

# City of Saskatoon

## The Junction – Public Engagement Results Summary Report

April 2012

# **The Junction Public Engagement Results Summary Report**

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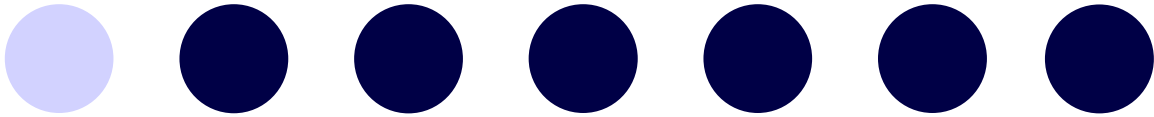
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# Overview

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Following is an overview of the results of the public engagement regarding The Junction concept plan. The Junction is located at the cross-section of three Saskatoon neighbourhoods; Pleasant Hill, Riversdale and the West Industrial. The goal of the engagement was to take participants through an interactive process to explore and better understand their perceptions regarding The Junction and to encapsulate their opinions in terms of what they value and think is important to integrate into a conceptual plan for the area moving forward into the next 20 years.

Our approach was to explore community feedback regarding the development of a concept plan for the area that involved:

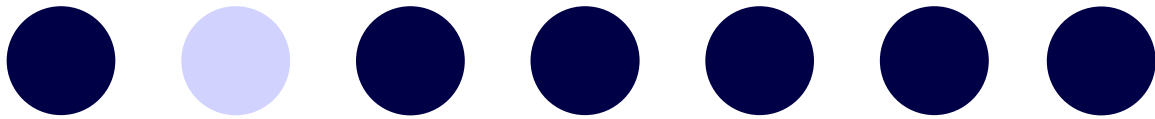
- › Planning sessions (3) and one-to-one interviews with key stakeholder groups in the area. Examples of these included individuals from community associations in the area, St. Paul's hospital, Station 20 West, SherCom Industries, St. George's Parish and St. Mary's School.
- › A public open house for all interested residents and stakeholders.
- › An online discussion forum for residents and stakeholders that were unable to attend the open house or any of the workshop meetings.

All of the details of the engagement plan undertaken for the community consultation were finalized in consultation with the steering committee established by the City of Saskatoon for this project. A list of tasks that were initiated as part of The Junction consultation are illustrated below:

- › Identify key stakeholders to invite to planning sessions
- › Review stakeholder meeting discussion guide and background material
- › Invitations to key stakeholders (email and traditional mail followed up by telephone)
- › COS Website for a portal of The Junction where people can go to access background information, studies, conceptual plan, etc
- › Conduct (3) key stakeholder meetings
- › Develop information / display boards from stakeholder meetings for public open house
- › Conduct public open house (Held at La Troupe du Jour.)
- › Initiate online discussion forum
- › Draft report summary
- › Final report

Public facilitation of awareness of the consultation activities around The Junction was accomplished with flyer-drops in neighbourhoods in and immediately surrounding The Junction, advertising / notices in Community Association newsletters or websites including King George, Pleasant Hill, Riversdale, School newsletters, display advertising in the Saskatoon Sun and Star Phoenix, notice on the City website and service announcements, and postering throughout the area at local business and on bulletin boards.

More than 70 key stakeholders, from a list developed in consultation with the steering committee, were invited by telephone and email to the workshop/planning meetings and 27 participated. The public open house was held at La Troup du Jour on 20<sup>th</sup> Street (in The Junction area) on March 14, 2012 and was attended by 70 people.



# Key Stakeholder Input

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Prior to attending the planning session, all stakeholders received an overview regarding The Junction (see appendix). It outlines that between 2001 – 2008, three neighborhood plans were adopted by City Council through the local area planning process. Pleasant Hill, Riversdale and West Industrial Local Area Plans (LAPs) all recommended numerous improvements in these neighbourhoods. The Pleasant Hill LAP (2002) focused on safety and reversing the effects of socio-economic decline; the Riversdale LAP (2008) focused on the renewal of the historical 20<sup>th</sup> Street business district and larger improvements near the river; the West Industrial LAP (2004) focused on formalizing the historic industrial area by improving traffic flow and infrastructure, recognizing its future desirability once the south bridge is complete.

At the sessions, stakeholders were informed that the desired outcome of The Junction Concept Plan is to link together redevelopment projects in the three neighbourhoods by recommending public realm improvements, identifying future uses for vacant / contaminated lands, increasing investor confidence, and to collate and prioritize past studies and recommend improvements within the area.

The community consultation plan was designed to consult with the community, including key stakeholders, about the development of a concept plan for the area. What follows, is an encapsulation of what we heard at the key stakeholder meetings in terms of priorities for the area going forward, and things to consider for The Junction Concept Plan.

## **Stakeholder Consultation**

Key stakeholders at the sessions would like to see a new concept plan for The Junction that accommodates amenities for the growing number of both youth and seniors in this area, and recognizes challenges associated with a busy rail line that dissects the neighbourhood and vacant unremediated sites contaminated from industrial use a generation ago. Discussion revolved around issues related to health and safety, the importance of affordable housing, but also, from some stakeholders, the importance of a concept plan that also emphasizes a balance of average priced housing development in the area in order to appeal to a broad cross-section of Saskatoon residents of all income levels. Some stakeholders are concerned that social service agencies are over-represented in Riversdale and Pleasant Hill, and that this will suppress the natural rejuvenation of the area to average levels. They would like to see a new concept plan balance the distribution of community outreach agencies in The Junction more proportionately throughout Saskatoon.

Stakeholders also talked about the challenges associated with the mix of industrial and residential development in the same area, the desire to transition heavy industrial to commercial use over time, and the connectivity challenges both within the area in terms of a lack of safe cross walks and pedestrian corridors, as well as the need for pathways, or a

greenbelt, to connect The Junction to the city centre and other neighbourhoods. The importance of having recreational opportunities in the area was also brought forward, as well as the benefits of a conceptual plan that promotes urban agricultural policies.

### **Recreational Opportunities**

Importance of incorporating recreational, literacy, cultural and life skills opportunities into the new concept plan.

