal for this revitalized streetscape is to connect the Riversdale BID and River Landing. A number of improvements have been made and they include: repairing sidewalks, providing temporary art placements sites, installing mid-block amenities, enhancing crosswalks across 19th Street, improving lighting, and installing furniture.

In 1993, the Urban Design Committee prepared a *20th Streetscape Improvement Master Plan*. This plan provided a long term framework for the physical improvement of 20th Street from Idylwyld Drive to Avenue H. The proposed improvements included the following:

- Replacement or repair of concrete curbs and sidewalks.
- The installation of sidewalk trees.
- The installation of pedestrian lighting and the upgrading of street lighting including underground wiring. Upgrading the existing traffic signal installations.
- The installation of pedestrian amenities such as decorative concrete pavers and corner bulbs, the installation of flower pots and banners, pedestrian ramps, garbage receptacles, bicycle stands, and the provision of areas for the installation of future public art or “placemakers”.



To date streetscaping has been completed from Avenue A to D. Streetscape improvements need to be completed from Avenue E to H (when funding is available). There is currently nothing planned for 20th Street in the current five-year plan and current priorities for the Streetscape Reserve will not change. The level of annual funding allocated to the Streetscape Reserve is insufficient to complete all streetscape projects identified for all Business Improvement Districts, unless additional funding is allocated. Over the next five year period priorities for the streetscape reserve include the following: 19th Street, 25th Street Extension and 3rd Avenue Master Plan and Streetscape.

The rehabilitation of buildings and development north of 20th Street between Idylwyld Drive and Avenue D up to 22nd Street is highly encouraged. Currently the streetscape in this area is not aesthetically pleasing, sidewalks have asphalt on them, and there are no amenities for pedestrians. The Riversdale LAPC and BID recommend that a Streetscape Masterplan be produced for this area. It was identified in the discussions on Parks and Recreation that the Riversdale LAPC would like a courtyard in this area as well.

The Riversdale LAPC voiced that they would like benches installed along 20th Street. The Urban Design Section has ordered benches and they will be installed in the spring of 2008. The Riversdale LAPC also indicated that they would like the artwork on the parking lot fences be repainted or new ones be erected as they are currently fading. Urban Design could do paint touch-ups of the art circles through the Parking Lot Screen Program or they could provide materials for new art circles if a community art group or Princess Alexandra School would like to make new ones.

RECOMMENDATION

- 6.3 COMPLETE THE 1993 20TH STREET IMPROVEMENT MASTER PLAN:** *That the Urban Design Committee implement the improvements in the 1993 20th Street Improvement Master Plan when funding becomes available.*
- 6.4 COMPLETE A STREETScape MASTER PLAN FOR THE AREA NORTH OF 20TH STREET:** *That the Urban Design Committee give consideration to creating a streetscape Master Plan for the area north of 20th Street West up to 22nd Street West, and between Idywyld Drive and Avenue D South.*
- 6.5 ART CIRCLES ON PARKING LOT SCREENS:** *That the City Planning Branch contact the Community Art Groups in Riversdale to find out if a group is interested in creating new art circles for the parking lot screens in the neighbourhood.*

6.6 The Municipal Enterprise Zone

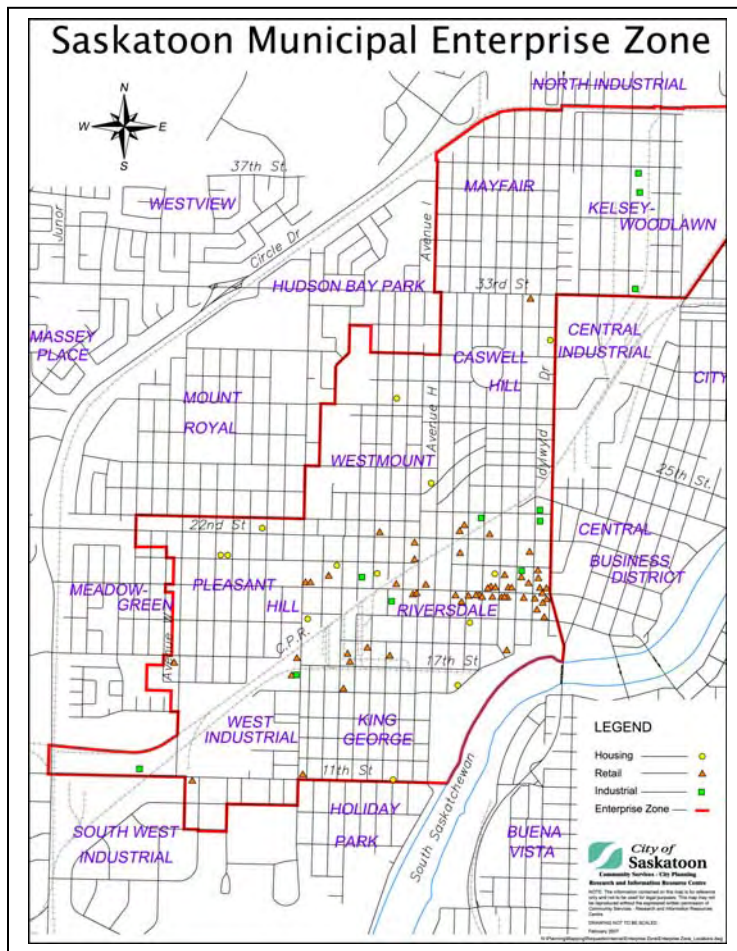
In May 2002, the City of Saskatoon launched the Municipal Enterprise Zone Program. The program identifies eight neighbourhoods eligible for targeted incentives: Caswell Hill, Kelsey-Woodlawn, King George, Mayfair, Pleasant Hill, Riversdale, Westmount and West Industrial. The objective of the Municipal Enterprise Zone Program is to:

- Encourage businesses to locate or expand their operations in the area in order to create more economic activity.
- Encourage property owners and developers to invest in the renovation, expansion or creation of new housing.
- Encourage new investment in the area and increase consumer and investor confidence.
- Demonstrate the City's commitment to improving conditions in the Enterprise Zone.

Existing or proposed residential properties, retail stores, warehouses, manufacturing facilities, public recreation facilities, tourism and cultural facilities, and transportation facilities are eligible for incentives under this program. Eligibility for incentives varies depending on the use. Enterprise Zone incentives include:

- Building and Plumbing Permit Fee Rebates
- Property Tax Abatement and Grant in Lieu of Tax Abatement
- Rebates of Off-site Development Charges and Direct Service Charges
- Relocation Assistance/Land Exchange
- Façade Appearance Grant
- Land Assembly to create suitable sites for development
- Development Plan Amendment, Zoning Bylaw Amendment, Discretionary Use and Subdivision Fee Rebates

Map 6.2 Locations of Approved Enterprise Zone Applications



The City of Saskatoon is responsible for administering incentives once approved, and for receiving and reviewing residential applications. The Saskatoon Regional Economic Development Authority receives incentive applications for incentives for all industrial uses and the Riversdale BID is responsible for the administration of retail, cultural, personal services and retail service applications. The Enterprise Zone Adjudication Committee is responsible for evaluating the applications to determine whether or not to approve incentives. The Enterprise Zone is intended to operate for a limited time until the funding is depleted, though City Council has approved re-funding for the program twice since its inception.

Riversdale has benefited from the incentives and programs of the Enterprise Zone. In accordance with the goals in this section, the Enterprise Zone program has provided a range of incentives to maintain and enhance business development, encouraged infill development on vacant commercial sites,

and provided an incentive program for businesses to clean-up and beautify their facades.

Map 6.2 illustrates that property and business owners in Riversdale have had the lion’s share of the incentives offered by the program. Since January 2007, there has been a substantial amount of development activity within the Enterprise Zone, which has resulted in 24 approved applications for incentives under the program. As of August 16, 2007, the Enterprise Zone has spent or committed \$1.09 million towards projects in the core. For each \$1 of incentive provided, a further \$22 was invested in the zone.

6.7 River Landing

6.7.1 Overview of River Landing

River Landing is a revitalization project of the south downtown. Its goal is to transform the south downtown into an urban riverfront that engages the community and excites visitors, and integrates with the downtown and the river valley. The development of River Landing presents an exciting social, cultural and commercial focus for Saskatoon. River Landing will encourage economic activity and job creation for Saskatoon, and it is hoped that it will instigate revitalization for the core neighbourhoods.

River Landing is divided into two phases (as noted in Map 6.3). In River Landing Phase I, the riverfront (landscaping, pathways and other features) and a destination complex (Persephone Theatre) is currently being constructed. The Concept Plan calls for a urban village in River Landing Phase I. The mix of proposed uses at this site is considered very important to ensure that River Landing becomes a major destination for both community residents and visitors.

River Landing Phase II, located in Riversdale, has been made possible through funding by the Federal, Provincial and Municipal governments. A number of public consultations took place to garner feedback on proposals and determine the community needs and wishes on the development. The redevelopment will take at least four years to complete, and will include:

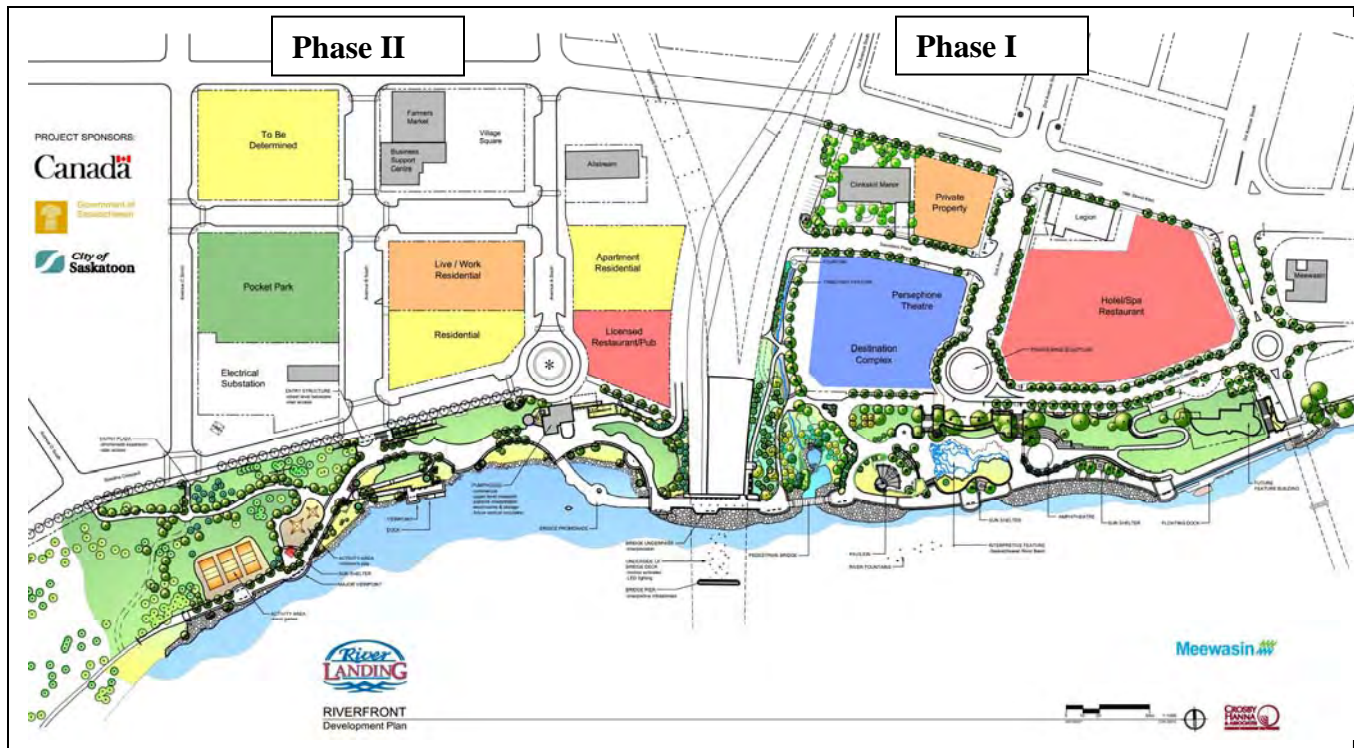
- **A.L. Cole Power Site** - the clean-up of contamination on the former A.L. Cole power site.
- **Riverfront** - the development of the riverfront including a new boat dock, public spaces, and new linkages to the River Landing Phase I, and other related amenities.
- **Isinger Park** - the construction of a park.
- **Farmers Market, Business Support Centre & Village Square** - the reclamation and conversion of an old electrical building into a farmers' market, business centre (incubator), and village square.
- **Residential & Restaurant** - the development of a licensed restaurant and new residential opportunities including an innovative live-work complex.
- **Avenues A, B & C between 19th & 20th Street** – a revitalized streetscape that will connect the Riversdale BID and River Landing.
- **Roadways & Parking** - the installation of parking and new roadways to provide proper access to the site. The 19th Street overpass will be removed and 19th Street elevated, and new streetscaping will be constructed in all the entry ways to the site.

River Landing will bring many benefits to the Riversdale community. It will develop an unused, contaminated and unsightly area of Riversdale, enhance the riverfront and create a new park for the neighbourhood, encourage people to visit and live in the community, bring economic growth and provide employment, and will generally help kick start revitalization of the Riversdale neighbourhood.

There are a number of Economic Development Goals created by the Riversdale LAPC that have been and can be applied to the River Landing Phase II project. There are opportunities in River Landing to:

- Continue to ensure integration between the Riversdale neighbourhood and River Landing.
- Attract a balanced mix of retail services and expand the range of eclectic business activities - in the Farmers Market, Business Support Centre (Saskatoon Ideas Inc.) and in the Live/Work Units.
- Integrate urban design features.
- Encourage and support economic innovation through the Business Support Centre.
- Provide range of incentives to maintain and enhance business development – in the Business Support Centre.

Map 6.3 River Landing Phase I and II



The Riversdale LAMP is excited about the new businesses and market ventures at River Landing (discussed in more detail below). To encourage people to visit River Landing and to encourage the visitors at River Landing to visit the commercial district of Riversdale, the Riversdale LAMP suggested signage at key points in and around the neighbourhood. Suggested locations are:

Riversdale will benefit from a “renewed” South Downtown by connecting projects, streetscapes, and traffic flows, between River Landing and 20th Street.
 Riversdale LAMP Member

- As the 19th Street entrance at River Landing can be seen from Idylwyld Drive, look at having a banner and/or landmark that draws transport in.
- Connection and signage to River Landing from 22nd, particularly at Idylwyld will be very important for vehicular traffic.
- Avenue C and 22nd Street is a significant entrance into Riversdale and River Landing.
- Have signage or a landmark at Avenue C and/or B on 19th Street to draw people into the business district of Riversdale.

A Way finding Strategy is currently being conducted for River Landing to assist people in orienting themselves in the River Landing and help them navigate from place to place. The strategy may include recommended signage or design elements to orient people to the downtown and Riversdale commercial district. The new streetscape at Avenues A, B and C between River Landing and 20th Street will also physically link these two areas and draw people between the two spaces.

6.7.2 Saskatoon Ideas Inc. (Business Incubator)

Saskatoon Ideas Inc. is a business incubator that will bring in businesses in a start-up stage, and help them grow to the point that they leave as financially viable, growth-oriented companies. The facility will support new and growing enterprises under one roof, offering a wide range of programs, advisory services and shared equipment in a professional working environment. Up to 20 businesses can be accommodated at the facility. The business incubator will be operated and administered by Saskatoon Ideas Inc., a registered membership non-profit corporation. The corporation is governed by a board of directors composed of Saskatoon's Business Organizations.

The Saskatoon Urban Development Agreement (UDA) between the Government of Canada, the Government of Saskatchewan and the City of Saskatoon have invested \$150,000 to assist with the pre-launch phase and the first year of operations of a business support centre in Saskatoon.

6.7.3 Farmer's Market and Market Square

The former electrical garage has been renovated to house the indoor farmer's market and public market. Adjacent to the market, a community "square" will be created for summer outdoor markets and for special events.

The Saskatoon Farmer's Market moved to this location in spring 2007. The Saskatoon Farmer's Market is a co-operative that sells products that they make, bake or grow. They plan to have a number of specialty shops whose goods are complimentary in nature to those already being sold at the Farmer's Market and they plan to operate up to 5 days per week.¹²⁰

6.7.4 Live/Work Units

Centered between Avenues A and B, and south of the village square, is an area where "live/work" housing is to be encouraged where entrepreneurs, artisans and professional work out of their own home. The design would include workshops, offices or small sales outlets on the ground floor, along with interesting individual signage.