- Many stakeholders suggest there is a need for improving existing parks and for more recreation facilities; some would like to see a significant recreation centre constructed in the area.
- The recreational centre of White Buffalo Lodge on 20<sup>th</sup> Street currently serves the area, but it does not seem able to handle the demand in The Junction. There are concerns expressed by some stakeholders that the Lodge may not be balanced in terms of serving both Aboriginal and non-Aboriginal youth.
- There is a need in The Junction to have a balance of gathering places to serve not only youth, but seniors as well. Some stakeholders see a trend of facilities that serve these leisure and recreational needs closing, while social support agencies are growing in number.
- Ideally, because so many residents use walking as their primary need of transportation, they need to be able to access a facility that is within walking distance of most of the area.
- There are suggestions that schools, especially new schools like St. Mary's, be accessible for all residents looking for fitness activity programs, recreation and adult skills education and training.
- The Library on 20<sup>th</sup> is busy and important for young families in the area – ideally there will continue to be growth in the programs that are needed to continue to focus on literacy in the community.
- Some stakeholders would like to see art and culture encouraged in the area – the example of the murals on walls surrounding St Paul's Hospital are given as an illustration of how artwork can reinvigorate an area like The Junction.

### **Connectivity**

Connectivity will be an important aspect of a new concept plan for The Junction, both to city centre and to other neighbourhoods. The overriding concern from stakeholders is with the safety of people, mostly children, crossing busy corridor streets such as 20<sup>th</sup> Street to access new developments, schools and seniors centres being constructed in the area.

The other major concern in terms of connectivity and pedestrian corridors is with the CP rail line that dissects the residential neighbourhoods. Pedestrians routinely cross these tracks without the assistance of crossings. Stakeholders are concerned with CP's reluctance to abandon or relocate this rail line; many are under the impression that rail business and the number of cars on the track running through The Junction each day is actually increasing as a

result of increased activity in the West Industrial area, and that it is going to increase even more as newly arrived companies such as BHP Billiton bring their potash rail cars onto the line. In the new concept plan, some stakeholders would like to see the rail line purchased from CP and turned into a pedestrian and cyclist corridor pathway, or be used for light transit rail into the city centre. If purchasing the rail line from CP is not feasible, stakeholders think it is important to develop a safe trail beside the active rail line.

- Pathways, connections and green space should be part of new concept plan.
- There is a significant youth population in this area and walking is the most popular way of getting around compared to other neighbourhoods in Saskatoon.
- Dedicated walking and cycling corridors and paths are required.
- There are opportunities to connect the green space and have a ‘Green Belt Corridor’ run through the area and connect with the city centre and other surrounding neighbourhoods.
- Needs to be more pedestrian friendly – there are currently pathways over railway tracks and busy streets.
- Railway is used by many pedestrians as short cut through area – need to make it safer.
- Safety of crossing busy streets for children going to new St. Mary’s School.
- Pedestrian cross-walks needed on various parts of 20<sup>th</sup> Street (i.e. Ave K where Library and Station 20 are, Ave N for new school and senior centre).
- Many stakeholders suggest that a new concept plan should also have provisions for improved bus service in the neighbourhood. They would also like to see more bus shelters and benches in strategic (i.e. safe) locations incorporated into the plan.
- A new concept plan should accommodate more green space in the Junction, and incorporate steps so that existing parks such as Optimist Park are not underutilized as they are now. More housing around green spaces of this nature would help ensure that they remain safe places for families to enjoy.

### **Urban Agriculture (Community Gardens)**

Some stakeholders suggest that it’s important for a new concept plan to incorporate provisions to promote urban agriculture. Urban agriculture is the practice of cultivating, processing and distributing food in the city. The term is typically used by participants in the stakeholder focus groups to describe the growing and maintenance of community gardens. Community gardens are generally developed in neighbourhoods as a food-producing activity, however, it appears from the discussions that they are equally motivated by various other desires including to give back to the community, reclaim abandoned urban land tracts, improve the appearance of neighbourhoods, and provide a sense of purpose, recreation and relaxation for residents. Community gardens enable people to grow their own fresh vegetables, and sometimes fruits, making them available to urban consumers who might not be able to access them otherwise. Produce from community gardens is also sometimes donated to food banks. Discussions around community gardens did not include the keeping of livestock.



Some participants in the stakeholder discussion groups would like to see an environment that would facilitate significantly more people getting involved with small-plot urban gardening.

- Community gardens make area more attractive – such as Rail Side community garden on Ave K by the Library on 20<sup>th</sup> Street.
- Community gardens engage people by giving them purpose and studies show that they have the effect of reducing crime in areas where they are common.
- Soil and heavy metal contamination is a challenge on several sites in The Junction. This can be a challenge for residential development, but can be remediated to some degree by community gardens which can be grown on unremediated sites with soil in large portable plastic bins that are recycled from the City’s landfill and moved onto the sites.
- Community gardens also have the benefit of feeding people.
- These stakeholders would also like to see a new concept plan provide for more planting of trees to ensure there continues to be an urban forest in the area.

## **Housing**

There was discussion in the stakeholder sessions that a new concept plan for the Junction should include an emphasis on affordable housing in the area.

When participants in the key stakeholder focus groups refer to ‘affordable housing’, they are not all necessarily referring to ‘social housing’, which is government subsidized entry level housing for low income earners (below \$19,000 annually in Saskatoon), or social service, transitional or shelter housing.

Many participants in the stakeholder discussion groups and the public open house use the term affordable housing to describe availability of housing that is affordable even for average income earners. (Canadian Mortgage and Housing Corporation uses a threshold of 30% of household income as a maximum people should pay for rental accommodations; for home ownership, it can be up to 35%, but beyond that, it is considered unaffordable.)

Regardless of how they define affordable housing, stakeholders often suggest that there should be a balance in the new concept plan in terms of the emphasis on affordable housing in The Junction, an emphasis which they suggest should occur in neighbourhoods throughout Saskatoon, and the need for the inclusion of planned average priced housing developments in the area as well.

- Affordable housing is a challenge for many current and potential residents of The Junction, but this is an issue not isolated to this area; it is apparent in all other neighbourhoods throughout Saskatoon as well. Some stakeholders are concerned that the new concept plan for The Junction has an emphasis on revitalization, and while this has the potential to be good – it still needs to make sure it also works for people that are already there.

- Importance of balancing average priced housing development in the area in order to attract and be accessible to a broad cross-section of residents of all income levels.
- A new concept plan should promote diversity and include provisions for increased mixed housing; multi-use commercial/residential. The Junction neighbourhood is ideal for certain types of home-based businesses.
- Many empty lots in The Junction area are currently undeveloped, many of these because the soil is contaminated from previous industrial use generations ago. A new concept plan should include provisions to compel owners to remediate environmentally damaged sites, so that they do not continue to be a liability to the city and the development of the Junction for another generation.
- The vacant lands facing Optimist Park would be suitable for affordable housing development. Housing on this street would have the additional benefit of ‘putting more eyes on the park’, making it safer as a result.
- It is important that a new concept plan also consider the needs and challenges of neighbourhoods around the Junction – they are also important.

### **Mix of Industrial and Residential Development**

Much of the input from key stakeholders regarding housing development, rail line, health and safety in The Junction leads to discussion around the importance of a new concept plan that recognizes the existing mix of industrial and residential development in the area.

- The industrial area does have the benefit of offering viable employment opportunities in area, but many stakeholders think it should be transitioned from heavy industrial to commercial zoning.
- Some stakeholders think that the industrial area should be transitioned out of the neighbourhood in the new concept plan, but that it should be done over time to give owners adequate time to adapt – i.e. over a 10 or 20 year period. They suggest that no matter how the plan works, it cannot be appealing or attractive for a residential neighbourhood to have a mix of industry, and that this will continue to suppress the neighbourhood and hold it back from ‘renewal’ if it continues.
- In terms of safety, industrial areas bring with them concerns with both rail and large truck traffic – a new concept plan should address this.
- Stakeholders that support the continuation of residential and industrial development in the area in the new concept plan, suggest that soil contamination in some parts of the neighbourhood make it ok for commercial development, but challenging for residential standards.
- Many stakeholders suggest that the old Imperial Oil site on 20<sup>th</sup> Street near Station 20 needs to be remediated. Regardless of whether sites are used for residential or commercial purposes, properties contaminated with industrial waste from generations ago cannot be allowed to continue to languish unused because their owners continue to refuse to remediate them. If the City does not develop a policy around this they will

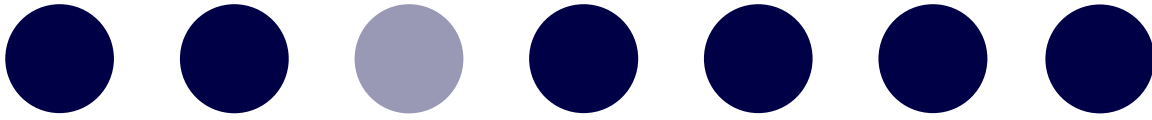
eventually be forced to expropriate the properties and fund the remediation themselves; a potentially significant future liability.

- The new south bridge will significantly impact The Junction. A new concept plan should be careful to use City bylaws and policies with the projected growth of the industrial area as a result of the increased connectivity of the area to the city from the new south bridge opening in the fall of 2012.

### **Health and Safety**

A new concept plan should include provisions to ensure the health and safety of residents in The Junction community, just as it would in any community in Saskatoon.

- Ensure St Paul's Hospital stays in touch with community.
- Lack of parking near schools an issue.
- Police need to continue to be proactive.
- Need more needle disposal boxes and education so that residents can safely dispose of needles – using fire fighters to dispose of used needles found each spring is overkill according to some stakeholders.
- Property owners need to be encouraged to report graffiti to police.
- Some stakeholders suggest that the area needs more shelters for homeless people; others suggest that these shelters would be better relocated in other areas of the city where the need for them is just as evident.
- Develop stronger property maintenance bylaws to help police enforce unsafe housing.



# Public Input

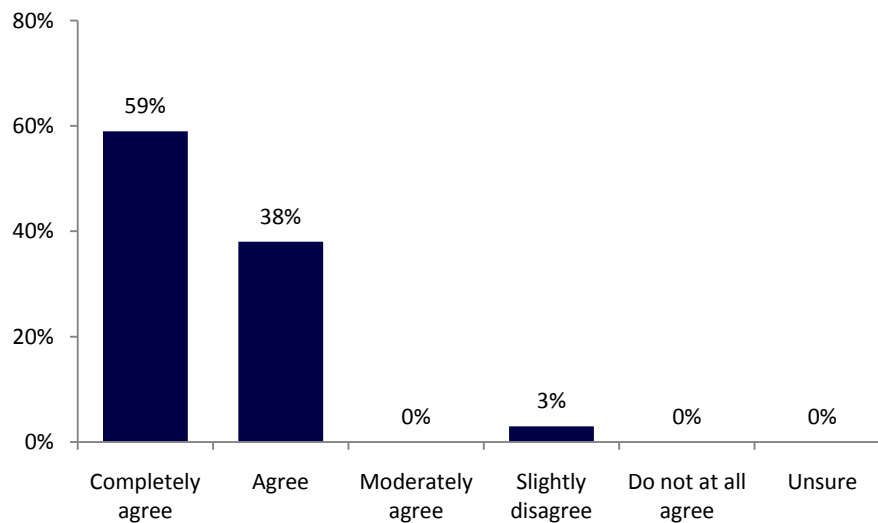
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The public open house was held at La Troup du Jour on 20<sup>th</sup> Street (in The Junction area) on March 14, 2012 and was attended by at least 70 people. People attending the open house viewed a number of display boards, including one that informed them that the City of Saskatoon and the consulting team had meetings with various stakeholders - people that live and / or work in The Junction neighbourhood – and that the outcome of these meetings was a number of suggestions and priorities about things they thought should be done in the area, and changes and improvements they would like to see in the future. These suggestions were displayed at the public open house.

People attending the open house were asked to complete a questionnaire to tell us what they thought about the feedback from the stakeholder meetings, what was important to them, what they value about the neighbourhood going forward and what they would like to see included in the concept plan for the neighbourhood.

## **What do you think? What’s important to you? How much do you agree or disagree with the suggestions from these stakeholder meetings?**

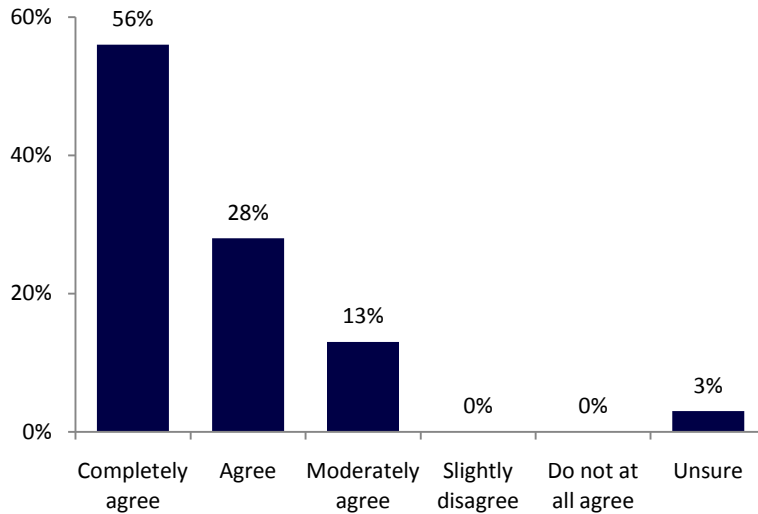
**Question 1:** Do you agree or disagree that there needs to be focus on providing better pathways, crossings and connections for walking and cycling in the Junction area?