6.8 Pleasant Hill Revitalization Project

The Pleasant Hill Revitalization Project is an exciting new redevelopment which includes the creation of a new elementary school with community space, enhanced park space, and up to five new housing and mixed use development sites. The Pleasant Hill Revitalization Project will transform two blocks of deteriorated housing in Pleasant Hill into vital, attractive, animated, safe, and economically viable area in the heart of the neighbourhood. The project is located south of 20th Street, east of Avenue P and west of Avenue N, which is only a few blocks from the Riversdale neighbourhood.

This revitalization opportunity has happened because of the commitment of five orders of government – Federal, Provincial, Municipal, Department of Learning and Saskatoon Greater Catholic Schools. The Federal Government, Province and City of Saskatoon have committed to provide \$3.3 Million dollars in funding under the Urban Development Agreement (UDA) for providing new infrastructure to produce

¹²⁰ Saskatoon Farmers Market. Retrieved January 30th, 2007 from <http://www.saskatoonfarmersmarket.com/>.

an entire block of clean, vacant and fully serviced land that is ready for redevelopment. The total value of the revitalization project is estimated to be over \$40 million upon completion.

The purpose of this project is to create new economic and social development in the Pleasant Hill area, in keeping with this core neighbourhood's Local Area Plan (LAP) (2002). The LAP envisages new development in the Pleasant Hill neighbourhood including the reduction of vacant lots, improved property maintenance, increased safety, and land development.

6.9 Station 20 West

Station 20 West, another exciting redevelopment project in Pleasant Hill, consisted of the City of Saskatoon purchasing 3 properties, demolishing buildings, remediating the properties, and having the entire site available for residential and commercial development. These properties are adjacent to Riversdale, on the site situated on the north side of 20th Street between Avenue K and L. This project happened due to intergovernmental cooperation between the Federal, Provincial and Municipal governments, as well as engaging Quint Development Corporation and Child Hunger Education Program. Over \$1 million was required to purchase, demolish and clean-up the site.

This project has created new development in the Pleasant Hill neighbourhood, which will strengthen the economic and social fabric of the community. One part of the site is currently being developed by Saskatchewan Housing Corporation. This will consist of approximately 55 affordable housing units, a branch of the Saskatoon Public Library, and a Saskatoon Housing Authority Office. The other component is the proposed Community Enterprise Centre, which will be developed by Station 20 West Development Corporation, a new non-for-profit organization. The proposed 40,000 square foot centre may consist of an integrated Community Health Centre, the Good Food Junction Co-op, community based organization, a childcare centre, a café, and a public square. Station 20 West Development Corporation is currently raising funds for the project.

6.10 Property Tax Assessment

During the Local Area Planning process for Riversdale, the City Assessor gave a presentation to the Riversdale LAPC about the current property tax assessment system and the proposed changes. The main issue that arose is that property owners felt that taxes are too high in Riversdale and that assessments were not completed accurately.

The property tax system in place in Saskatchewan is based on the principle known as "ad valorem" - that is, property taxes are based on the value of property. The City Assessor is responsible for determining the value of the property in Saskatoon following the rules determined by the Saskatchewan Assessment Management Agency. The current Cost Approach system is highly regulated, and employs sales of land and improved properties method to determine property assessment values. Land is valued as if vacant, and buildings are appraised based on their depreciated replacement cost. A Market Adjustment Factor (MAF), which is based on median (middle) sales levels in a neighbourhood, is then used to adjust the costs of individual improvements. Limited sales data can make changes in total assessment over time not uniform (this has occurred in Riversdale in the past).

The Riversdale LAPC learned from the City Assessor that assessment reform it taking place and being done in a stepped approach. Residential and condominium changes took place for the 2005

reassessment and some changes are taking place in the way commercial properties are being valued. For example, a new internationally recognized costing service is being used to develop the replacement cost for these properties. In addition, the provincial assessment manual is being written to allow assessors more flexibility in determining the fair values. These changes should allow the assessment appraisers the ability to provide for more accurate fair values, while still using the same basic approach as was used in the 2001 reassessment.

The major change for commercial, industrial and investment properties will take place for the reassessment in 2009. The Rental Income Approach will be applied. This approach capitalizes the net rental income of a property to arrive at a value. It is important to remember that even with this approach, mass appraisal techniques must be used. By the 2009 reassessment, the desire is to have what is known as an Ends Based or Results Based Assessment System. This type of system looks at the final values as an indicator of whether the assessment office has correctly done its work. The current system in place in Saskatchewan is what is known as a process based system. In this current system, it is the process used by the assessment office to get to the final values that is looked at to determine if the work was done properly. The final result is simply a product of the process. Most other assessment jurisdictions are checked on the result, not the process. This is the way Saskatchewan is moving. Overall, the Riversdale LAPC support City Council and the City Assessors Office's plan to improve and evolve the Property Tax Assessment system.

Some of the Riversdale LAPC members were unsatisfied with their assessments. Property owners can appeal their assessments to the Board of Revision. It is important to note that appeals against an assessed value are only accepted for one month following completion of the assessment roll. For example, if the official 2005 assessment notices were mailed October 1, 2004, the appeal period would be closed by November 1, 2004. After that time period, appeals would not be accepted. If you appeal your assessment and the Board makes a change, it only changes the year of assessment appealed and the change cannot be made retroactive.

7.0 Heritage & Culture

7.1 Overview

Heritage is more than old buildings. Heritage is our collective experiences, customs and diverse traditions. Heritage tells a story, and gives us knowledge about who we are and where we came from, and can be preserved and recollected in many forms. It helps us to appreciate our past, and better prepares us to meet the challenges of tomorrow. There are many definitions of culture, and it can be defined as knowledge and values of society that is often expressed through arts, heritage and festivals.

As one of Saskatoon's founding communities, Riversdale is rich with history and culture. It was the "boomtown" of Saskatoon, where people worked, played and made connections between many cultures and languages during the pioneer days. It began as a destination for immigrating workers, and it continues to be among the most diverse neighbourhoods in Saskatoon.

Heritage and other culturally significant structures and well-known businesses are seen to embody the Riversdale neighbourhood. Murals and other public artwork, streetscaping, façade improvements, heritage buildings, festivals, arts and theatres events, and other culture and heritage initiatives have a positive impact on how culture is represented in Riversdale. The heritage and cultural resources that exist in Riversdale were noted by the Riversdale Local Area Planning Committee (LAPC), and the desire to preserve and promote these resources were incorporated into the vision for the neighbourhood ("... while protecting, improving and celebrating our history, heritage, art, cultures and diversity").

The Riversdale LAPC praised the level of involvement of and interaction between volunteers, businesses and community-based agencies in Riversdale. Fortunately there has already been significant work in preserving and promoting the heritage and culture resources in Riversdale. The Riversdale Business Improvement District (BID) has taken a leadership role in this promotion with creating the Village of Riversdale Concept, providing walking tours, distributing brochures, collecting historical documentation, hosting festivals (Heritage Days), and their involvement in the Cultural Crescent.

It is important to the Riversdale LAPC to celebrate and support cultural diversity in all its forms. It is also important to them to take pride in the rich history and built heritage. The committee expressed support for the continuation and expansion of "Heritage Tourism" in Riversdale as a means to educate people and boost the neighbourhood's economy. The Riversdale LAP would like to:

- Commemorate, interpret and raise awareness of the community's heritage (displaying plaques/photo displays, conserving old business signage, providing tours, showcasing art, teaching local history in schools, installing themed-street signs, and having more festivals).
- Create an inventory of historical persons from Riversdale.
- Have more adaptive re-use of buildings or renovating buildings to the proper period.
- Recognize community and individual achievements in heritage, arts and culture.
- See more local leadership on active preservation and promotion of heritage and culture.
- Incentives for Arts & Culture organizations to remain in the neighbourhood (support for long-term existence in the neighbourhood – long-term leases, grants, renovations, etc.).

- Identify and obtain financial resources to implement the ideas.

Youth at the “What’s Good in the Hood” meeting discussed heritage and culture in Riversdale and felt it is an important asset to the community. They identified that the graffiti wall, murals, sculptures and festivals in the neighbourhood aids in the celebration, and by working together, the community and sponsors (funders) makes this celebration possible. Youth felt that there needs to be more heritage and culture venues in the neighbourhood, awareness of heritage and cultural activities, and targeted heritage and cultural activities for youth.

7.2 Heritage and Culture Goals

The Riversdale Local Area Planning Committee (LAPC) created a number of goals intended to guide future heritage and culture activities in the neighbourhood. They are:

1. That more financial and human supports are given for culture and heritage activities and programs in order to promote Riversdale.
2. That existing public art (murals and art circles) be maintained or replaced.
3. Add a theme-name to the alphabet streets to reflect cultural diversity.
4. Continue to develop strong and healthy people through the performing arts.
5. Provide opportunities to showcase art in the neighbourhood that celebrates diversity.
6. Promote active preservation of heritage, and continue to conserve and re-use (adaptive) older buildings and blocks in the neighbourhood.
7. That heritage designation be actively pursued and supported for the retention and adaptive re-use of heritage buildings.
8. Create a Riversdale Built Heritage Committee to move forward the various ideas to build on the current heritage programs, tourism and events.
9. Recognize those who have contributed to creating Historical and Cultural Interpretive programs in Riversdale.

7.3 City of Saskatoon Grants for Heritage & Cultural Preservation Activities

The top goal of the Riversdale LAPC is that more financial and human supports are given for culture and heritage activities and programs to promote Riversdale. The City of Saskatoon does provide some financial support for culture and heritage activities. There are also various grants and assistance provided through the provincial government, federal government, and Aboriginal organizations. The following is a brief summary of the existing City of Saskatoon grants for heritage and cultural preservation and activities:

- **Heritage Conservation Program** – Financial assistance for the restoration of eligible heritage sites and can include tax exemptions based on a percentage of the project cost, partial funding of building permit fees and recognition plaques (more information below).

- **Façade Rehabilitation and Renovation Grant Program** – The purpose is to assist commercial property owners with the rejuvenation of their building façade. There are two grants: 1) Façade Renovation Grant (\$15,000) and 2) Projects that include facade rehabilitation (\$10,000).
- **Municipal Enterprise Zone Program Façade Grant** – Commercial owners in the Enterprise Zone may be eligible to apply for a grant (up to \$2,500) for the purpose of improving the permanent features of any street facing building fronts (not necessarily tied to heritage features).
- **Urban Aboriginal Grant Program** - Groups registered under the Saskatchewan NON-PROFIT Corporations Act can apply for project grants (cultural, sport and recreation) for Aboriginal people in Saskatoon.
- **Community Grant Program** - Groups registered under the Saskatchewan NON-PROFIT Corporations Act can apply for project grants (cultural, sport and recreation) from \$500 to \$5000 for Saskatoon.
- **Major Cultural Institutions Operating Grant** - Major NON-PROFIT arts institutions, major heritage institutions, and major festivals in operation for at least two years, that had revenues of \$200,000 or more and served 10,000 or more people in the previous year, are eligible.

Research confirms that culture plays a significant role in tourism, community revitalization, and economic development.¹²¹ In order for more heritage and culture activities to occur in Riversdale, and to implement the ideas of the Riversdale LAPC, the Riversdale BID and Arts and Culture groups in the neighbourhood, more funding is required than what is offered.

A *Cultural Tourism and Marketing Strategy* for Saskatoon was recently completed in March 2007. The strategy is designed to enable community action in a practical and cost-effective manner. It calls for stakeholders from a variety of sectors to work together to advance cultural tourism and to gain economically and socially from that focus. *The Cultural Tourism and Marketing Strategy* includes 10 strategic recommendations¹²².

1. Building on the marketing campaign in 2007 targeting local, regional and neighbouring provinces' markets.
2. Confirm City support for Cultural Tourism Strategy.
3. Create a coordinating body for cultural tourism development.
4. Enhance understanding, appreciation and partnering among the culture, tourism business and non-tourism business sectors.
5. Enhance local awareness of cultural offerings.
6. Develop new partnerships and packages for cultural tourism.
7. Engage in ongoing cultural product development.
8. Conduct regular research specific to the cultural sector, evaluating its economic and social impact.
9. Enhance funding for cultural tourism development.
10. Develop a Cultural Policy and Cultural Development Plan for the City of Saskatoon that considers provincial and federal cultural tourism development initiatives.

¹²¹ Fast Consulting, Terry Schwalm & Associates, & The Marketing Den, (2007). *Cultural Tourism & Marketing Strategy*, Saskatoon, pg. 1.

¹²² Ibid., pg. 2.

City Council adopted this report in principle in April 2007. In agreement with the top goal of the Riversdale LAPC, this report recommends that funding for cultural tourism development be enhanced. It is recommended that the City of Saskatoon has a long-term funding strategy that keeps pace the cultural tourism strategy. It is recommended by the Riversdale LAPC that funding is also targeted to Business Improvements Districts and the Art and Culture groups at the neighbourhood level for cultural and heritage activities.

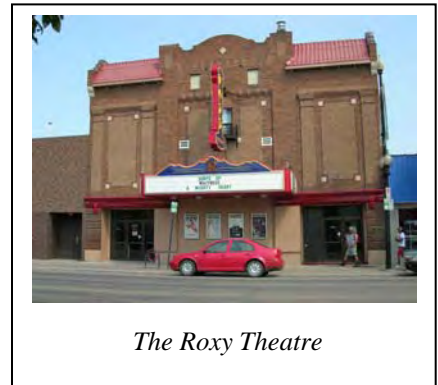
The City of Saskatoon has four policies in place that relate to culture – A Civic Heritage Policy, a Visual Arts Placement Policy, a Civic Arts Policy and a Special Events Policy. These policies provide City Administration with a good starting point for an over-arching cultural policy and cultural development plan.

7.4 City of Saskatoon Heritage Policy & Conservation Program

In December 1996, City Council adopted a Heritage Policy aimed at conserving and interpreting material, natural and human heritage in Saskatoon. The policy identifies the City's role in the heritage process as one that includes facilitating the identification and research of heritage resources by the community, recognizing heritage property through legislative powers, and implementing an incentive program to encourage property owners to conserve and restore heritage properties.

The Heritage Conservation Program offers assistance to private property owners to encourage the conservation and restoration of heritage structures, natural environments and archaeological and/or palaeontological sites. In order to qualify for direct financial assistance from the City, property owners must apply for inclusion in the Community Heritage Register (properties are protected for a fixed number of years) or Municipal Heritage Designation (properties are protected indefinitely by bylaw).

Financial assistance for the restoration of eligible heritage sites can include tax exemptions based on a percentage of the project cost, partial funding of building permit fees and recognition plaques. Municipally designated properties are eligible to receive up to \$150,000 in assistance, and Community registered properties can receive a maximum of \$30,000 over a 10-year period. Owners may make more than one application during this period allowing restoration efforts to be staged over that time.



The Roxy Theatre

In addition to financial assistance, the Heritage Conservation Program provides numerous resources to help research, identify, designate, and appropriately restore heritage properties in Saskatoon. The program produces guides for such things as assistance with researching the heritage of private properties, explanation of the requirements and scoring system used to designate heritage sites and guidance with the appropriate renovation of character homes.

In 2004, the Heritage Conservation Program conducted a Heritage Properties Identification project to compile a comprehensive listing of heritage buildings, structures and properties in Saskatoon. Periodically, neighbourhoods may undergo a heritage review to determine if any additional sites warrant inclusion in the heritage database.

In Riversdale, there are no properties designated through the Community Heritage Register. Little Chief Community Station and the Landa Residence (202 Avenue E South) are the only municipally designated properties, and there are three other properties which are on the Holding Bylaw:

- 126-128 20th Street W - Adilman's Building
- 320 20th Street W - Roxy Theatre
- 306 Ave J South - Ukrainian Greek Orthodox Cathedral of the Holy Trinity

In 2004, the civic Heritage and Conservation Program conducted a Heritage Properties Identification project to compile a comprehensive listing of heritage buildings, structures and properties in Saskatoon, including City-owned property. The heritage property survey process was intended to list properties or urban features identified as having heritage character or heritage value in the community in accordance with a set of criteria. The survey scope included private and public buildings and properties within a general cut-off date of 1945.

The Riversdale neighbourhood has been researched and there are currently 111 properties on the Built Heritage database. To ensure that the database remains current, heritage staff encourages new submissions to the Built Heritage Database on an on-going basis. To find out if a property is on the database, contact the Heritage Coordinator at the City of Saskatoon at 975-2645.