## Comments

- Some downtown areas like this one have found keeping cars out has worked well.
- The area is well situated to be a connecting area between the riverbank, downtown and beyond. Active transportation is already important and will be enhanced if better amenities are incorporated. The driving factor needs to be enhanced safety for cyclists, pedestrians and motorists.
- Walking and cycling are an essential connection from Pleasant Hill and west to Riversdale and downtown to River Landing.
- Traffic must be better regulated as should parking in the area.
- Walking is the main mode of transportation for many in this area. Many parts are not safe for either.
- There is a significant amount of foot and bicycle traffic in the area. To ensure the safety and convenience for this type of transportation is very important. Creating linkages throughout the city is also an important element to ensure community develops and succeeds.
- I do a lot of walking in the neighbourhood but always have to be on the lookout for the cyclists.
- Bike paths away from 20th Street and 22nd traffic. Ave P S needs safe path for baby stroller, wheelchair, etc., between 11<sup>th</sup> and 19<sup>th</sup> street. More paths between King George and Riversdale over the tracks. Safe walking outdoors away from traffic. Crossing the neighbourhood from the food bank to Ave W. Difficult away from the traffic like 21st without sidewalks.
- High amount of walking and foot traffic.
- Please separate bikes from pedestrians, don't expect them to share one path or worse expect bikes and cars to share path.
- Considerations around complete streets may be the way to really focus this.
- Linked pathways. Accessibility important.
- Especially for cyclists.
- Safety facilitates visiting. Connection for commuters and increased pedestrian, bike traffic. Enhance safety.
- Nice path along 17th but could be more. Would like it cleared in winter like Meewasin trails.
- Better lights for railroad spur (17<sup>th</sup> Street) so pedestrians can walk safely.
- Safety is most important well lit is vital as well kept up important.
- I've been told the city does not build sidewalks in an industrial area. In the industrial need connection.
- Along CPR is most logical starting point.
- I would like this area to be very bike and pedestrian friendly.

**Question 2:** Do you agree or disagree that there should be more recreational opportunities and facilities in The Junction area?

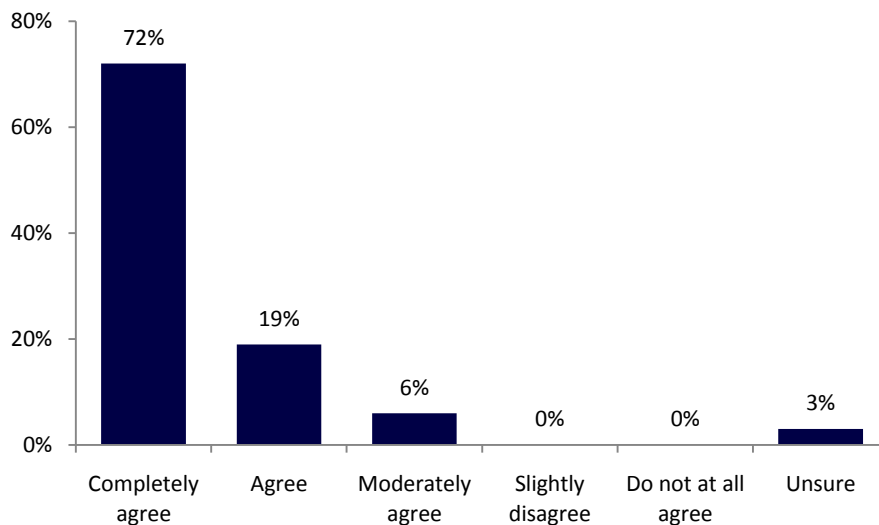


### Comments

- We already have nearby facilities and space at Kinsmen Area and Gordie Howe Park that could be used for activities beyond ball and hockey. A late hour's non-alcoholic venue is needed to provide a place for entertainment and recreation.
- A civic center should be created in the area.
- White Buffalo only seems to serve one segment of neighbourhood.
- Need soccer fields.
- There is a lack of recreational opportunities.
- The children of the area should have more opportunity for gathering places and accessing the programs offered.
- More people in public areas. More eyes on the street.
- Especially with large number of children and youth this is increasingly important. More recreational opportunities and facility's will, in theory, reduce crime and is proven in empirical studies.
- While there are lots of school facilities, White Buffalo, etc, available some kids may not be interested in joining in.
- We could use more physical rehab facility, treadmills w/tv like Shaw center gym. Need free safe classes for mature baby boomers w/ injuries and too low income to travel regularly to Shaw Center or Field House.
- Need restorative classes for low income community workers who are burnt out. Need daytime and year round fitness. Plenty of spaces available to donate. Not enough qualified safe fitness instruction.
- Recreational opportunities and facilities should be linked so they are easily accessible to all by various modes or transport.

- Keep character of community.
- It depends on what is needed. I feel there is a lot of what I use, already.
- The White Buffalo, CNYC, Rainbow are providing lots of opportunities. They should avoid duplication.
- People enjoying area outside all seasons.
- Access the indoor facilities for winter.
- Lighting and litter control important.
- Why is 60% of Optimist Park surrounded by industry? Area park for business?
- Have regular buses that go directly to Shaw center or Harry Bailey. The leisure buses perhaps could leave directly from the library.
- This area is an ideal location for a full fledged civic center. No more band-aids. This area continues to subsidize all the other civic centres by the way of the taxes. They seldom use them as they don't have transportation or finances.
- Not sure if more is needed- has pool, parks, skateboard etc, near at hand. Some areas further away from Victoria Park might need a children's park.

**Question 3:** Do you agree or disagree that opportunities for urban agriculture and growing food in The Junction area should be encouraged?



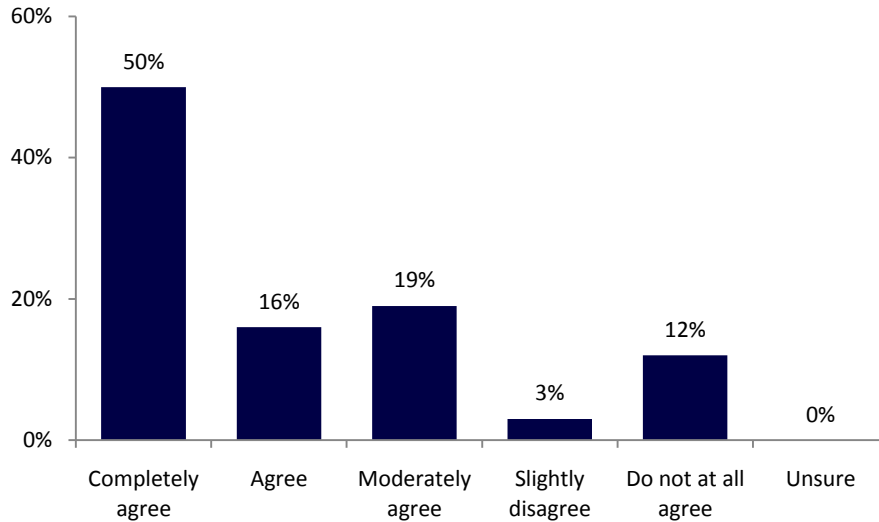
### Comments

- More community garden space.
- Getting youth involved in growing food a proven way of involving delinquent behavior.
- The opportunities are unlimited. Community gardens help build better communities.
- We should definitely encourage more community gardening on public lands (parks) and vacant lands and encourage home owners to use their backyards for gardens.
- There are only two community gardens in the area.
- Everyone should have a garden.
- Of course but given contamination of some places in area it may not be feasible to do so.
- I feel this is one of the most important priorities and also one of the most challenging. Poor diet has contributed to numerous problems and is costing the government a lot of money. If urban agriculture is encouraged through various opportunities and education, the benefits will be dramatic.
- Keeps kids busy and helps them feel a part of their community.
- Yards and boulevards should be allowed to grow food, no grass needed.
- More free community gardens spaces for those in need. \$20/ year discourages many food bank users. Want public fruit orchards, Saskatoon berry bushes in our parks.
- Be sure the land designated for urban food production is clean and uncontaminated.
- Feed local residents; engage people with nature and fresh air exercise. Remediate with clay then add top soil on top or do raised beds with benches for people to sit on.
- Would be a great thing to get community members involved in urban agriculture.
- Great way to bring people together. Good use of vacant lots.
- Perhaps empty lots north of 19th near the tracks. Can put down clay over contaminated soil and then lay on topsoil and compost.



- Fences with restricted access should be utilized to encourage garden areas.
- Perfect spot for community garden is west side of Optimist Park and would be buffer zone between business and residents.
- Community gardens are always good.
- Not on contaminated land.
- The rest of Saskatoon needs community gardens as well.
- Yes...yes...yes...at a home owner and renter level too. Everything that can be done to encourage urban agriculture is good.

**Question 4:** Do you agree or disagree that there is a need for more affordable housing in the area?

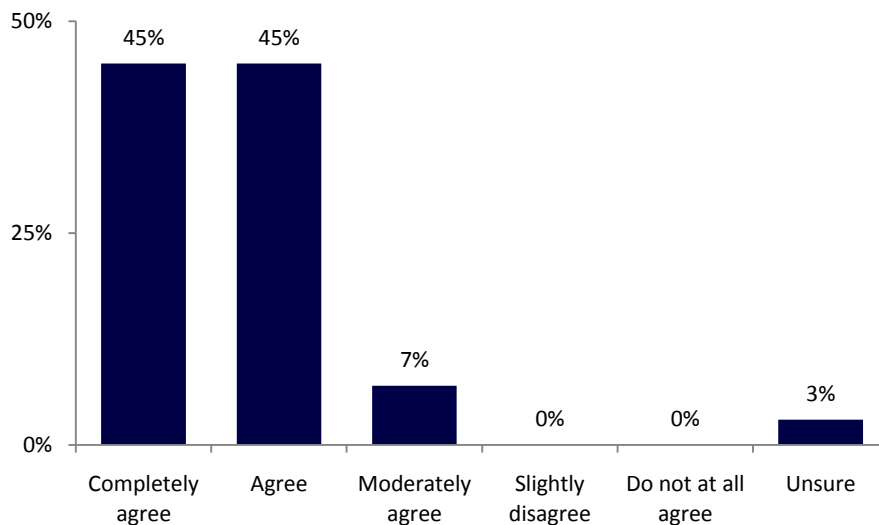


**Comments**

- Need a mix of new and old housing, need apartments and private dwellings.
- Both rental and rent to own properties in addition to home owning.
- Affordable housing should be spread throughout the ENTIRE city, not concentrated in one area. I think we should concentrate on making our neighbourhood more appealing to all.
- Housing in the area has suffered from many years of disinvestment. Investing in more affordable housing is an important strategy for social and economic development. It is key part of making the neighbourhood safer and more prosperous.
- There should be more help for homeowners to renovate and improve existing homes particularly income challenged inner city dwelling home owners.
- There is always a need for more affordable housing.
- Care must be exercised so that this area does not have more of its share of affordable housing than other areas of the city.
- Proper housing does not mean cheap 20 room buildings with no parking.
- This is one of the last affordable neighbourhoods - not just = 60K a year in household incomes, it means those making less. Engage companies to meet need not private builders.
- Take down the small houses and build bigger and better ones.
- I would like to see more affordable housing throughout the city. I agree there should be more but there should not be congestion in one or a few areas.
- This isn't just a problem in the core neighbourhoods. The landlords are riding the gravy train of the boom with little social conscience.
- Affordable housing needs to be in every area of the city. Concentration will make things worse.

- Quality of private affordable housing is poor. Sask Housing is focused on families - where is affordable housing for singles in such accessible, central neighbourhoods.
- Save aging private MURB'S from intentional demolition and bulldozing to make room for unaffordable condos. Rather preserve and protect than up sell our irreplaceable MURB.
- Though this area could use more affordable housing so could the whole city. Concentrating low income housing in one area leads to increased crime and poverty. Spreading low income housing to more neighbourhoods throughout city decreases overall city crime and poverty rates.
- In Saskatoon in general. South downtown (River Landing area) a great opportunity for affordable development with new energy efficient buildings.
- Affordable housing that fits with character of area. Mix of housing.
- This will always be an issue -anywhere!
- Rental and owned, more people living in area.
- Rent to own.
- We could use at least 200-300 more units here.
- Sask Housing should have more units.
- There is definitely a need for more affordable housing maybe looking at different options- tiny houses-2-300 square feet. Having 3-4 smaller houses on the same lot instead of giant apartment/townhouses building.
- Define affordable. Something that someone on minimum wage can afford. Those who can afford to live elsewhere generally do.
- Allow private sector creativity to create affordable housing. Allow small spaces backyards/garage suites, multi-unit houses, live/work units.
- Slum housing is never nice for anyone.