7.5 Riversdale BID – Culture & Heritage Activities

Along with working to build and sustain a vibrant business climate and an appealing setting in the Riversdale area, the Riversdale Business Improvement District (BID) is playing a vital role in efforts to celebrate and support heritage and cultural activities in the neighbourhood. The BID believes that the celebration of the rich social, cultural and commercial history of this community is key to ensuring that Riversdale becomes all it can and should be. Significant in this effort is the concept of the Village of Riversdale; a campaign to promote the small town atmosphere of Riversdale and its beginnings as one of the three founding communities of Saskatoon.

In 2003, the Riversdale BID and its partners undertook a project to research, document and share Riversdale's heritage through the Riversdale Village Centennial Cultural Heritage Project (RVCP). The objectives of the project were to celebrate the Centennial of Riversdale Village (January 2005), create a broader understanding of Riversdale, Saskatoon and Saskatchewan cultural history, reinforce the positive nature of the rich cultural diversity, enhance economic and social development in the district, create a cultural heritage tourism district through entrepreneurial and interpretive endeavors, and redefine the perception of Riversdale. Many of the initiatives associated with this project are ongoing, and the Riversdale BID continues to participate in additional activities that promote culture and heritage in the community.

- **Riversdale Village Concept** - To celebrate its heritage and build its profile, the Riversdale BID has promoted Riversdale as a "village" within the city.
- **Written and Oral History** - In an effort to inventory the existing cultural and heritage resources, the Riversdale BID worked with local historians to collect stories of the people of

Riversdale. These efforts have provided much of the background for many of the other heritage and culture initiatives in the neighbourhood.

- **Walking Tours and Recognition of Heritage Businesses in Riversdale** - Through funding from the Saskatchewan Heritage Foundation and with the assistance of several local historians and the Saskatoon Public Library, a walking tour was developed that highlights many significant heritage sites in Riversdale, both past and present, and numerous long-time businesses and retail buildings have been recognized and profiled.
- **Cultural Crescent** - The Crescent was created as a joint cultural heritage tourism development initiative of Saskatoon's three city-centre BIDs. The district defined as the Crescent, hosts a myriad of cultural and heritage assets and amenities in Saskatoon's three historic commercial districts. This unique collection of amenities offers visitors a multi-faceted experience that includes various arts events, cultural festivals, museums, art and craft galleries, heritage attractions, restaurants, entertainment and shopping venues. A number of development-oriented goals have been identified as part of this project, which are designed to enhance the existing attractions and build a continuum of cultural tourism venues and spaces throughout the Crescent.¹²³
- **Village of Riversdale Heritage Day** - In partnership with community, art and drama organizations, the Riversdale BID has hosted a day long event to celebrate the community's rich and vibrant culture. Festivities include music, artwork, street entertainment, and children's games and activities.
- **Promote Riversdale as the "Arts Hub" of the city** - through regular open houses aimed at bringing in larger public audience.
- **Recruit Arts Organizations and help to secure their future in Riversdale** - help negotiate leases, financing, leasehold improvements, relocation grants, arts specific façade grants, etc.).
- **Chinese/Ethnic Gates** - working on a project to erect signage/gates either upon entering Riversdale at 20th Street and Idylwyld Drive, or have the signage/gates placed along 20th Street (Chinese, Ukrainian, First Nations). Discussions have taken place to enter into a partnership agreement with Saskatoon's sister city, Shijiazhuang, to fund the signage/gates. A non-profit corporation has been set-up to receive donations for the gates.



7.6 Cultural and Heritage Activities in River Landing Phase II

River Landing will be a destination for cultural activity and tourism. The project plans to preserve and incorporate elements of the site's heritage. The scale and importance of this project as a focal point for the whole city means that the River Landing project is destined to become a heritage resource for future generations.

Adaptive reuse of existing structures has been used as a method for preserving built heritage in River Landing. The old electrical garage and attached building once associated with the former A.L. Cole Generating Station have been preserved and redeveloped into a new home for the Saskatoon Farmer's Market, the Riversdale BID office, and a business incubator called Saskatoon Ideas Inc. The historical

¹²³ City of Saskatoon (2006). *Cultural Capitals of Canada 2006*. Retrieved September 20, 2007 from: <http://www.city.saskatoon.sk.ca/org/leisure/facilities/culturalcapital.asp?print=true>

riverfront pumphouse will be restored and adapted for use as a viewpoint, interpretive centre and commercial space and will be integrated with the surrounding park.

The redevelopment will present many opportunities for culture to thrive along the riverfront. Public artwork will be present throughout the development in the form of sculptures. A new stage and viewing area is to be constructed for outdoor performances. Also, the new village square and adjacent market area will serve as a centre for community activity and interaction, and public art/landmark is planned for the village square.

7.7 Public Art

Public artwork (community, heritage and fine art) is evident throughout Riversdale. Murals, sculptures and other forms of outdoor artwork serve as avenues to exhibit the neighbourhoods diverse cultures commemorate community heritage and help beautify the environment. The Riversdale LAPC would like to ensure that the public art in the neighbourhood is maintained or replaced.

The Riversdale LAPC feels that murals are a great asset to the community, if painted well, as they add color to blank walls, help prevent graffiti vandalism, and often tell a story. Though viewed as a positive feature by the community, most of the murals in Riversdale were painted over 10 years ago and have experienced some fading and deterioration. The Riversdale LAPC would like the existing murals to be repainted.

It was suggested by members of the LAPC to paint more murals in the neighbourhood or on a smaller scale, painting words or stories on walls. They thought that it would be beneficial to have the murals reflect the cultural diversity or the history of Riversdale, encapsulating a proposed theme of “Riversdale in Time”. Several areas and specific sites in the Riversdale neighbourhood were identified as potential candidates for new murals:

- 20th Street West and Avenue F South and 20th Street West and Avenue E South
- Lucky Horseshoe Bingo on 20th Street West
- Metal Works on 20th Street West and Avenue J South
- Buildings along 20th and 21st Streets West (identified through the Safety Audit)



The Murals in Riversdale are painted on facades of private properties. The City of Saskatoon does not look after the maintenance of these murals or paint new ones. It is up to the property owner to do this. Commercial and Industrial properties can apply through the Façade Appearance Grant (Municipal Enterprise Zone Program) and through the Façade Rehabilitation & Renovation Grant Program (conserve built heritage or contextual renovation) to receive financial assistance to have murals painted on facades (store fronts or street facing facades).

Other public art that the Riversdale LAPC identified that needed maintenance is the art circles on parking lot fences. It is recommended in the Economic Development

report, in the write-up about the Urban Design Program to contact community art groups in the neighbourhood to find out if one of these groups are interested in creating new art circle for the parking lot screens, if not, then the Land Branch, Urban Design Section to do maintenance (paint touch up) of the art circles.

One of the goals of the Riversdale LAPC is that opportunities are provided in Riversdale to show case art in the neighbourhood that celebrates diversity. There are currently 3 art pieces placed in Riversdale: Dream Walker at Avenue G and 20th Street, Stoic Dignity at Avenue D and 20th Street and Musk Ox at Avenue C and 20th Street. The Urban Design Committee, through the Placemaker Program, has identified 2 other locations in Riversdale to place art: Avenue C and 20th Street and Avenue B and 20th Street.

The goal of the Urban Design’s Placemaker Program is to enhance civic spaces through public art. Public art refers to artwork that has been planned and executed in the public domain, in any media, that is outside and accessible to all. The Urban Design Committee invites any artist to submit an application to this program.

There are a number of other public art initiatives underway in Riversdale. They include:

- The poster boards on 20th Street will be refurbished into display cases, whereby walking tour information will be posted 6 months of the year and the other 6 months can display local artists work.
- Entrance signage at 20th Street and Idywlyd will be designed and erected in 2008 (funded through the Urban Design Program’s budget).
- ‘Arts in the Alley’ (alley north of 20th Street) to bring life to Riversdale’s alleyways and providing unique spaces for artists to show their work.

7.8 Community Art, Theatre, and New Media Groups in Riversdale

In addition to its historical importance and the promotion of culture and arts by the Riversdale BID and the City of Saskatoon, Riversdale has recently seen increased in activity from contemporary independent artists and arts groups. These range from small galleries, to theatre companies, to film and new media organizations. Significant among them are the red shift gallery, the Saskatchewan Native Theatre Company (SNTC), Le Troupe du Jour, AKA Gallery and Paved Arts. All five have found spaces on 20th Street and have become valued members of the community.

The AKA and Paved Arts have made an attempt to not only be a venue for art, but to engage the community and to incorporate art into the surrounding community. One recent exhibition took place in a fenced off, unused parcel of land that is waiting to be developed; another project engaged local residents to tell their story and to provide their vision for an underused (or unfortunately used) part of the neighbourhood. Their ideas were then made into large posters and displayed on a large billboard located on the front of the AKA building. Paved Art New Media and the AKA Gallery have also co-facilitated presentations and discussion on the place of the arts and creativity in the city, recently setting up an afternoon discussion at the newly opened Farmer’s Market.



The Red Shift Gallery

Similarly the SNTC's mandate is to not just to present quality theatre, but to also use theatre as a community development tool. They are founded on the idea that arts and culture are an integral part of the human make-up. They create, develop and produce artistic presentations by Canadian Aboriginal artists that promote positive images of Aboriginal people and contribute positively to the local and national performing arts scene.

From these groups has come an ad hoc group that has begun working on ways of both providing space for the arts and bringing the arts to people who may not normally pass through the doors of a traditional art gallery. As mentioned early, a potential plan includes an 'Art in the Alley' festival bringing to life Riversdale's alleyways and providing unique spaces for artists to show their work. In addition, new opportunities for integrating art installations into the streetscape are being examined, the ultimate goal being to link the various art galleries and make 20th Street itself into an ever changing outdoor art gallery.

7.9 Themed Street Signs

Riversdale's streets are on a grid pattern, whereby the numbered streets run east and west and the alphabet avenues runs north and south. The Riversdale LAPC expressed interest on a number of occasions to add a theme-name to the 'alphabet' streets in Riversdale to reflect the heritage and cultural diversity of the neighbourhood. They felt that it may help to improve the negative perception of a street (20th Street was mentioned), add more interest about the heritage of the area, and create more aesthetically pleasing street signage. It is not the intention of the LAPC to re-name the streets but to add an additional sign to the street signs.

The Urban Design Section will be placing new signage for Avenues A, B and C between 19th and 20th Street, through funding from River Landing, and will be leaving spaces for additional signage to be attached. The space for the additional signage could be used to theme-name the streets, celebrate an event or holiday, say the "Village of Riversdale", etc.

RECOMMENDATION

7.1 *INSTALL THEME-NAMED STREET SIGNS:* *That the Urban Design Committee, in conjunction with Infrastructure Services, Municipal Engineering Branch, consider a project in the Riversdale Business Improvement District or a capital project be submitted to City Council to install theme-named street signs, that celebrates the culture and heritage, in the Riversdale neighbourhood.*

7.10 Riversdale Built Heritage Committee

One of the goals of the Riversdale LAPC is to create a Riversdale Built Heritage Committee to move forward the various ideas to build on the current heritage programs, tourism and events. The Riversdale Business Improvement District has been a leader in the community to promote the culture and heritage of the Riversdale community, and as mentioned above, other organizations have been interested in providing cultural and heritage activities and programs in the neighbourhood. A Riversdale Built Heritage Committee would be an opportunity for interested groups and individuals to work together to

move forward on the various ideas, share resources and not duplicate the great work that is being accomplished.

RECOMMENDATION

7.2 RIVERSDALE BUILT HERITAGE COMMITTEE: *That the Riversdale Community Association, Riversdale Local Area Planning Committee and interested stakeholders, with assistance from the Riversdale Business Improvement District, meet to discuss the potential of creating a Riversdale Built Heritage Committee.*

7.11 City of Saskatoon Cultural Diversity and Race Relations

The Riversdale LAPC fully supports the City of Saskatoon Cultural Diversity and Race Relations Policy and Program. The following is a brief overview of the Policy and Program:

The City of Saskatoon undertook an extensive review of the City's "Race Relations Program" in 2001. The review process involved extensive community consultation in order to develop a plan that would promote racial harmony and minimize racial tension. This culminated in the development of the *Cultural Diversity and Race Relations Policy*, which came into effect in February 2004.

This policy identifies the outcomes that the community will work towards achieving, defines the City of Saskatoon's role, and includes strategies to achieve these outcomes. The outcomes include:

- The workforce will be representative of the population of Saskatoon.
- There will be zero tolerance for racism or discrimination.
- Community decision-making bodies will be representative of the whole community.
- There will be awareness and understanding in the community regarding the issues, and acceptance of the various cultures that make up Saskatoon.

The City of Saskatoon has an important role in working to achieve equitable circumstances for people of all ethnicities and cultures, and in eliminating racism and discrimination in Saskatoon. In order for these and the efforts of others to be successful, it is crucial that other stakeholders be involved in defining their roles as well. The City of Saskatoon will be:

- A leader in the community by communicating the City's vision and role in regards to the issues.
- A leader in the community by achieving the outcomes within its own organization.
- A facilitator to bring other agencies together to work towards the outcomes.
- A coordinator or clearing house for information sharing.
- A granting agency through existing grant programs.

The City's strategies to fulfill this role and help achieve the outcomes involve reviewing and, if necessary, improving internal practices as well as working with agencies to help promote cultural and racial tolerance and diversity in the community. A key strategy for the City's role is to encourage and facilitate partnerships and collaboration among agencies to work towards achieving these outcomes.

The Cultural Diversity and Race Relations office is responsible for campaigns, programs and publications that are designed to raise awareness and promote tolerance of ethno-cultural diversity in Saskatoon. Recent or ongoing programs include:

- Cultural Diversity and Race Relations Month
- Immigration Recruitment and Retention Strategy
- Building Bridges with the Aboriginal and Metis Community
- Annual Reports, Survey Reports, etc.

8.0 Neighbourhood Perceptions

8.1 Overview

Having a positive perception of the neighbourhood is important to the Riversdale Local Area Planning Committee (LAPC). Perception is a way of regarding, understanding or interpreting something. Negative or positive perceptions of a neighbourhood can impact a residents' or visitors' sense of community, investment in the community, participation in community events, support for local businesses, and people moving into a neighbourhood.

The Riversdale neighbourhood has experienced a variety of challenges over the years; however, the neighbourhood is on the verge of going through a positive transition. The Riversdale LAPC feels that at this time, more than ever before, it is important that residents and other stakeholders speak optimistically about the neighbourhood, get involved in community activities, build citizen pride, and work together where possible to make improvements in the neighbourhood.

More residents need to take an active interest and role in the Riversdale community. Residents need to utilize all services present in the community and demand what services are lacking. With proper support from the people who live in the community – all programs, services, businesses, and development will flourish. This will enrich the sense of community for Riversdale and in turn will enrich everything in Riversdale. Riversdale LAPC Member

8.2 Neighbourhood Perceptions Goals

The Riversdale LAPC created a number of goals intended to improve the perception of the Riversdale neighbourhood. They are as follows:

1. Promote Riversdale as “The Best Place to Be” to live, shop, learn, work, worship, socialize and be entertained.
2. Improve citizen pride, speak positively about the neighbourhood, and encourage positive media campaigns.
3. Support and take an active role in volunteering for community based organizations and other community initiatives.
4. Encourage neighbourhood to support local businesses, community activities and existing venues.
5. Promote cooperation, work in partnership, and continue to have City of Saskatoon involvement in improving perceptions.
6. To recognize the positive role of CBO's in organizing and affecting change in a community.

8.3 Improving Riversdale's Image

Neighbourhood perception was discussed a number of times throughout the Riversdale local area planning process. The Riversdale LAPC would like people in the neighbourhood to get to know each other, to build community pride, and for people to talk positively about the neighbourhood. They would

also like to see more positive stories about the neighbourhood in the media. The goal is to improve the perception of Riversdale.

8.3.1 Improve Neighbourhood’s Image of Itself

The first step in improving the neighbourhood’s image of itself is to keep the neighbourhood clean and safe. This includes all private, commercial and public spaces. The Riversdale LAPC encourages participation and responsibility among neighbourhood residents, property owners, business owners and the City of Saskatoon to improve the physical appearance of the neighbourhood, and also initiate projects/activities that will beautify the neighbourhood, such as community gardens, flower planting, streetscaping, painting fences, etc. The Riversdale Business Improvement District and the Riversdale Community Association currently host an annual clean-up of the neighbourhood, and these two organizations strongly encourage all neighbourhood stakeholders to get involved.