**Question 5:** Do you agree or disagree that there should be a focus on increased health and safety of residents of The Junction area?

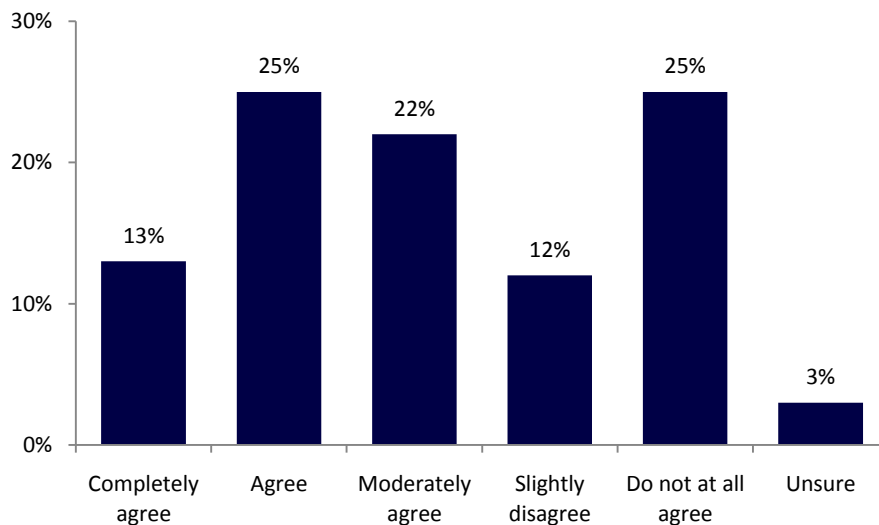


### Comments

- We need more health initiatives for residents in this area.
- This can start to build with improved nutrition (e.g. community gardens) and recreation opportunities.
- I support a progressive focus on increased health and safety that supports the social and economic determinants of health and safety. Not more police and prisons. This should involve reducing poverty and offering more affordable housing and more recreational facilities, services and amenities.
- Saskatoon needs safe injection sites, not vans driving around passing out needles that end up on the streets and in the alleys and parks endangering our children. Some alleys and streets need better lighting. Ambient sound generations that discourage people from drinking and partying in them (in public).
- Health and safety are a given for any area of Saskatoon but perception is a large part of what people think of this area.
- We are tired of picking spent needles from our property.
- I feel urban agriculture will help with this focus over time.
- Whose version of health and safety? Concentration of health services in any one area is an issue for the whole city.
- We shouldn't expect affordable or free services to be restricted to weeknights. Too icy, too dark and too poor health in evenings. Need help outside of school calendar.
- A focus on self help and medical is required, however, the best way to increase safety is to provide more opportunities for disenfranchised people and heavier top down tactics.
- This is tied in with improved pedestrian pathways and cross walks.
- Again this should be true- anywhere!

- Railway especially is unsafe.
- Problems with railway.
- Plenty of services already here.
- There is already a congestion of helping agencies in the area. Need to focus on those that fall through the cracks. Addictions, mental health, poverty and activates for the children and youth.
- How? Need more info to form opinion.
- Not if it means adding more street lights and police. Yes if it means getting neighbours to change their attitudes.

**Question 6:** Do you agree or disagree that industrial businesses in The Junction area can co-exist with residential, commercial and park uses?



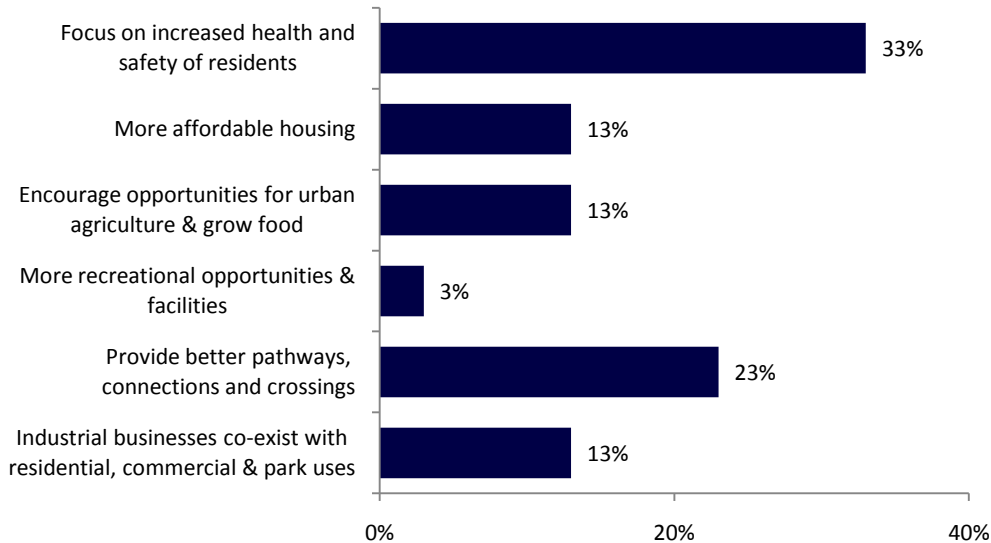
### Comments

- We need safe, pollution free environment for residents.
- The railway isn't going anywhere.
- Should only be light industrial. Need to have a plan to move heavy industrial out of the area and either clean up brown fields or relocate light industrial to these sites.
- Heavy industrial should be moved out! Welding business danger for kids and very stinky, poisoning everyone.
- I think that we can find a way to make it work we should do it.
- Over time as businesses close or move, their land should be transformed into residential but existing businesses should not be forced to relocate.
- There must be monitoring to ensure they are not releasing health damaging toxins into the environment especially where children could be playing or food vegetables produced.
- I like the idea that people in the area can walk to work.
- The industries in our area are absolute disasters and should be cleaned up or told to go.
- It is a conflict.
- Depends on the type. Needs to be integrated into design/feel of surrounding area building types/landscaping etc.
- Very few industries here use local residents for labour. They should be removed to areas away from residential.
- Industrial and residential do not go together.
- Moving forward with development would seem to preclude using the area for industrial, but as long as it is done safely and residents and other stakeholders are involved I am not necessarily opposed.

- Should have buffers, need to consider safety.
- You need to have it where it will not impact residents way of life e.g., noise, pollution etc. if that's possible.
- Industry is good in the area as long as health standards are maintained.
- Not all present industrial is suitable for long-term success of neighbourhood; we need to be more clear and assertive about which specific businesses are suitable.
- If noise and dust and traffic concerns can be ameliorated.
- Reduce dust and noise to be better neighbours.
- It's nonsense, my son was hit at age 5 near playground.
- In no other jurisdiction in North America would this be tolerated. This is the wild west and anything goes. To encourage housing without a plan with money and land swaps to entice industry to move is irresponsible. Disaster for the future.
- People like to live close to work. Restricting noxious fumes and loud noises might be a more appropriate/direct strategy.
- Would be nice if the industrial component could present a tidier face.