In order to foster a sense of community and become a cohesive neighbourhood, it is important for neighbourhood stakeholders to get to know each other and build relationships. A positive relationship between neighbours, even at a minimal level, encourages community strength and support. When a sufficient level of community pride and neighbourhood cohesion exists, residents will take responsibility for the well being of their community. The Riversdale LAPC produced a list of ideas that would build relationships and community pride:

- We need to get to know each other. Take the time to knock on your neighbour’s door and say “hello”. Invite your neighbours to your house for lunch or a BBQ.
- Let’s have some block parties! Block Parties are a great way to meet neighbours, enhance community spirit, and build neighbourhood unity.
- Get out and about in the community – take a drive/walk around and find out what is available.
- Support businesses, community activities, and arts and culture venues and events.
- We need more coffee shops to meet and visit with neighbours. People now-a-days are spending less time in bars and more time in coffee shops.
- Support and take an active role in volunteering for community-based organizations.
- Accept all persons in the neighbourhood. “All of us are part of this community!”
- Vote in civic elections and participate in advocacy initiatives.
- Continually talk to our Ward Councillor. He/she knows a lot about the community and could provide great referrals, ideas and support.
- We need to ensure we engage, listen, and learn from diverse groups, including youth, in the neighbourhood.

We need to continue to move forward with positive thoughts, with hard work, and in collaboration.
Riversdale LAPC Member

8.3.2 Improve General Public and Media’s Image of Riversdale

The Riversdale LAPC would like to improve the general public and media’s image of Riversdale. They would like people in the neighbourhood to speak positively about the businesses, organizations and

individuals working to improve Riversdale, and to share optimistic stories about the neighbourhood with neighbours, friends and visitors. The Riversdale LAPC discussed what they want residents, stakeholders and visitors to be saying about Riversdale now and in the future. The following are some highlights from this discussion:

- Riversdale is a clean, safe, and vibrant neighbourhood; which is close to the downtown and riverfront park.
- There are a number of developments, such as River Landing, that are improving this neighbourhood.
- The neighbourhood is building economic, social, and cultural initiatives for the benefit of everyone.
- It is a great place for arts and cultural events, and it is full of unique businesses.
- It is the “Broadway of the Westside.” It is a happening place!
- It is a place of diversity and cooperation that honours our collective past while moving towards a shared future.
- Riversdale is a friendly multi-cultural neighbourhood with access to all services and amenities; it is a great place for all ages and to raise a family.
- Riversdale is the community of choice to live, shop, learn, work, worship, socialize and be entertained!

People need to become educated about what is, and will be available in Riversdale. The new Riversdale should be promoted throughout the City to attract more people to reside in the area and to invest in the area. Essentially, it comes down to generating COMMUNITY PRIDE. Riversdale LAPC Member

The Riversdale LAPC generated a number of ideas to improve the general public’s image of Riversdale. A summary of them are as follows:

- Continue to promote living and working in Riversdale, and point out affordable housing choices.
- The Riversdale community should have a web page that promotes the neighbourhood, and outlines community initiatives, forums, events, businesses, changes, etc.
- We need to ensure that our City Councillor, the Riversdale Community Association, and the Riversdale Business Improvement District support our vision.
- We need to have regular tours of the neighbourhood.
- Encourage new businesses and/or training centres in the neighbourhood.
- Let’s start a welcome wagon for new residents in the neighbourhood. Include gifts/coupons from neighbourhood businesses.
- We need to continue to market the strengths and benefits of the multi-cultural nature of the neighbourhood. Let’s identify assets of the community and develop a promotional package.
- We need to continue hosting festivals and sporting events, and have music and art in the neighbourhood.

The Riversdale Business Improvement District (BID) has taken the lead to promote the neighbourhood, provide tours of the neighbourhood, encourage new businesses or expand existing businesses, host community events, and tell the story of the if Riversdale. More information about the Riversdale BIDs programs and services can be found in the Economic Development and Heritage and Cultures sections of this report. The Riversdale BID has a great website called the *Village of Riversdale* (www.riversdale.ca). This website contains information about the history of the neighbourhood; walking tour information; a village directory; news about the neighbourhood; and information about doing business in the neighbourhood. The Riversdale Community Association currently does not have a website.

A brief review of newspaper articles about Riversdale for the past five years indicate that the majority of the stories are positive; they highlight the good things that are happening in the community, that Riversdale is rich in history and has so much character, and that Riversdale is a great place to live and visit. There are also many articles about the striving businesses in Riversdale (new and old businesses). One article indicated that it is an ideal place for a business because it is affordable and that Riversdale will become much more unique in the years to come.¹²⁴ A few articles mentioned that safety is a concern in the neighbourhood, although many claimed that safety is not a concern. Some articles expressed the concern about the lack of grocery stores in the neighbourhood, lack of park space, altered traffic flows due to the expansion of the water treatment plant, and the proposals of the location of the boat launch.

The media (print, radio, and television) offers many opportunities to highlight Riversdale's events, and other positive aspects of the life of the community. They can be involved by inviting the media to attend events, writing letters to the editor, doing press releases, sharing local stories, participating in interviews, ensuring new and old businesses are marketed, and by providing regular updates on the good things happening in the neighbourhood.

We need to dig into our exciting neighbourhood in order to recreate an awe and mystique about Riversdale.
Riversdale LAP Member

RECOMMENDATIONS

- 8.1 WEBSITE FOR THE RIVERSDALE COMMUNITY:** *That the Riversdale Community Association approach the Community Services Department, Community Development Branch for direction (how to set-up, options, recommendations, etc.) in establishing a Riversdale Community Association website.*
- 8.2 COMMUNICATION OF THE IMPLEMENTATION OF THE RIVERSDALE LAP:** *That the City Planning Branch establish a process with the Riversdale Community Association to regularly update the Riversdale community on the implementation of the Riversdale Local Area Plan to the Riversdale community.*
- 8.3 PROMOTING THE POSITIVE ASPECTS OF RIVERSDALE IN THE PRINT MEDIA:** *That the Riversdale Community Association and Riversdale Business Improvement District together investigate opportunities to promote life and business in the Village of Riversdale through regular features in the print media (Saskatoon StarPhoenix, Sunday Sun, Planet S, Neighbourhood Newspapers, etc.).*

8.4 Volunteering in the Community

Approximately 47.1% of Saskatoon's population are volunteers.¹²⁵ A volunteer is someone who performs or offers to perform a service out of his or her own free will, often without payment. People volunteer for a number of reasons: personal growth, family ties, giving something back, bringing about social change, recognition and feedback, friendship, support and feeling of belonging. According to the Volunteer Canada website:

¹²⁴ Spokenlopes Rolls into Riversdale. (2006, May 18). *Saskatoon Star Phoenix*, pg. C8.

¹²⁵ Inshtrix Research Inc. (2005). *City of Saskatoon Leisure Survey Final Report*, pg. vii.

“Volunteering is the most fundamental act of citizenship and philanthropy in our society. It is offering time, energy and skills of one's own free will. It is an extension of being a good neighbour, transforming a collection of houses into a community, as people become involved in the improvement of their surroundings and choose to help others.

By caring and contributing to change, volunteers decrease suffering and disparity, while they gain skills, self-esteem, and change their lives. People work to improve the lives of their neighbours and, in return, enhance their own.”¹²⁶

The Riversdale LAPC encourages residents and business owners to take an active role in volunteering in the community. There are a number of ways to volunteer in the Riversdale neighbourhood, including volunteering for community based organizations and/or assisting with community events. The following is a sample:

Community-Based Organizations

- Riversdale Community Association
- Riversdale BID
- White Buffalo Youth Lodge
- Salvation Army Community Centre
- Friendship Inn
- Saskatoon Food Bank & Grassroots Learning Centre
- Rainbow Community Centre
- Building A Nation
- Crocus Cooperative
- Child Hunger Education Program
- QUINT
- Princess Alexandra School (programming)
- Sports Organizations

Community Events

- Riversdale Heritage Event
- Labour Day Picnic
- Summer Lunch Program
- Community Clean-up
- Our Core Communities Shine
- Community Clean-Up
- Saskatoon Urban Treaty Days
- Saskatoon West Intertribal POW WOW

Residents can also find opportunities to volunteer through Volunteer Saskatoon. Volunteer Saskatoon offers a range of programs and services to support and promote volunteerism in Saskatoon and in Saskatchewan. Volunteer Saskatoon is a program of United Way of Saskatoon. By supporting the volunteer, the not-for-profit organization or the corporate volunteer program, Volunteer Saskatoon helps to optimize the volunteer experience. In addition to helping to find a volunteer experience that fits for the volunteer, Volunteer Saskatoon will work with the voluntary sector to develop training and support for volunteers. For more information, contact Volunteer Saskatoon at:

Volunteer Saskatoon
 100 506 25th Street East, Saskatoon, SK S7K 4A7
 Phone: (306) 975-3477 Fax: (306) 975-2027 Website: www.volunteersaskatoon.com¹²⁷

¹²⁶ Volunteer Canada. Retrieved May 18, 2006, from <http://www.volunteer.ca/volcan/eng/volincan/important-questions.php?display=2,6,6>.

¹²⁷ Volunteer Saskatoon. Retrieved May 8, 2007, from www.volunteersaskatoon.com.

8.5 Riversdale Community Association

Saskatoon's Community Associations offer residents a chance to join together, plan and provide programs and events, and get to know their neighbours and the issues facing their community. Community Associations are non-profit organizations, which recruit and train volunteers, plan and administer recreation programs at minimal to no cost to residents, and work to enhance the quality of life of the people within the neighbourhood. An Association may operate an outdoor rink, assist with public meetings on neighbourhood development, or organize a community cleanup and barbecue. Whatever the activity, the goal is to encourage residents to get involved and build a sense of "community". The Community Development Branch works with Community Associations to coordinate neighbourhood activities and programs throughout the city, and they also provide volunteer training.¹²⁸

The Riversdale Community Association coordinates educational, recreational, and social programs for residents, maintains the outdoor rink at Princess Alexandra Community School, hosts fundraising events, and the association works tirelessly to address issues of local concern. There are many ways residents can volunteer for the Riversdale Community Association: arrange fitness programs, coach soccer, coordinate youth activities, clean up the parks, take meeting minutes, organize special events, etc. The Riversdale Community Association has a number of volunteers on the Executive Committee, and has room for additional volunteers who are interested in improving their community.



In the fall of 2007, the Riversdale Community Association split into two groups: Riversdale Community Association and Princess Alexandra School Community Council. The Saskatchewan Provincial Government, through legislation, requires every school to have a "School Community Council". School Community Councils are new school-level groups that will provide input into school improvements, is a replacement for local boards, Parent-Teacher Associations and school councils, and will include parents and community members.¹²⁹ It is expected that the two groups will work together on programming, events, and initiatives for the neighbourhood. The splitting of the two groups will be a positive move as the Community Association can put its efforts to provide recreation opportunities and deal with civic issues in the neighbourhood, and the School Community Council can deal more closely with the needs and wants of the school. However, the splitting of the two groups may put some pressure on the recruiting and retention of volunteers.

8.6 Voting Participation

The Riversdale LAPC is concerned about the low voter turn-out for civic elections. In 2006, Riversdale had a 16% voter turn-out, while Saskatoon's average was 34%. In 2003, Riversdale's voter turn-out was higher at 26%, although Saskatoon's average was also higher at 51%. In both elections, Riversdale

¹²⁸ City of Saskatoon. Retrieved May 18, 2007, from www.saskatoon.ca/org/leisure/community_associations/index.asp.

¹²⁹ Saskatchewan School Board. Retrieved June 13, 2007 from <http://saskschoolboards.ca/EducationServices/EducationalIssues/SchoolCommunityCouncils/SchoolCommunityCouncils.htm>.

ranked the 4th lowest neighbourhood in Saskatoon for voter-turn out. In the 2006 Federal election, Riversdale’s voter-turnout was 46%, while the Saskatoon’s average was 55%.

Table 8.1 Top 10 Neighbourhoods with a Low Voter Turn-out in 2006 & 2003 Civic Election

2006 Voter Turn-out		2003 Voter Turn-out	
City of Saskatoon	34%	City of Saskatoon	51%
Airport Business Area	7%	Airport Business Area	10%
Pleasant Hill	13%	College Park East	24%
West Industrial	13%	Pleasant Hill	25%
Riversdale	16%	Riversdale	26%
Exhibition	18%	Confederation Park	36%
Confederation Park	21%	Kelsey - Woodlawn	37%
Confederation S.C.	22%	Mayfair	37%
Fairhaven	22%	Meadowgreen	38%
Kelsey - Woodlawn	22%	Westmount	39%
Mayfair	22%	Fairhaven	40% ¹³⁰

Voting connects citizens with their political process. It allows citizens to select representatives who will make the laws and policies that determine how the City functions and how people live together. “Voting connects us to one another as citizens. By taking part in an election and by expressing our point of view, we help our democracy work. By agreeing or disagreeing with our leaders we show that the political system can accept differing points of view and can resolve them. By not voting, we break the connection between individual Canadians and their community.”¹³¹

There may be a number of reasons why people don’t vote. They may include¹³²:

- Lack of connection to the neighbourhood and the City
- Lack of interest
- Feeling that their vote is meaningless, and that the election is a foregone conclusion
- Lack of information about candidate/parties/issues
- Lack of faith/confidence in candidates/parties/leaders
- Too busy to vote
- Illness or health related problems
- Didn’t know where or when to vote

The City of Saskatoon has a wealth of information on its website about civic elections (www.saskatoon.ca – Click on “E” for Elections) that includes: voter qualifications, list of polling stations, advance polls, mobile poll, special polls, how to vote, candidate forums, etc. For the 2006 civic election, the City of Saskatoon:

- Promoted the advanced polls and Election Day – radio ads, posters in libraries and civic centres, television crawls and voice-overs, news releases, and interviews.

¹³⁰ Ibid.

¹³¹ Historica. Retrieved May 22, 2007, from www.histori.ca/voices/page.do?pageID=420.

¹³² Elections Canada. Retrieved May 22, 2007, from www.elections.ca/content.asp?section=loi&document=index&dir=tur/tud&lang=e&textonly=false.

- Created a Voter Guide that was distributed to all households with the Sunday Sun.
- Offered free Transit coupons for people to take the bus to vote.
- Ensured that polling stations were wheelchair accessible and assisted people who are visually impaired to vote.
- Put on the City of Saskatoon real-time results of the election.

It is recommended that the City of Saskatoon enhance their current strategy that aims to increase core neighbourhood voter turn-out in civic elections. In addition, the Riversdale Community Association and the community based organizations in the core communities are encouraged to host events and put information in their newsletters to encourage residents to votes in civic and federal elections.

RECOMMENDATION

8.4 *STRATEGY TO INCREASE VOTER TURN-OUT IN CIVIC ELECTIONS: That the City Clerks Office endeavour to create a strategy that aims to increase voter turn-out in civic elections, with emphasis on increasing voter turn-out in the neighbourhoods with low voting rates.*

8.7.3 A Recognition of the Positive Role of CBO's

It is important to the Riversdale LAPC that CBOs in the neighbourhood are recognized for the positive role they have in the community in organizing and affecting change. CBOs are a voice and a conduit for empowerment of community members to build stronger, healthier, and vibrant communities. The Riversdale LAPC feels that many of the CBOs from the core neighbourhoods have done an excellent job and are model for other cities. They need to be recognized for the work they have done.

The Government of Saskatchewan, Community Resources, has a Spirit Award for CBOs. This award recognizes excellence of the organizations that deliver programs and service on its behalf to residents of Saskatchewan. For 2007, the second year of the award, up to three awards will be presented to CBOs in Saskatchewan, one in each of the following categories: people with disabilities, children, youth and families, and housing. For more information, contact:

Community Resources

Tel: (306) 787-3700

Mailing Address: 1920 Broad Street, Regina, SK S4P 3V6

Website: <http://www.cr.gov.sk.ca>

9.0 Neighbourhood Safety

9.1 Overview

Neighbourhood safety was identified as the number one issue in Riversdale by the Local Area Planning Committee (LAPC). There is a perception that crime is prevalent in Riversdale and it is negatively affecting residents and business owners, and visitors to the neighbourhood. A number of safety concerns were identified at the community meeting and they include:

- High incidents of crime in the area.
- Safety of users around the Lions Skatepark.
- Gang activity.
- The sexual exploitation of children and youth and the number of sexual predators in the area.
- Drug and alcohol abuse.
- The visual appearance of the neighbourhood and the amount of graffiti vandalism.
- The lack of lighting.
- The need to work together to improve safety.

Neighbourhood safety is an important issue for citizens in Saskatoon. City Council has recognized this and has encouraged City Administration to use progressive methods for addressing this complex concern. One of the methods that have been used is Crime Prevention Through Environmental Design (CPTED). The City Planning Branch uses the principles, strategies and process of CPTED to address safety issues in Saskatoon. These activities have consistently relied upon public involvement and participation. In recent years, CPTED Reviews and Safety Audits have been conducted in a variety of locations in Saskatoon such as buildings, streets, parks and neighbourhoods. More information about CPTED can be found in Appendix 1.

In order to address safety in Riversdale, the Riversdale Local Area Planning Committee (LAPC):

- Participated in a neighbourhood safety perceptions exercise.
- Participated in a CPTED Workshop.
- Heard presentations by a number of organizations that are working towards improving safety in the neighbourhood.
- Conducted five safety audits and created an inventory of dark spaces in the neighbourhood.
- Consulted with youth in the neighbourhood on safety issues that are important to them.
- Developed goals to address safety in the Riversdale neighbourhood.

Along with the above actions, it was recognized that in order to reduce crime and safety issues, the root causes of those issues have to be addressed. Though some crime is random, in many cases crime can be linked to other problems such as poverty, underemployment and unemployment, kids not in school, lack of safe and affordable housing, addictions, gangs and many other issues that have been brought up in this report. Each of these problems contributes to creating a social environment in which crime is more likely to occur and when considering the ways to address crime and safety issues, it is important to incorporate strategies that address these root causes. The responsibility for addressing many of these root causes is the Saskatchewan Provincial Government and Federal Government, however many organizations are also working together to address these issues.

It is important to note that during the Riversdale local area planning process, several initiatives have taken place in Riversdale. 24 façade improvements have been made through the Municipal Enterprise Zone Program, and a revitalized streetscape is currently being constructed for Avenues A, B, and C, between 19th and 20th Street. Fire and Protective Services has also targeted Riversdale for property maintenance inspections, and maintenance orders have been issued. The neighbourhood has also decided to change to front street garbage pick-up to help alleviate garbage and litter in the alleys. All of these improvements are making Riversdale a safer neighbourhood. However, more needs to be done to address safety issues in the neighbourhood.

9.2 Neighbourhood Safety Goals

The Riversdale LAPC identified a number of goals to improve safety in the neighbourhood. They are:

1. Improve perceptions about safety in Riversdale.
2. That community stakeholders work together and integrate programs to improve safety in the area.
3. That community policing is supported and maintained in the neighbourhood.
4. The reduction of incidents of crime, gangs, drugs and sex trade activities in the neighbourhood.
5. That lighting is addressed in order to improve safety.
6. The reduction or elimination of graffiti vandalism.

9.3 Demographic Data of Riversdale

Population demographics are part of the quantitative picture of assessing crime and perceptions of crime in a neighbourhood. 2006 data for Riversdale shows that:¹³³

- The total population for Riversdale was estimated at 2,335.
- The percentage of population 14 and under is 27% (Saskatoon is at 20%) and between 15 and 34 years of age is 27% (Saskatoon is at 31%).
- Average family income is \$29,441 (Saskatoon average is \$65,487).
- The unemployment rate is 24.2% (Saskatoon is 7.4%).
- There are 202 lone-parent families.
- Home ownership is 41.7% (Saskatoon average is 63%).

The demographics for Riversdale indicates that the neighbourhood has a higher than average population of children and youth, and Aboriginal and visible minority populations, with a low family income and high unemployment. Home ownership is 21% lower in Riversdale than the average of Saskatoon. The Today section of the Riversdale LAP provides a thorough picture of the present state and potential future of the Riversdale neighbourhood.

¹³³ City of Saskatoon, *Neighbourhood Profiles, 8th Edition, 2007*. (Note: In previous years data for the Neighbourhood Profiles has been gathered from the Federal Census, which takes place every five year. The City Planning Branch has recently acquired data estimates on a yearly basis from Generation 5 (G5). G5 is a private company that produces estimates of variables found in the Census. The data is not a Census count and therefore cannot be compared to past Federal Census data.)

9.4 Riversdale Crime Activity Profile

In 2006, Riversdale had the 3rd highest crime incident rate in Saskatoon, which was closely behind Pleasant Hill and the Central Business District. Riversdale had the highest crime incident rate based on 1,000 population, and had a 5.8% of the total crime in Saskatoon.¹³⁴

Total crimes against a person, break and enters, and crimes against property are the most often asked about crime data for a neighbourhood. Table 9.1 displays this information over a 4 year period (2003 to 2006). The most significant increase is property theft under \$5000 (119 to 179 incidents). All other reported incidents decreased. Total break and enter decreased by 34.8%, armed robbery by 68.6%, and theft of motor vehicles by 33.8%.

Table 9.1 Riversdale Crime Report Incidents, By Type, 2003 to 2006¹³⁵

Description	2003	2004	2005	2006	% Change '03 - 06'
Violations Causing Death	1	0	1	0	-100.0%
Attempted Murder	3	1	0	2	-33.3%
Sexual Assaults	10	5	4	4	-60.0%
Assaults	187	225	184	173	-7.5%
Kidnapping, Abduction, etc.	3	3	5	0	-100.0%
Robbery	49	24	47	41	-16.3%
Armed Robbery	35	19	10	11	-68.6%
Criminal Harassment (Stalking)	7	7	9	3	-57.1%
Utter Threats to Person	34	37	36	30	30.0%
Total Crimes Against a Person	329	321	296	264	-19.8%
Break and Enter - Residential	100	84	73	58	-42.0%
Break and Enter - Business	48	24	31	35	-27.1%
Break and Enter - Other	13	14	10	12	-7.7%
Total Break & Enter	161	122	114	105	-34.8%
Arson	7	7	9	11	57.1%
Property - Theft Over \$5000	2	1	1	1	-50.0%
Property - Theft Under \$5000	119	167	257	179	50.4%
Property - Theft - Motor Vehicles	74	54	47	49	-33.8%
Property - Theft from Motor Vehicles	88	65	92	67	-23.9%
Property - Have Stolen Goods	56	39	36	37	-33.9%
Property - Mischief	162	155	173	161	-0.6%
Property - Other Theft & Property Fraud	66	62	75	60	-9.1%
Total Crimes Against Property (includes Break & Enter)	735	672	804	670	-8.8%

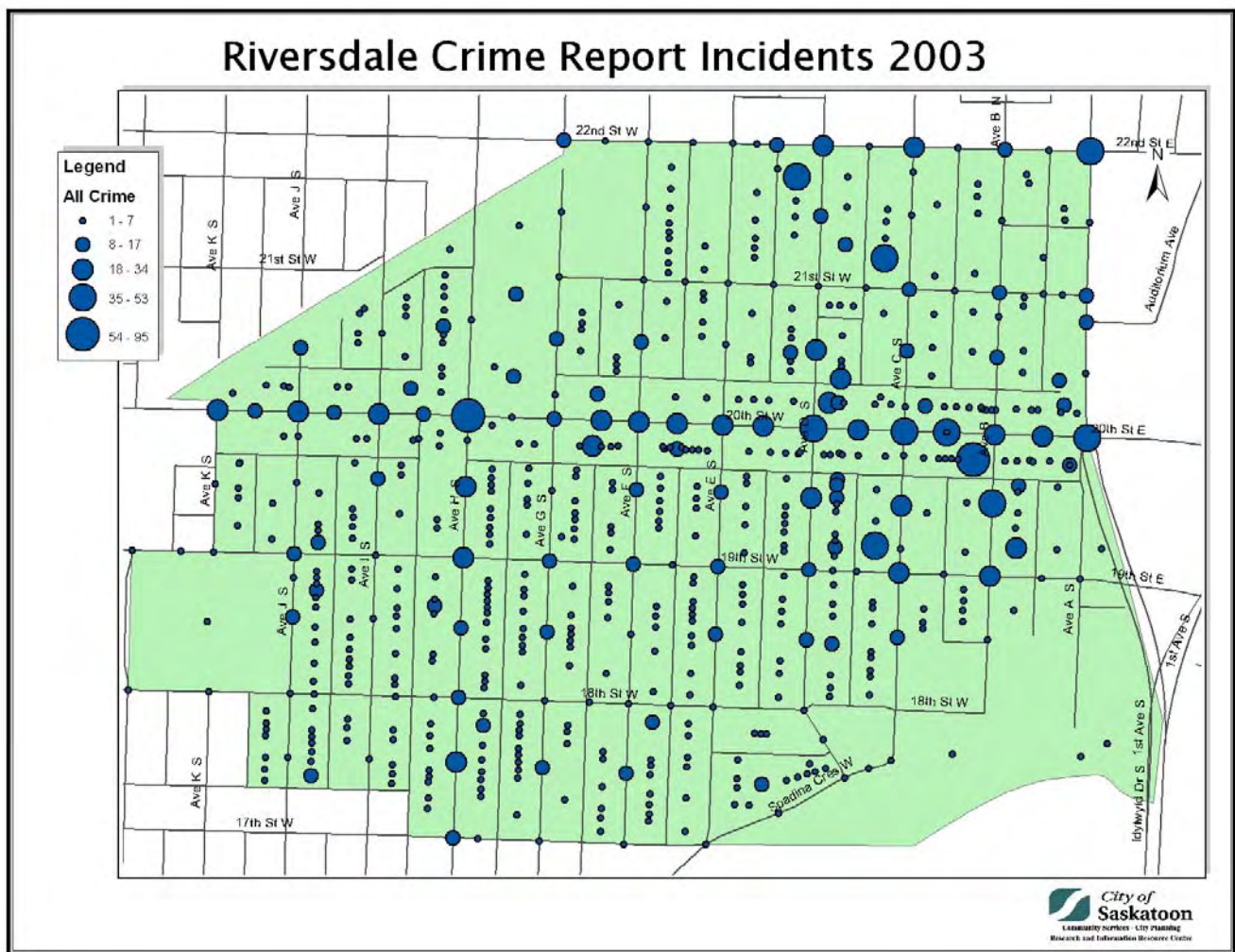
¹³⁴ Information from Saskatoon Police Services, July 2007.

¹³⁵ Ibid.

All crime incidents in the neighbourhood were mapped using 2003 data.¹³⁶ Map 9.1 indicates that total crime incidents occurred throughout the entire neighbourhood, with concentrated incidents along 20th Street, 22nd Street, Avenue H and south of 20th Street on Avenues B, C, and D. Break and enters, violent crimes, liquor related crimes, and drug related crimes were also mapped (not included in this report). Violent, liquor related crimes and drug related crimes tend to be located along 20th Street, south of 20th Street on Avenues B and C, and south and north of 20th Street on Avenue D. Break and enters are scattered throughout the neighbourhood, with higher incidents in the south west portion of the neighbourhood (in the residential district).

Crime incident patterns are similar for 2006, with the exception of fewer incidents on Avenue H, Avenue D, and 22nd Street, and more incidents at 105 Avenue F (Giant Tiger).

Map 9.1 All Crime, Riversdale Crime Report Incidents, 2003



¹³⁶ 2003 crime incidents for Riversdale were used to make a comparison with the 2005 results of the Safety Perception Exercise as the 2004 or 2005 crime incidents were unavailable at the time.

Through this exercise a number of perceived unsafe areas and sites were identified: 21st Street, Avenues B, C and D between 20th Street and 19th Street, Princess Alexandra School, Avenue J and I north of 20th Street, and Optimist Park.

The following are some general comments the Riversdale LAPC noted about safety in the neighbourhood:

Perceived Safe Places

- Feel relatively safe other than a few areas.
- Area is safer than is perceived.
- During the day most areas of the neighbourhood are safe.
- During the evening we feel safer in areas that are well lit and within view of others.
- Area seems safer the more we get to know each other and interact with one another. We are more likely to identify strange or dubious characters and activities.
- Feel safer on streets that are well maintained.
- Residential areas seem safer than those zoned industrial because people are around “after hours”.
- A number of sites in the neighbourhood were identified as safe (i.e. Princess Alexandra School, Fire Hall, 20th Street, Little Chief Community Station, Giant Tiger, Victoria Park, and D’reen’s Catering)

Perceived Unsafe Places

- **Back lanes** in noted areas are **intimidating** during the day and night due to appearance, poorly secured dogs, and garbage pickers.
- Areas **without good lighting** at night feel unsafe.
- Some areas have **graffiti vandalism** which makes an area feel unsafe.
- There are a number of **properties** in the neighbourhood that are in **poor condition**.
- **Youth are unsupervised** in the neighbourhood.
- There is drug and alcohol abuse – people are **drunk or high on the streets**.
- **Prostitution** is evident in the neighbourhood, especially around Optimist Park.
- **No eyes on 21st Street**.
- There are a number of areas and sites where **people feel unsafe** (Princess Alexandra School grounds, Optimist Park, Barry Hotel, Salvation Army, Liquor Store, the Border Rooming House, Lucky Horseshoe Bingo, and Victoria Park)

9.6 Crime Prevention Through Environmental Design (CPTED) Workshop

CPTED is the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.¹³⁷ Emphasis is placed on the physical environment, productive use of space, and behavior of people to create environments that are absent of environmental “cues” that cause opportunities for crime to occur.

The Riversdale LAPC participated in a CPTED Workshop to learn the principles of CPTED, and how the principles can be applied to reduce the opportunity for crime to occur and to improve perceptions of safety in the neighbourhood.

Participants were asked to design an urban park taking into consideration the principles of CPTED and the users of the park. Appendix 1 defines CPTED and outlines the principles and strategies of CPTED.



CPTED Workshop

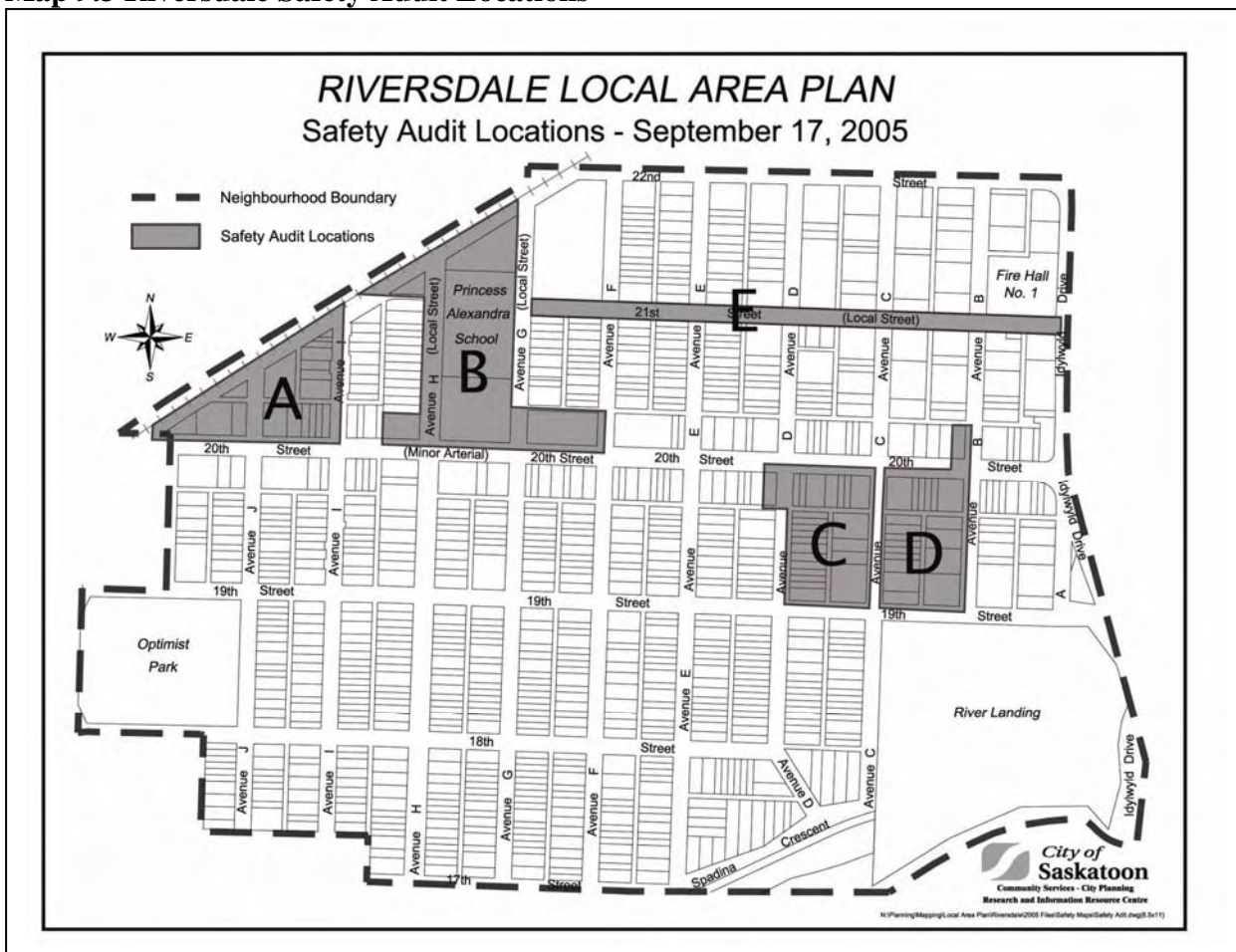
¹³⁷ Information from CPTED Watch Website, August 2, 2007, <http://www.cpted-watch.com/>.