**Question 7:** What is the most important issue for the Junction neighbourhood in your opinion?

- 1) Industrial businesses in the Junction area co-existing with residential, commercial and park uses
- 2) Providing better pathways, connections and crossings for walking and cycling
- 3) More recreational opportunities and facilities in the Junction area
- 4) Encourage opportunities for urban agriculture and growing food in the Junction area
- 5) More affordable housing in the area
- 6) A focus on increased health and safety of residents of the Junction area



**Comments**

- Publicly accessible gym, exercise equipment, volleyball, football, soccer fields, tennis courts and art space where people can go and produce art and have it publicly displayed.
- A general clean up is needed.
- Ave M between 20th and 21st could be made into a Ukrainian cul-de-sac.
- Safety, cultural development and community parks - can't have a livable /viable area for people without all of them.
- Help with creating more recreational opportunities as well as increase health and safety of residents. These issues are important.
- Need more recreation and health and safety for aging, chronically ill and kids.
- A convergence of developments to meet the diverse needs of all the participants.
- Including affordable grocery facilities for pedestrians. Cyclist friendliness and recreational and affordable housing space. These items are interconnected.
- I don't think that there is one issue, I think it is something that can be improved and is overall important of a community/neighbourhoods. Then linking the above 5 to this would make a great junction site.
- All of these tie into #6.
- Also 1, 2, 3 & 5. Fine, true the industrial user.



- Pride of property ownership should help.
- These are all important. Nowhere else would planners suggest residential development adjacent to a lumber yard. It will cause conflict.

**Question 8:** Please provide any additional comments that you would like to make regarding the Junction area. Please keep in mind that comments can be both positive and negative. Write as many comments as you wish.

### Final Comments

- Prepare a realistic plan and stick to it. Mixed use zoning can be very beneficial the area. Brown fields need to have a plan. Plan for the residents already here - do not want to over gentrify.
- I think this neighbourhood is in a wonderful location. I love being close to the downtown and the river and I have some great neighbours. There are a lot of run-down houses and properties. I would like to see more people moving here who can afford to fix up and maintain these properties. We should do what we can to attract all types of people from different generations.
- Do something about our area so that we can live safely and with the same dignity as other Saskatonians! Thank you.
- Close Ave M to 20<sup>th</sup> and 21<sup>st</sup> to create a culture. No more social services programs in the area. More support for the cultural programs on the street.
- Would like to see the concept for this plan well articulated. Engage community in actual design of plan. Don't make it just another report for the bookshelf.
- We need to have the area cleaned.
- It would be great to see The Junction serve as an example for positive development. I feel as though the priorities seem appropriate and if they succeed it will be successful.
- The neighbourhood is very dirty as far as litter is concerned. Especially on 22nd street there are very few containers for litter. Even when litter containers are handy people still drop things a few feet away. We need to stress picking up after each other. Somehow more ownership and pride in the neighbourhood needs to be stressed. The area around 20<sup>th</sup> from Avenue O to P (Rexall drugs, bakery, and medical center) is especially dirty and littered. Lots of coffee cups around the medical center bldg. Also the bridge on 20<sup>th</sup> should emphasize cleaner environment.
- The city needs diversity in energy and food production. Better food = better health.
- Diversity, emerging interconnectedness, sustainable and new energy.
- Thanks for asking the public for input and thanks for the soup.
- Propose doing some extra design sessions where they can be part of the design team.
- An exciting project indeed. The display boards could be improved-larger font, language. Would like to see some draft concept designs (open house) for comment before final concept.
- More trees and urban farming and community gardens important.
- Lots of noise and dust in the area.
- Industry should move on. Separate bike path to Downtown from cars. Plant more eatable trees and shrubs.

- Suggestion there should be a draft concept plan presented prior to the final draft concept plan public open house-fall. I thought today's meeting would have some ideas set out, a concept plan that we could take a look at and put our vote towards.
- Industry with a buffer between residents is the usual wisdom in planning a city. Industry and residential developments need to be separated or quality of life suffers.
- Focus on concrete results. Don't restrict creativity in development.
- I'm interested in seeing a more welcoming appearance and attitude develop in this area. I understand that will take time and personal effort.
- I think the junction could be a viable and functioning mixed used neighbourhood. As for the need for increased low income housing, there are already several low income projects in the neighbourhood, I would like to see other city areas share the challenges associated with affordable housing.

## Comment Boards at Open House

Comment boards at the open house also gave people attending an opportunity to express their opinion in a way that could be shared with others there, or to interact with an opinion already expressed.

### What are the strengths and challenges of the area called the Junction?

- Balancing growth to fit everyone's needs.
- The storm drains need to be fixed and cleaned so water flows into them, not over them.
- Challenge- Have parents more responsible for their kids. Get Imperial Oil to clean up its site. Strong local community.
- Too many slum landlords and rental houses.
- Some lots have been left vacant for too long. We can grow food in those abandoned plots for the new grocery store across the street.
- Too many social services concentrated in one area of the city. We need other amenities.
- Strengths- Close to river, bike paths and downtown. Within walking distance of theater, hospital, small grocery store & swimming pool. Weakness- Proximity to industrial area with large trucks and noise.
- Area is changing for better, poor perception though.
- Over concentration of social services in the area – need to spread them out to other areas of the city.

**Describe for us your vision of the Junction area and its future role in Saskatoon.**

- Mixed commercial and residential providing jobs close to where people live.
- Streetscaping - redoing sidewalks, lamp posts and putting trees, shelters, benches, wheelchair accessible sidewalks.
- Christmas decorations to match the ones from Ave A-E on 20<sup>th</sup> street.
- A lush urban farm for residents of the community.
- Healthy area with lots of trees.
- Community garden in Optimist Park, west side next to Home Hardware.
- Keep area clean.
- Free wireless internet from St Paul's Hospital to the downtown.
- Please keep business responsible for the cleanup of the land.
- Beautiful but affordable housing.
- Safety and security.
- Keep zoning fairly open, allow mixed use and creativity.
- Safe injection site, no more mass distribution of needles or those ugly disposal boxes.
- Entrance to Riversdale and Downtown like 25<sup>th</sup> and Idylwyld.
- Soccer fields, more green space. Pocket parks like NYC on vacant lots.
- Suggest we develop urban farm in the area north of 19<sup>th</sup> Street about Ave L, similar to the mobile farms in Chicago.
- Clean and safe.
- Benches on 20<sup>th</sup> and bus shelters.
- More emphasis on cultural and sports activities which are safety accessible.