At the end of the workshop, the Riversdale LAPC and the Local Area Planners made a comparison of the mapped crime incidents for Riversdale and the perceived unsafe areas and sites in the neighbourhood. They determined that in order to understand the environmental cues and to address the safety concerns in the neighbourhood, 5 locations in the neighbourhood needed a safety audit (Map 9.3).

9.7 Riversdale Safety Audits

A safety audit is a process that allows the regular users of an area to identify places that make them feel safe and unsafe. A safety audit helps residents and other stakeholder understand what environmental cues these locations are presenting and how they are affecting people’s feelings of safety. The goal of a safety audit is to identify safety concerns in order to improve an environment. Five areas were identified as needing a safety audit in Riversdale:

Map 9.3 Riversdale Safety Audit Locations



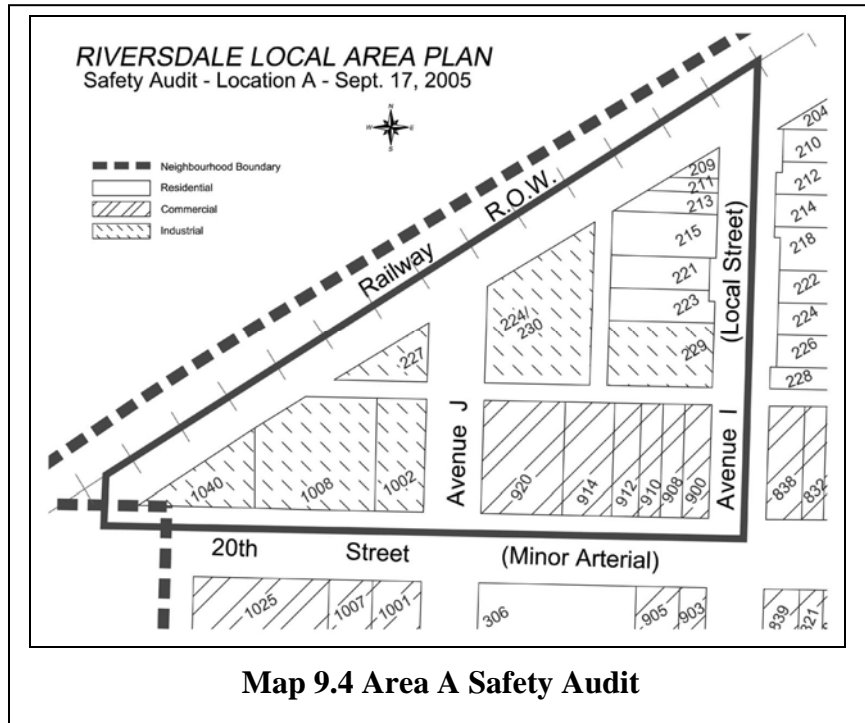
On Saturday, September 17th, 2005, five safety audits were conducted between the hours of 8:00 p.m. and 11:30 p.m. Seventeen people participated in the safety audits and the majority of these people were between the ages of 35 and 45. Participants represented the Riversdale and Caswell Hill neighbourhoods, Riversdale Community Association, Riversdale Business Improvement District, and Planners from the City of Saskatoon.

The following is a summary of the findings of the safety audits, and the recommendations to address the safety concerns, using the principles in CPTED:

9.7.1 Area A - Safety Audit

Area A Safety Audit was conducted in the evening between the hours of 9:30 and 10:30. There were 6 adult participants on this audit.

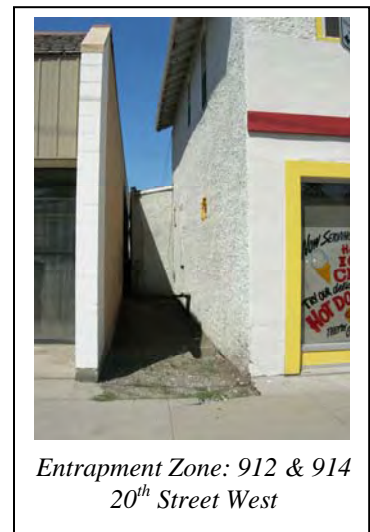
This area was chosen for an audit as it was perceived as an unsafe area. In the perceptions exercise, it was identified that there is prostitution and drug deals along the railway right of way (ROW), that the streets are dark, and that there are some poorly maintained properties. Reported crime incidents for this area predominately occurred along 20th Street.



Map 9.4 Area A Safety Audit

The following is a summary of Area A Safety Audit findings:

- There are ‘**dead zones**’ in this area and **no ‘eyes’ on the street** or alleys.
- **Lighting is poor** along the railway ROW, on Avenue J, in the alleys, and lighting is obscured by vegetation on 20th Street.
- There are some **vacant buildings** in this area, and the area generally appears to be **neglected and untidy**.
- The **entry and exits are poor** in this area as Avenue J is a dead end at the railway ROW.
- **Sightlines are blocked** in alleys as bushes are overgrown, garbage bins are bulky, and refrigerators and other **items have been dumped**.
- **Hiding places exist** between the buildings on the 1000 block of 20th Street West, at the 3 recessed doorways, and behind garbage bins.
- There is an **entrapment zone** in the alley behind 1001 20th Street (dead-end chain link fence on all 3 sides) and between 912 and 914th 20th Street West.
- **Graffiti vandalism** is apparent in this area, especially in the alley between Avenue I and J.
- The area, except for 20th Street, **feels isolated** in the evenings (due to the industrial nature).
- The entrance of the Riversdale neighbourhood on 20th Street should be more welcoming.





RECOMMENDATIONS

- 9.1 INSTALL A “NO THROUGH STREET” SIGN:** *That the Infrastructures Service Department, Municipal Engineering Branch, install a “No Through Street” sign at the intersection of Avenue J South and 20th Street West (CPTED Principle – Access Control).*
- 9.2 INSTALL STREET IDENTIFICATION SIGNS AT THE END OF AVENUE J SOUTH AND G SOUTH AT THE CPR ROW:** *That the Infrastructure Services Department, Municipal Engineering Branch, install an Avenue J South and G South street signs at the end of the Avenue J and G at the Canadian Pacific Railway (CPR) right of way (ROW) (CPTED Principle – Access Control).*
- 9.3 INSTALL LIGHT AT THE END OF AVENUE J FROM 20TH STREET AT THE CPR ROW:** *That Saskatoon Light and Power install a street light at the end of Avenue J (north of 20th Street) at Canadian Pacific Railway (CPR) right of way (ROW) to improve lighting level on the street (CPTED Principle – Natural Surveillance).*
- 9.4 NEIGHBOURHOOD ENTRANCE SIGNS:** *That the Community Services Department, City Planning Branch, report on the benefits of erecting neighbourhood entrances signs and how other municipalities assist communities in erecting entrance signs, and report findings to the Planning and Operations Committee (CPTED Principle – Image).*
- 9.5 ADDRESSING PROBLEMS WITH RECESSED DOORWAYS AND SMALL SPACES BETWEEN BUILDINGS:** *That the Community Services Department, City Planning Branch, and the Riversdale Business Improvement District, work together to create a plan to address problems associated with recessed doorways and small spaces between buildings in the commercial district in Riversdale (CPTED Principle – Crime Generator & Access Control).*
- 9.6 GRAFFITI VANDALISM INSPECTION:** *That Fire and Protective Services, with assistance from the City Planning Branch, send the “Reducing Graffiti in our Community” brochure to all property owners in Riversdale, and that Fire and Protective Services inspect the neighbourhood for graffiti vandalism and implement the Graffiti Bylaw once graffiti vandalism has been discovered (CPTED Principles – Image & Territoriality).*

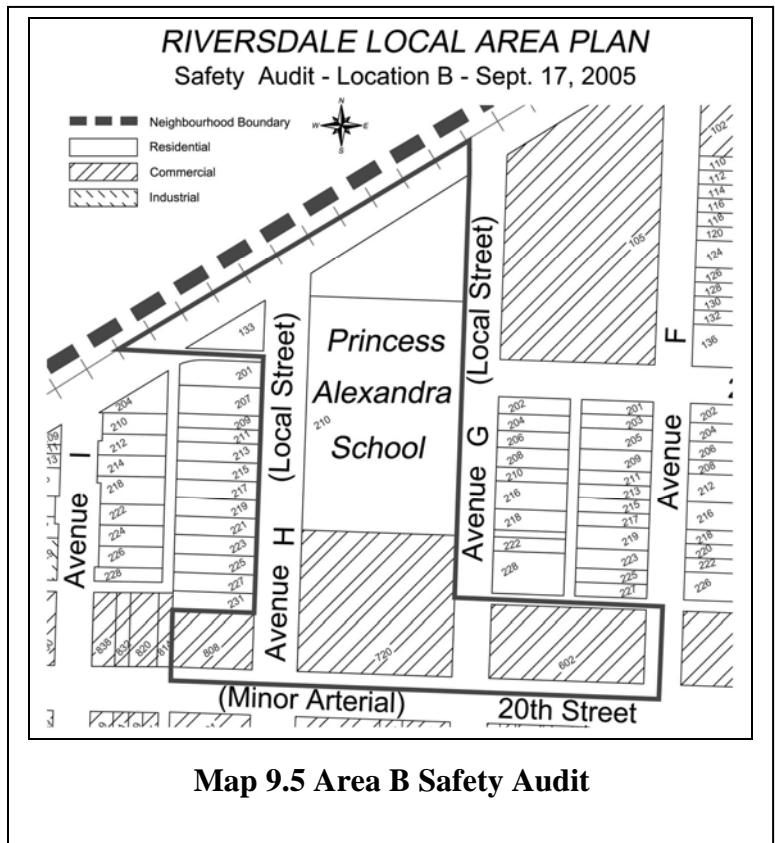
Some of the following concerns in this area have already been addressed or will be addressed through the implementation of the recommendations in the Riversdale or other LAPs:

- This area has a mix of land uses and some “hard edges” between land uses which may be contributing to it being perceived as an unsafe place. The Riversdale LAP has proposed some land use changes to this area so the land uses are more compatible.
- CPR ROW is heavily used as a pedestrian corridor in Riversdale. The area along the tracks is currently perceived as an unsafe place as there is no formal infrastructure to designate or support pedestrian use. City Administration, through a recommendation in the *Pleasant Hill LAP, 2002*, is currently preparing a feasibility study of allocating a portion of the ROW to a pedestrian trail.
- The neighbourhood has also voted for individual garbage containers to help alleviate garbage and litter in the alleys. This was implemented in August 2007. The Riversdale LAP also proposes other recommendations to deal with litter and garbage in the neighbourhood (educating residents, assistance for Community Clean-Ups, and developing a litter strategy).

9.7.2 Area B - Safety Audit

Area B Safety Audit was conducted in the evening between the hours of 9:00 and 10:00. There were 6 adult participants on this audit.

This area was chosen for an audit as it was perceived as an unsafe area. In the perceptions exercise, it was identified that youth were hanging around the school in the evening, and that there are many dark spaces. Reported crime incidents for this area mainly occurred at Avenue H and 20th Street.



The following is a summary of Area B Safety Audit findings:

- Avenue H is a thoroughfare roadway and vehicles travel fast coming from 22nd and 20th Street. It is **unsafe for pedestrians**.
- There are quite of few children in this area during the day, but the area feels **isolated** in the evenings.
- There is a **lack of lighting** within the school grounds at Princess Alexandra School, at the entrance of 105 Avenue G South (Saskatoon Public School Board building), on the 200 block of Avenue G (lights burnt out), in the alleys, in the railway ROW, and at Avenue F and 20th Street.
- **Hiding places** exist around Princess Alexandra School, around the skating rink, the south side of the Public School Board property, and at the back of the Bingo at 720 20th Street West.
- The outdoor rink is one-way in and out, and there is the **potential for people to feel trapped**.
- **Adolescents hang-out** on 20th Street and in Princess Alexandra School grounds after 9:30 p.m.
- The railway **ROW needs to be maintained** (regular grass cutting and garbage pick-up), and **weeds in alleys** need to be cut regularly.
- Large garbage bins are a **fire hazard** in the neighbourhood.
- There should be **street signs** where the Avenues become a ‘dead end’ at the railway right of ways.



RECOMMENDATIONS

- 9.7 ENTRAPMENT ZONES IN THE PRINCESS ALEXANDRA SCHOOL GROUNDS:** *That the Community Services Department, City Planning Branch work with Princess Alexandra School to investigate options to eliminate hiding places in the school grounds and the Public School Board Property (105 Avenue G South), and work with the Riversdale Community Association to add a second exit to the school’s rink (CPTED Principle – Movement Predictors).*
- 9.8 ADD ADDITIONAL “PRINCESS ALEXANDRA SCHOOL” SIGNAGE:** *That the Community Services Department, City Planning Branch, work with Princess Alexandra School to investigate options to add additional “Princess Alexandra School” signage to the school in order to increase the identification of the school to motorists and pedestrians (CPTED Principle – Territoriality).*

9.9 LIGHTING AT PRINCESS ALEXANDRA SCHOOL GROUNDS: *That the Community Services Department, City Planning Branch, forward the final Riversdale LAP to Princess Alexandra School and meet with Princess Alexandra School representatives to audit the lighting around the school grounds to determine if additional light is required (CPTED Principle – Natural Surveillance).*

9.10 PORCH LIGHT INSTALLATIONS: *That the Porch Light Program that is proposed for the Pleasant Hill neighbourhood in the Pleasant Hill Safety Audit Report, 2005 (Recommendation. 6.4.4), be also applied to the Riversdale neighbourhood, using compact fluorescent light bulbs (CPTED Principle – Natural Surveillance).*

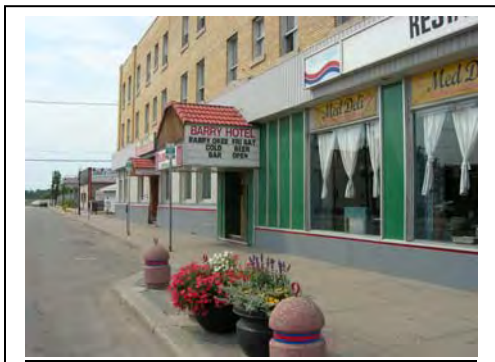
9.11 DISTRIBUTE “WHOSE JOB IS IT?” BROCHURE IN THE NEIGHBOURHOOD: *That the City Planning Branch distribute the “Whose Job Is It?” brochure to residents in the Riversdale neighbourhood (CPTED Principle – Neighbourhood Cohesion).*

Some of the concerns in this area have already been addressed or will be addressed through the implementation of the recommendations in the Riversdale or other LAPs:

- A pedestrian crosswalk is currently being constructed on Avenue H across from Princess Alexandra School so that pedestrians can cross Avenue H safely.
- The Infrastructure Services Department, Parks Branch, is continually working with CPR on the maintenance of the right of way (*Recommendation in the Pleasant Hill LAP, 2002*).

9.7.3 Areas C & D - Safety Audits

Areas C and D Safety Audits were planned to be separate audits, but ended up being conducted together. It was decided by the safety audit participants to do these two audit areas together as there are similar issues in both areas, and it was recommended that all 17 participants attend this audit as this area was of high importance. The safety audit was conducted in the evening between the hours of 10:15 and 11:15.