**Based on your vision for the area, what are your top 3 priorities for the Junction area in the next five years?**

- More cleaning.
- Active & vibrant pedestrian corridor along 20<sup>th</sup> and 17<sup>th</sup> would require a shift away from heavy industrial.
- There are connections to recreation close by.
- More recreational activities, outdoor soccer fields for the Southwest of the city.
- Garbage collection in ally, not front street.
- More sensible bus routes. More bus shelters.
- Affordable housing.
- More affordable housing. Safer and better pedestrian, bike and public transportation. More recreation for youth, civic center.
- Urban agriculture. Programs for youth.
- Kids parks.
- Better screening for industrial street.
- Develop empty lots right away with plants, flowers, trees, walking paths and proper bike paths. Make them separate from pedestrians and cars.
- Please stop the loud noise from roof of P&H that often runs all night long!
- Decentralize the concentration of social services in the area.
- Safety, security & cleanliness. Distribute social services agencies throughout city.
- Beautiful bus shelters and benches.
- More retail choices for residents.
- More market housing and amenities on 20<sup>th</sup> Street.
- Fix aging infrastructure- water mains keep breaking.
- Summer fair and street events like Broadway.
- Take advantage of the culture organizations of the area.
- P&H to move.
- Lanes for alternative transport vehicles, smaller than cars and trucks.
- Light activated cross walk to new west/library.
- Improve streetscape and connect to design east on 20<sup>th</sup> Street.
- Keep it community orientated. Parks, bike paths, community gardens and mixed generations.

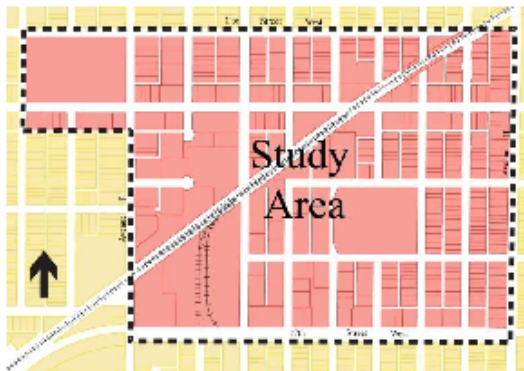
### **What comments would you make regarding the pathway connections?**

- Pedestrian overpass.
- Good planning.
- Fix and replace sidewalks.
- More lighting for night.
- Provide links to Meewasin and River landing.
- Dedicated bike lane. Separate cars - it is a death trap!
- Please make bike and pedestrian vehicle paths roads separate from each other for everyone's safety and to encourage active transportation.
- Clean up yards and back alleys. Have landlords more responsible for their rented homes.
- Encourage renters to clean up after themselves.
- Increased fines for cars charging pedestrians and bicycles.
- Transit benches.
- More litter barrels.
- We need bike routes that are separate from car routes and preferably separate from pedestrians. The noise, pollution, spray and danger of cars turns people off cycling- a shame! That is why bike routes are best a block away from cars i.e., through a park or along the train tracks but also joining with shops, etc.
- When constructed should be maintained. Well lit and designed for growth.
- We need a safe and clean pedestrian connection from Ave P and 17<sup>th</sup> to Ave Q and 19<sup>th</sup>.
- Paved path along railway.
- Clean up the city boulevards.
- Traffic and parking must be better regulated so that we can all have a safe access to our property.
- I would like the bike path down 17<sup>th</sup> cleared of snow in the winter on the same schedule as the clearing of Meewasin trails for winter cyclists.
- More safety.
- Bike and pedestrian friendly.

# Appendix



## THE JUNCTION Concept Plan



The Junction is located at the intersection of three Saskatoon neighbourhoods, Pleasant Hill, Riversdale, and West Industrial, separated by the CP Rail line. The area's proximity to larger redevelopment projects such as the Pleasant Hill Village, Monarch Yards, Station 20 West, and increased interest by the private sector for redevelopment is triggering the need for a comprehensive concept plan for the area.

### Background


Between 2001 – 2008, three neighborhood plans were adopted through the local area planning process. The three Local Area Plans (LAPs) focused on various improvements for each particular neighborhood. The primary recommendations focused on:

- Pleasant Hill (2002): Safety and reversing the effects of socio-economic decline.
- West Industrial (2004): Formalizing the historic industrial area by improving traffic flow and infrastructure, recognizing its future desirability once the south bridge is complete.
- Riversdale (2008): Renewal of the historical 20<sup>th</sup> Street business district and larger improvements near the river.

### Highlights of Local Area Plan Improvements to date

**Pleasant Hill** – Pleasant Hill Village which includes construction of a new school, 90 housing units, park space, and 75 new seniors housing units; a number of sidewalk installations in the area; financial assistance with Monarch Yards housing/library and Station 20 West developments.

**West Industrial** – Street paving & sidewalk installation; adoption of a comprehensive concept plan; 17<sup>th</sup> Street Green Space Linkage; historical chronology of the area.



*Riversdale* – Land use changes and new zoning districts to facilitate redevelopment and reinvestment; the creation of a vacant lot program and incentives; urban design features on 20<sup>th</sup> Street.

#### **Desired Outcomes of the Process**

The purpose of the Junction Concept Plan is to link together redevelopment projects in the three neighborhoods by recommending public realm improvements, identifying future uses for vacant/contaminated lands, increasing investor confidence, and to collate and prioritize past studies and recommend improvements within the area.

A steering committee of representatives from the City, the Riversdale BID, and the Community Association has been formed to oversee and guide the development of the concept plan.

#### **Project Timeline**

Junction Steering Committee Formed – October 2011  
Public Activity/Life Winter Data Collection – November 2012  
Background Information Gathering – November – January 2012  
Stakeholder Meetings – February 2012  
Public Open House – March 14, 2012  
Public Activity/Life Data Collection – June 2012  
Final Draft Concept Plan Public Open House – Fall 2012  
City Council Presentation of Concept Plan – Fall 2012

For more information or opportunities to get involved, please visit:

The Junction - Public Open House  
Wednesday, March 14, 2012  
La Troupe du Jour Lobby (914 20th Street W)  
4:00-8:00 PM (Soup and Buns will be served)

[www.Saskatoon.ca](http://www.Saskatoon.ca) (looking under 'N' for Neighbourhood Planning -The Junction)

Please direct any questions to:

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