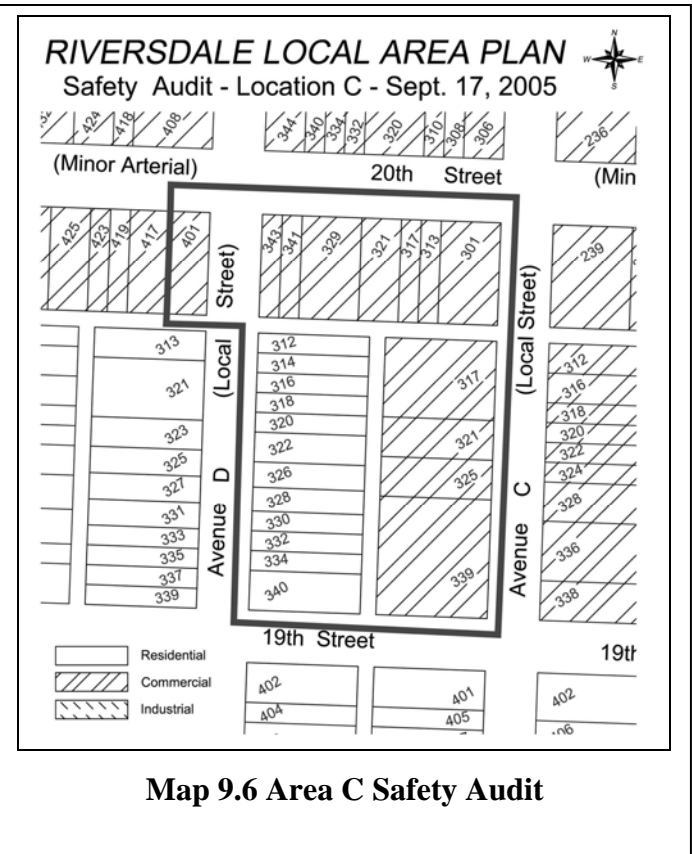
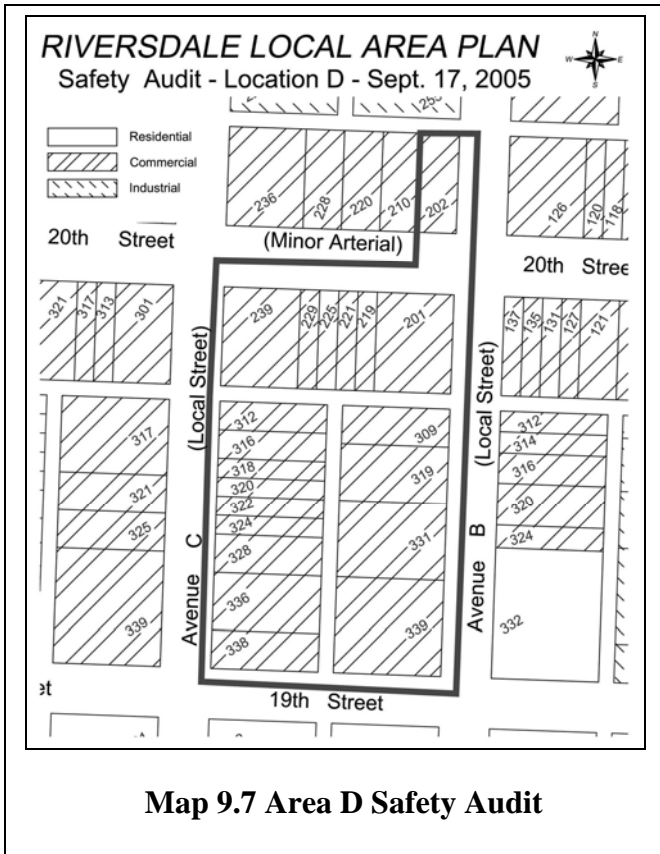


Barry Hotel on 20th Street



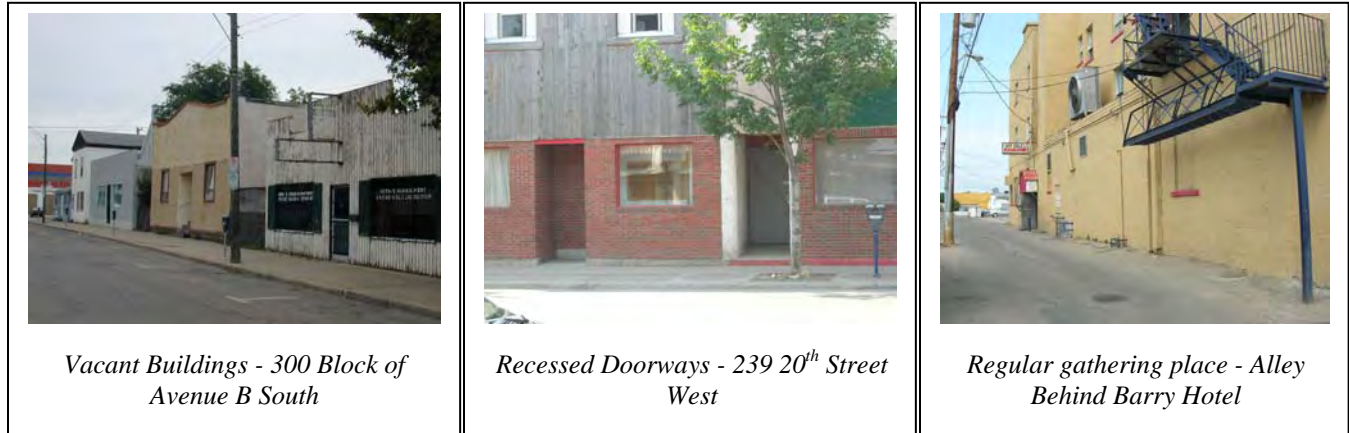
Liquor Store on 20th Street

This area was chosen for an audit as it was perceived as unsafe area. In the perceptions exercise, it was felt that certain uses in this area tend to generate crime. These uses include the Liquor Store, Barry Hotel and Salvation Army. Reported crime incidents for the area is the highest in the neighbourhood. Crime incidents mainly occurred on 20th Street, Avenue B and Avenue C.



The following is a summary of Area C and D Safety Audit findings:

- This area is **lively** as there are people on the streets, there are businesses in the area, and there is a historical character to the streetscape.
- The buildings and streetscape looks **run down, unclean, and dark**, especially with the **vacant properties**.
- There is a large amount of **litter in the alleys** and needles have been seen in this area.
- There are **suspicious and undesirable activities** going on in this area which makes people generally feel uncomfortable (selling drugs, drunk people, etc.).
- **Businesses are not properly signed**, which gives the area a certain edginess and makes it feel uncomfortable.
- **Lighting is not even** behind the Barry Hotel (201 20th Street West), 300 blocks of Avenue B and C and in the alleys.
- Smoking area outside of the Barry Hotel. Some **patrons are very drunk or high** on drugs outside of the bar.
- **Hiding places** exist in recessed doorways and between buildings on 20th Street (239, 229, 225, 239 20th Street), behind the Barry Hotel, and in the alleys (garbage bins, bushes, etc.).
- There is potential for this area to be a **'people place'** that is safe, colourful, and vibrant, with legitimate activities.



RECOMMENDATIONS

9.12 BUSINESSES WITHOUT SIGNAGE ARE ENCOURAGED TO INSTALL SIGNAGE: *That the Riversdale Business Improvement District and Community Services Department, City Planning Branch, work together to encourage businesses without signage in Riversdale to install signage (CPTED Principle – Activity Support).*

9.13 DISTRIBUTE THE RIVERSDALE LAP TO SASKATCHEWAN LIQUOR AND GAMING AUTHORITY: *That the Community Services Department, City Planning Branch, forward the Riversdale LAP to the Riversdale Liquor Store and Saskatchewan Liquor and Gaming Authority, with cover letter outlining the results of the Safety Audit C and D (CPTED Principle – Crime Generator).*

Some of the concerns in this area have already been addressed or will be addressed through the implementation of the recommendations in the Riversdale LAP, or through other initiatives and programs:

- Façade improvements have been made and continue to be made in this area through the Municipal Enterprise Zone.
- A revitalized streetscape is currently being constructed for Avenues A, B, and C between 19th and 20th Street, including a 150% increase in street lighting.
- The Riversdale LAP recommends addressing problems with recessed doorways and small spaces between buildings.
- The neighbourhood has voted for individual garbage containers to help alleviate garbage and litter in the alleys. The Riversdale LAP also proposes other recommendations to deal with litter and garbage in the neighbourhood.
- The Barry Hotel is currently for sale. The Riversdale Business Improvement District is trying to find an alternative use for this building. The Municipal Enterprise Zone offers incentives for businesses to locate their operations in this neighbourhood.

9.7.4 Area E - Safety Audit

Area E Safety Audit was conducted in the evening between the hours of 9:00 and 10:00. There were 6 adult participants on this audit.

Area E was perceived as an unsafe place as there are no “eyes” on the street. A majority of the buildings do not face 21st Street, except for the buildings on the 300 and 400 blocks. Reported Crime incidents for 21st Street is quite low compared to other areas in the neighbourhood.



The following is a summary of Area E Safety Audit Findings:

- A wide street, with clear site lines, and few hiding places, but **buildings not oriented to the street**.
- 21st Street is maintained, but is **not visually appealing** (no landscaping and lack of color and texture on buildings).
- Well lit in most areas. **Lighting is obscured by bushes** between Avenue F and G.
- Alleys off of 21st Street are very **dark and hiding places** exist within the alleys.



- Street name **signs** could be larger as they are **difficult to read**.
- The area is very **isolated** in the evenings because businesses are closed.
- Few people on the street during the day.
- There is **no sidewalk** on the south side of 21st Street between Avenue E and G, and the sidewalks need to be maintained on Avenue E, north of 21st Street.

RECOMMENDATIONS

9.14 ENCOURAGE IMPROVEMENTS TO THE SIDE OF BUILDINGS ON 21st STREET WEST: *That the Community Services Department, City Planning Branch, and the Riversdale Business Improvement District work together to encourage property owners on 21st Street West between Avenue D South and Idywyld Drive to improve the side of their buildings in order to improve a sense of safety on 21st Street West (CPTED Principle – Image).*

9.15 UPGRADED STREET NAME SIGNS: *That when the Infrastructure Services Department examines the feasibility of a Capital Budget project in Pleasant Hill to replace existing sign plates with larger sign plates (Pleasant Hill Safety Audit Report, Rec. 6.2.1), that they also include Riversdale in the examination (CPTED Principle – Territoriality).*

Some of the concerns in this area has already been addressed or will be addressed through existing programs:

- Property owners can apply for Façade grants through the Municipal Enterprise Zone.
- Sidewalks in Riversdale will be inspected in the summer or fall of 2007 due to the tree root problem in the neighbourhood.

9.8 Lions SkatePark Safety Audit

The safety of the Lions SkatePark was brought up several times during the Riversdale LAPC meetings. The Lions SkatePark is located in the King George neighbourhood and is a destination for Riversdale residents, especially children and youth. The skatepark opened in the fall of 2003 and consists of a 20,000 square foot facility. The site is unsupervised but has roving security at peak times from April to October.

Through a safety recommendation in the *King George LAP, 2001*, the Lions SkatePark had a safety audit conducted on Friday, May 12, 2006. 12 King George residents participated in the audit. 27 users of the skatepark were also surveyed on Thursday, August 17th, and 19 users were surveyed on Friday, August 18th. The survey of the users was conducted to gather information from those making use of the facility. A *King George Safety Audit Report* is currently being drafted and will be presented to City Council in 2008. It will consist of a series of recommendations with regards to safety in the King George neighbourhood, including the skatepark.



RECOMMENDATION

9.16 SAFETY AUDIT RESULTS OF THE LIONS SKATEPARK : *That the Community Services Department, City Planning Branch, forward the final King George Safety Audit Report to the Riversdale Community Association, with a cover letter outlining recommendations dealing with the Lions Skatepark (CPTED Principle – ALL).*

9.9 What’s Good in the Hood

On November 15, 2006, youth at the White Buffalo Youth Lodge were consulted about what’s working and not working in the Riversdale neighbourhood. Safety came up as an issue with specific concerns related to drug activity and use, gang activity, prostitution, violence, cleanliness of the neighbourhood, and concerns with particular locations in the neighbourhood (20th Street at night, 21st Street and Optimist Park). The following is a summary of the findings from the consultation:

What’s Working with Safety	What’s Not Working with Safety
<ul style="list-style-type: none"> • Egadz Outreach Van • White Buffalo Youth Lodge • Friendship Inn • Princess Alexandra School • Core Neighbourhood Youth Co-op • City Centre Church • Food Bank 	<ul style="list-style-type: none"> • Sex Trade • Poor response time from Police • Youth voice not heard • Gangs • Dogs running loose • Not enough lights • Kids running around at night • Garbage, needles and condoms on ground • Slum landlords • Poverty • Optimist Park and school grounds have unwanted activity • High crime in area affects economic development
What Changes can be made and how can they be done to improve Safety?	
<ul style="list-style-type: none"> • Clean up needles – locate more needle disposal boxes throughout the neighbourhood. • Clean up garbage – more community clean-ups. • Provide safe housing – enforce property maintenance bylaw, need more health and property inspectors, need more home visits by social workers, and the government should maintain housing. • Youth voice not heard – take youth seriously, increase police training so police are more sensitive to youth issues, and more appropriate police response to complaints from youth • Increase in police presence to improve relations in the area. • Better equip police so that they can deal with drug activity, gangs, prostitution and violence. • Increase the number of safe houses in the area for sex trade workers and victims of violence, as well as have more resources for drug users. • More spaces to do street art in the form of free wall for murals and graffiti art. • Reduce the sex trade by giving tougher sentences to sexual predators (Johns) in the area. • Curfew for youth through a bylaw. 	

- **Stop bullying** through programming at schools.
- **Reduce poverty** by organizations and governments working together.
- **Better response time from Police.**
- **Community Service Organizations** are welcome in the neighbourhood as they improve safety.

RECOMMENDATIONS

- 9.17 SAFETY AUDIT OF OPTIMIST PARK:** *That the Community Services Department, City Planning Branch, work with the Riversdale Community Association, and youth at the White Buffalo Youth Lodge, to conduct a Safety Audit of Optimist Park, using the principles of Crime Prevention Through Environmental Design (CPTED Principle - All).*
- 9.18 PLACE NEEDLE DISPOSAL UNITS IN THE NEIGHBOURHOOD:** *That Needle Safe Saskatoon considers placing additional needle disposal units in the Riversdale neighbourhood (CPTED Principle – Image).*
- 9.19 ANIMAL CONTROL PATROL IN THE NEIGHBOURHOOD:** *That the Animal Services Program instruct Animal Control Officers to target the Riversdale neighbourhood to enforce the Animal Control Bylaw and the Saskatoon Dangerous Animals Bylaw by doing a random door-to-door residential and commercial checks, and patrol the lanes and parks in the Riversdale neighbourhood (CPTED Principle – Conflicting User Groups).*

9.10 Dark Spaces Inventory & Lighting

Two Riversdale LAPC members volunteered to do a walk about in the Riversdale neighbourhood to document where the dark spaces are in the neighbourhood, including burnt out or damaged street lights. A list of burnt out and damaged street lights was forwarded to Saskatoon Light and Power to follow-up with. In the future, residents are encouraged to report burnt out street lights to Saskatoon Light & Power's main office at 975-2414.

The results of the safety audits indicate that safety audit participants felt that lanes were dark and unwelcoming. Saskatoon Light and Power does not normally install lighting in lanes as pedestrian and vehicular traffic should be on the streets, not in the lanes. Saskatoon Light and Power has a procedure for evaluating requests for lights. The application, type and quantity of lighting are considered on a site specific basis.

It has been found that most people believe that if you want to be safe at night you just need to light up the area or space. However, there are occasions when increasing illumination or merely installing light fixtures can actually do more harm than good. For example, when environments that are isolated or poorly controlled with no opportunity for surveillance are illuminated, we may actually be creating opportunity for crime by attracting users into a dangerous place.

The illumination of the physical environment is very site and task specific and requires assessment before decisions are made to illuminate. When used properly, light encourages legitimate usage of space, enhances natural surveillance, projects a sense of access control and territoriality, discourages nuisance and criminal activity, reduces fear and enhances the aesthetic feel of a property. When used in

conjunction with the principals of CPTED and for an appropriate reason, lighting can influence an individual's feelings about his/her environment from an aesthetic as well as a safety point of view.¹³⁸

In general, traffic, cyclists and pedestrians should stay on the streets at night and not use the alleys. Information on lighting, such as lighting standards, and recent and current upgrades can be found in the Municipal Services Section of this report.

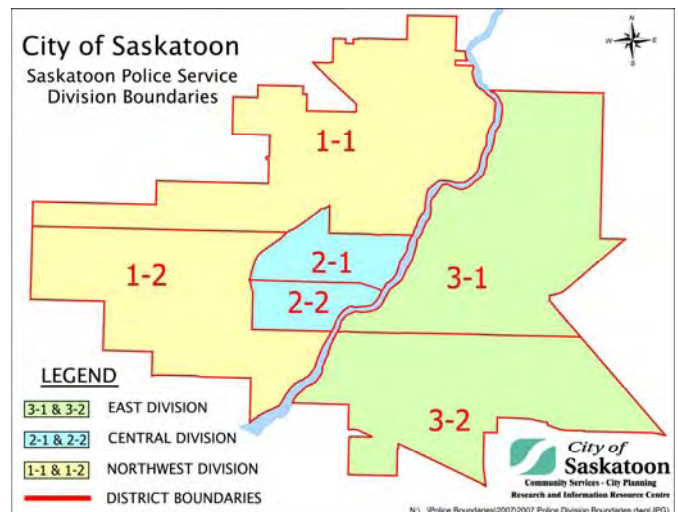
9.11 Neighbourhood Safety Initiatives

9.11.1 Saskatoon Police Service

The Saskatoon Police Service recently underwent a restructuring. The restructuring places more police officers on the front line to address victimization, target vulnerable locations, work on community social issues, and provide attention to those who have significant tendencies toward criminal activity.

The city is now divided into the policing areas of Northwest, Central and East Divisions with an Inspector in charge of each division. A Community Liaison Officer, Inspector and two Sergeants are assigned to each area, and they attend community meetings and are available to address community concerns. The School and Cultural/Aboriginal Resource Officers will continue to work with the same school and cultural groups as they have in the past.

Map 9.9 Saskatoon Police Service Boundaries



The Saskatoon Police Service also has introduced a new Compstat System to assist in reducing crime. Compstat means “computer statistics”. One of the foundations is the timely analysis of accurate computer records and the identification of patterns or clusters of criminal activity. It is anticipated by Saskatoon Police Service that that crime will decrease as more accurate information, trends, patterns of criminal activity, and other demographic information is included in the problem solving process.

9.11.2 Little Chief Community Station

The Little Chief Community Station has been in operation for over four years. Located at 344 20th Street West, this community based police station is available to all citizens wanting to report a crime or simply to talk with officers about issues affecting the community. The station is open from 8:00 a.m. to 10:00 p.m.

Some Riversdale LAPC members questioned why the Little Chief Community Station is only opened to 10:00 p.m. as they felt most of the criminal activity occurs after this time. The Saskatoon Police

¹³⁸ Information from City of Surrey at: <http://www.surrey.ca/NR/rdonlyres/2C3F6A32-5291-4DC2-9BA9-099D839361B0/26086/CFMHNNewsletterDec052.pdf>, August 8th, 2007.

Services response was that it is better to have police presence on the streets instead of the station during the night-time.

9.11.3 Community Watch and Citizen Patrol

Community Watch is a crime prevention and crime interruption program that supports the partnering of the Saskatoon Police Service and the community in making communities a safe place to live and work. The goals of the Community Watch program are to:

- Promote and maintain open and timely communication between the police and the community.
- Provide crime statistics to individual neighbourhoods.
- Work with communities on problem solving activities.

Citizen Patrol is a way for neighbours to get to know each other and have more of an active role in preventing crime and reporting suspicious activity. Volunteers have no policing powers and are non-confrontational but, by wearing vests to identify themselves, Citizen Patrol groups are a visual deterrent to crime and nuisance behaviours.

There is currently a Community Watch Representative for Riversdale, but there is no Citizen Patrol in the neighbourhood. The Riversdale LAPC encourages residents and business owners to sign up as a Community Watch and or a Citizen Patrol member. This can be done online at www.police.saskatoon.sk.ca or by contacting the Community Liaison Unit at 975-8395.

9.11.4 Safer Communities and Neighbourhoods Act

The Safer Communities and Neighbourhoods Act aims to improve community safety by targeting and, if necessary, shutting down residential and commercial buildings and land that are habitually used for illegal activities such as producing, selling or using illegal drugs, prostitution, solvent abuse or the unlawful sale and consumption of alcohol. The Act also creates a process where building fortifications that cause public safety concerns can be removed by investigators (i.e. bars on windows).

This legislation encourages citizens to take back their neighbourhoods by reporting problem residences and businesses. It will also hold property owners accountable for threatening or disturbing activities regularly taking place on their property.

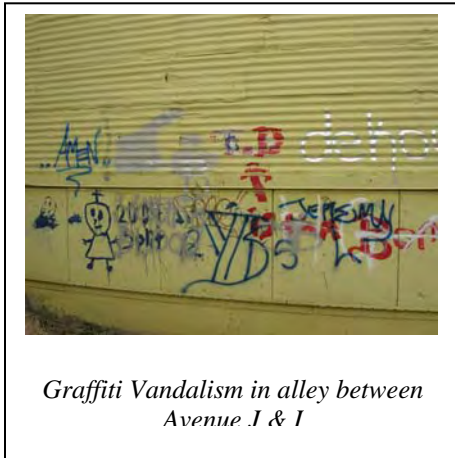
The Safer Communities and Neighbourhood Investigation Unit can be contacted at 1-866-51-SAFER (1-866-517-2337) or at www.saskjustice.gov.sk.ca/safercommunities . ¹
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The Riversdale LAPC encourages residents to report problem residences and business to the Safer Communities and Neighbourhood Investigation Unit.

9.11.5 Graffiti Vandalism

Graffiti vandalism is evident throughout the Riversdale neighbourhood. The Riversdale LAPC would like to see the reduction or elimination of graffiti vandalism in the neighbourhood. Graffiti vandalism is any drawing, inscription, writing or other mark that disfigures or defaces any building, accessory

building, fence or other structure, however made, or otherwise affixed. Graffiti vandalism is a serious crime that impacts all members of a community.



Graffiti Vandalism in alley between Avenue I & I

The offence of Mischief found in the Criminal Code of Canada gives police the power to lay charges for people doing graffiti vandalism. The Saskatoon Property Maintenance and Nuisance Abatement Bylaw require that no property owner shall permit graffiti vandalism on their property. Fire and Protective Services will work with property owners to encourage them to remove the graffiti before issuing an Order to clean-up the graffiti.

There are other graffiti vandalism reduction programs in Saskatoon. The Graffiti Reduction Task Force (GRTF), a unique a partnership between business, government and non-governmental organizations, has implemented a number of programs aimed at reducing the incidence of graffiti vandalism in the city. Saskatoon

Police Service also has an Anti Graffiti Unit. This unit is tasked with targeting the individuals that do graffiti crime. From January to June 2007, 149 graffiti vandalism charges have been laid.

In Riversdale, The White Buffalo Youth Lodge offers a free wall on the north side of their building. This free wall is open to any artists who have chosen graffiti style art as a means of expression. All artists must register with their tag at White Buffalo Youth Lodge prior to using the free wall.

For more information on the Graffiti Management Program, clean up incentives and graffiti vandalism removal tips, refer to the City of Saskatoon website at www.saskatoon.ca or call 975-3383.¹³⁹



Graffiti Vandalism on 204 Avenue I South

9.11.6 Needle Disposal

The Riversdale LAPC has seen an increase of discarded needles on the ground (parks, alleys, streets, etc.) in the neighbourhood and are very concerned that needles are not disposed of properly or are being exchanged.

Discarded hypodermic needles have become a growing concern in Saskatoon. The fear is that someone could be accidentally stuck by a needle infected with HIV or Hepatitis. In 1998, Saskatoon Fire & Protective Services and Public Health Services Saskatoon jointly launched a needle pick-up program. If a needle is found, adults can safely dispose of needles themselves (children should never touch or pick-up a needle). Landlords and other interested individuals and groups can purchase needle disposal kits¹⁴⁰

Needle Safe Saskatoon, an organization of concerned agencies and community associations, also work to keep the city free from the dangers of used needles. Needle Safe Saskatoon has placed 12 needle

¹³⁹ Information from www.saskatoon.ca/org/leisure/facilities/graffiti.asp on July 16th, 2007.

¹⁴⁰ Information from www.saskatoon.ca/org/fire_protective/inspections_investigations/needle.asp on July 24th, 2007.

disposal drop boxes throughout the city. The yellow refurbished boxes are clearly marked as biohazard containers and are designed for the collection and safe disposal of community based used injection drug needles.¹⁴¹

9.11.7 Other Neighbourhood Safety Initiatives

There are several other ongoing and new initiatives underway or being examined to address neighbourhood safety that are worth noting:

- **The Crime Free Multi-Housing strategy** – This strategy is intended to encourage apartment owners, managers, and landlords to proactively approach crime reduction in and around housing units. Information about this project is available through the City Planning Branch.
- **Saskatoon Crime Reduction Strategy** – A major goal of this strategy is to reduce break and enter offences in Saskatoon by targeting high risk repeat offenders and through an inter-agency/community focus working towards crime reduction.
- **Saskatoon Gang Strategy** - A gang strategy was developed and focuses on three pillars: prevention, intervention and suppression. The goals include: increasing public knowledge about gangs, decreasing the number of people attracted to the gang lifestyle, addressing underlying risk factors associated with gang membership, targeting gang members and associates, and reducing gang related crime through dismantling and disrupting their relationships. The Riversdale Community Association was recently informed and updated on the Saskatoon Gang Strategy.
- **Saskatoon Communities for Children (SCC)** is a community coalition of local organizations, individuals and government agencies who works to promote the physical, mental, spiritual and emotional well being of all children. The SCC works to stop the sexual exploitation of children by perpetrators and pimps, and works closely with police to divert youth of the street. For more information contact the SCC office at 956-6147 or email: cmmties_children@shaw.ca.

¹⁴¹ Information from www.saskatoonhealthregion.ca/your_health/health_matters/health_matters_040807.htm on July 24th, 2007.

10.0 Implementation & Priorities

10.1 Overview

Local Area Plans (LAPs) are long term plans that may take several years to be fully implemented. LAPs set out a vision and goals to guide growth and development of a neighbourhood. They also specify recommendations; each intended to improve the neighbourhood. Some recommendations may be implemented in the short term, while others may take a longer period of time.

For nearly ten years, the City of Saskatoon's City Planning Branch has been creating and implementing LAPs, and City Council endorsing the plans. Great strides have been made to improve these neighbourhoods by allocating resources for the implementation of the recommendations in the LAPs, working with City Administration, working with LAP communities, and facilitating collaborative action from government and non-government programs and services providers.

Each year, budgets from many City Departments are utilized to support capital investments needed to implement LAPs. City Council has been very supportive of the Local Area Planning Program and has approved significant amounts of capital funds to implement needed improvements in the LAP neighbourhoods.

Local Area Planners from the City Planning Branch act as the liaisons between the community and City Administration to ensure the priorities laid out in the LAPs are reflected in the funding of projects. The interdepartmental co-operation begins in the early stages of the LAP process, when key City Administrators are brought to the table of a Local Area Planning Committee (LAPC) to provide insight on certain issues. These same key City Administrators are often involved in signing-off on certain commitments to implement recommendations in the LAPs.

It is a goal of the Local Area Planning Program to report to the LAP neighbourhoods and to City Council on an annual basis on the status of the implementation of the LAPs. Additional public meetings may also be needed to keep the community abreast of implementation activities or to gather input on implementation activities (i.e. West Industrial Open House). Articles about Local Area Planning activities may also be published in Community Association newsletters. The Local Area Planning website (www.saskatoon.ca – click on “c” for City Planning → Local Area Planning) posts Implementation Status Reports and these are updated bi-annually.

Continued community involvement in the implementation of LAPs is essential to successful outcomes, and as such, it is imperative to extend a central role to local residents, Community Associations, Local Area Planning Committee's (LAPC's), and other stakeholders. Community Associations and LAPC's have an important role in providing advice, guidance and input on the implementation of recommendations, and commenting on development proposals in their neighbourhoods to ensure they are consistent with the goals of the LAP.

10.2 Priorities of the Riversdale LAPC

The Riversdale LAPC prioritized the **goals** for each policy report in the LAP. In addition, members of the Riversdale LAPC identified the following 10 **recommendations** as a top priority for implementation:

- Recommendation 1.1 - Proposed Riversdale Land Use Policy Map
- Recommendation 1.8 - Vacant Lot Registry
- Recommendation 3.1 - Improve Linkages between River Landing, Victoria Park and the 17th Street Boulevard
- Recommendation 4.1 – 17th Street West Traffic Calming and Pedestrian Crosswalks
- Recommendation 4.2 - Reconfiguration of 17th Street West, Avenue E South and Spadina Crescent West Intersection
- Recommendation 4.8 - Expanded Bicycle Facility Network throughout the Core Neighbourhoods.
- Recommendation 5.6 - Support Community Clean-Ups
- Recommendation 9.6 - Graffiti Vandalism Inspection
- Recommendation 9.9 - Lighting at Princess Alexandra School Grounds
- Recommendation 9.17 - Safety Audit of Optimist Park

The Riversdale Community Association and Riversdale LAPC will have opportunities to revisit these identified priorities throughout the implementation process of the Riversdale LAP.

11.0 Appendix

11.1 Appendix 1 – CPTED Definition, Principles & Strategies

1. CPTED Definition

CPTED emphasizes the relationship between the immediate physical environment and the social behaviour related to crime. It is an inclusive, collaborative, and interdisciplinary approach to reducing opportunities for crime, improving perceptions of safety, and strengthening community bonds. CPTED principles stem from the observed phenomenon that certain “cues” in the physical environment can prompt undesirable, or crime-related behaviours, as well as perceptions of being safe or unsafe.

CPTED practitioners utilize design, activity, and community involvement to reduced opportunities for crime and reduce users’ fear of crime. CPTED strategies are usually developed jointly by an interdisciplinary team that ensures a balanced approach to problem solving that includes the community in all aspects of the process.

2. CPTED Principles

The principles of CPTED are divided into categories commonly known as “First Generation”, “First Generation Advanced”, and “Second Generation”. First Generation and First Generation Advanced principles focus mainly on addressing the physical environment, while Second Generation principles focus on how people interact with each other in that physical environment and have a distinctive social change theme. The following is a brief explanation of the CPTED principles:

First Generation CPTED Principles

- *Natural Surveillance*: improving sightlines, encouraging visibility and more “eyes on the street”.
- *Territoriality*: making space “defensible” and clearly defining public and private space.
- *Access Control*: designating points of entry/egress and making movement patterns more predictable.
- *Image*: encouraging ownership and good aesthetics and maintaining properties.

First Generation Advanced CPTED Principles

- *Conflicting User Groups*: easing conflict between potentially incompatible users of physical space.
- *Crime Generators*: offsetting crime that may be generated by local activity nodes.
- *Activity Support*: encouraging appropriate and legitimate use of buildings and space.
- *Land Usage*: eliminating “hard edges” and ensuring compatible land uses.
- *Movement Predictors*: mitigating predictable or unchangeable routes/paths that offer no choice for pedestrians.

Second Generation CPTED Principles

- *Neighbourhood Cohesion*: encouraging participation/responsibility among neighbourhood residents and stakeholders.
- *Community Culture*: developing a shared sense of place, history.
- *Neighbourhood Threshold*: ensuring balanced growth among the diverse elements in a neighbourhood.

- *Connectivity*: strengthening community bonds, both internal and external to the neighbourhood.

CPTED principles are generally considered and utilized in combination with one another. However, for any CPTED strategy to be successful, the nature of the crime or safety-related issue must be carefully and accurately defined. It is important to understand the context within which crime occurs in an area to be able to implement appropriate solutions.

3. Risk Assessments

Risk Assessments combine field research and analytical methods with the practical experience of crime prevention practitioners and the perception of community members. In a Risk Assessment, a wide variety of data are collected and considered to allow for an accurate portrayal of issues. This in turn allows for a much more effective solution or action plan to be developed. A Risk Assessment is critical to the success of a CPTED strategy because in addition to “obvious” problems, there are often less obvious or underlying problems that need to be identified and addressed.

Data collection such as crime statistics, resident surveys, user surveys, and population demographics are all part of the quantitative picture. This information aids in understanding the context around the issues and the opportunities for crime. The other part of the picture, the qualitative, deals with the perceptions that people have about their safety. Safety Audits, perception and intercept surveys (of actual users), and site inspections all add to the understanding of what environmental cues the area presenting and how these affect people’s “feelings” of safety. Without this larger picture the appropriate solutions to a problem may not all be identified.

The Riversdale Local Area Plan is a compilation of all the data collection, both qualitative and quantitative. This information sets the stage and guides the safety recommendations.

4. Safety Audits

A safety audit is a process that allows the regular users of an area to identify places that make them feel safe and unsafe. Area residents are considered the “local experts” because they are the most familiar with the area and what happens on a day-to-day basis. The goal of a safety audit is to identify safety concerns in order to improve an environment. Depending on the circumstances, residents, local business, and the municipal government may work together to find solutions to safety problems in a neighbourhood by using the audit results as *one* tool, in the overall Risk Assessment of the area. A safety audit is a highly flexible process and can be easily adapted to meet the needs of the community. In Saskatoon, safety audits, based on CPTED principles, have been applied in a number of settings including parks, streets, and buildings.

5. CPTED Review

A CPTED review is similar to a safety audit in that it reviews an area of concern using the principles of CPTED, but has less public participation. It can be used when the area is small, timelines are short or public participation is not possible or very difficult. It is also effective if there is specialized knowledge needed to assess the site or the potential solutions.