

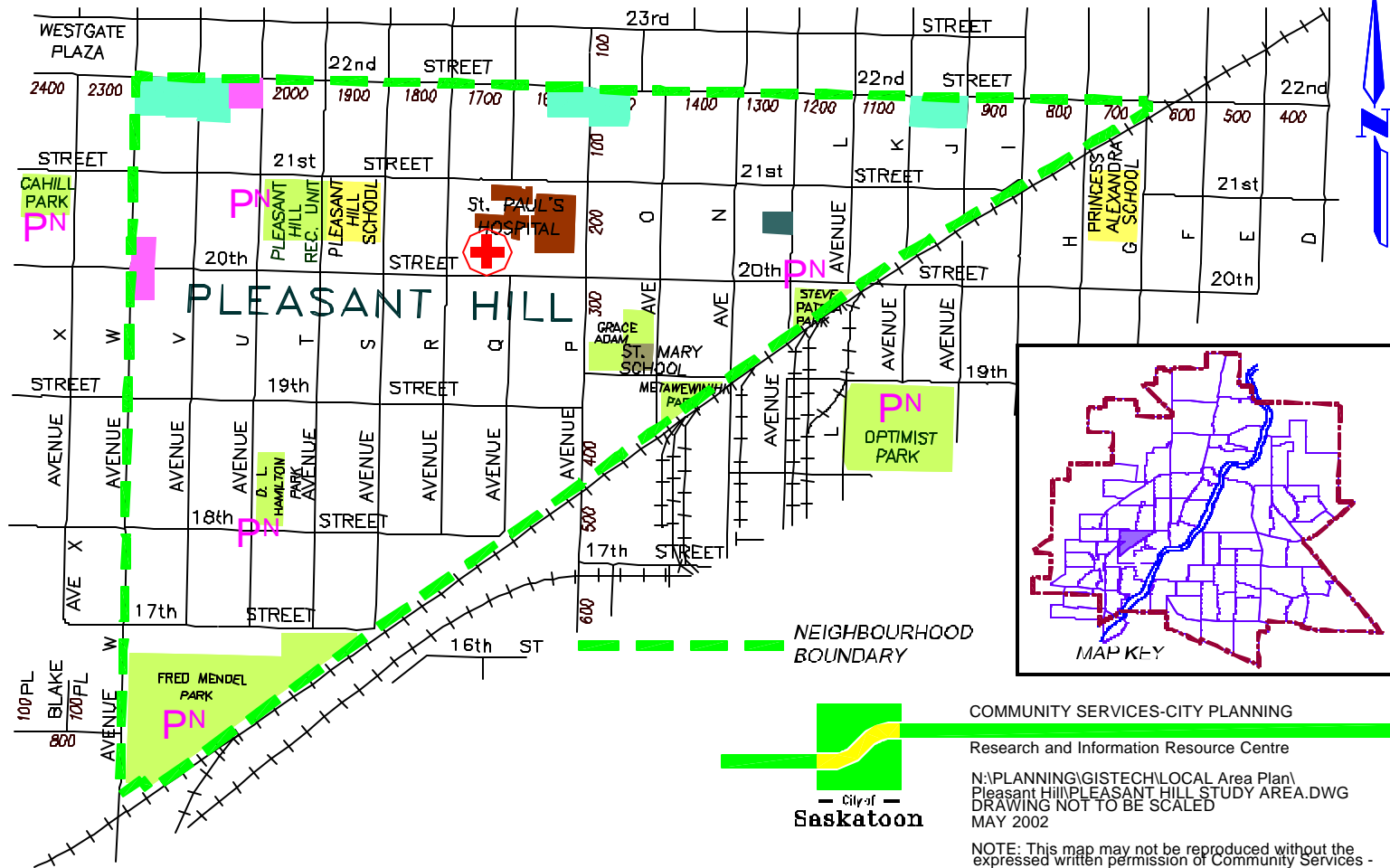


Pleasant Hill Local Area Plan




PLEASANT HILL LOCAL AREA PLAN

PLEASANT HILL NEIGHBOURHOOD STUDY AREA






Executive Summary



Through a comprehensive neighbourhood evaluation, based on community input, the Local Area Plan is recommending a wide range of initiatives to help stabilize Pleasant Hill. The goal is to make Pleasant Hill a safe, healthy and vibrant place to live, work and visit.

Existing problems of concentrated pockets of poverty, unemployment, increased crime, housing deterioration and racism will continue to grow if action is not taken.

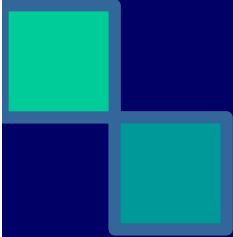


The circumstances in Pleasant Hill affect more than just the neighbourhood, the effects can be felt through out Saskatoon.


There is an opportunity for the City of Saskatoon and other levels of government to take a lead role in helping to stabilize the neighbourhood.



The Vision for Pleasant Hill



"Pleasant Hill will be a community that celebrates a fabric of housing diversity designed and managed for family needs of personal safety, reasonable affordability, recreational activities, green space, worship facilities and desirable location. Pleasant Hill boasts vibrant cross cultural and multigenerational relationships where everyone comes together to help, share, support and encourage one another's physical, mental, emotional and spiritual growth".



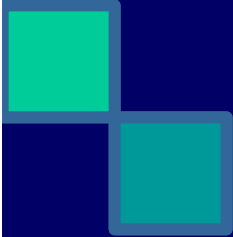

Community Values



- A neighbourhood that encourages strong family oriented community development through home ownership and responsible development of rental properties.
- A neighbourhood that celebrates its community.
- A neighbourhood where all generations help each other.
- A community that is safe for all people.
- A neighbourhood where there is no prostitution and no illegal drug use and dealing.
- A "green", clean, healthy cared for living community which both the residents and all citizens can take pride in.



Pleasant Hill Today 10 year review

- 
- 25% - total population (3,920 to 5,223)
 - 41% - school aged children (480 to 820)
 - 21% - seniors population (470 to 391)
 - 57% - Aboriginal population (894 to 2,074)
 - 15% - average income (\$25,217 to \$21,928)
 - 58% - employed persons (2,120 to 1,345)
 - 10% - owner-occupied homes (34% to 24%)
- 

Pleasant Hill Today Continued

Housing type

🏠 Single unit dwellings 32% (698)

🏠 Two unit dwellings 13% (296)

🏠 Multiple unit dwellings 55% (1,208)

↓ Housing units
(2,220 to 2,202)



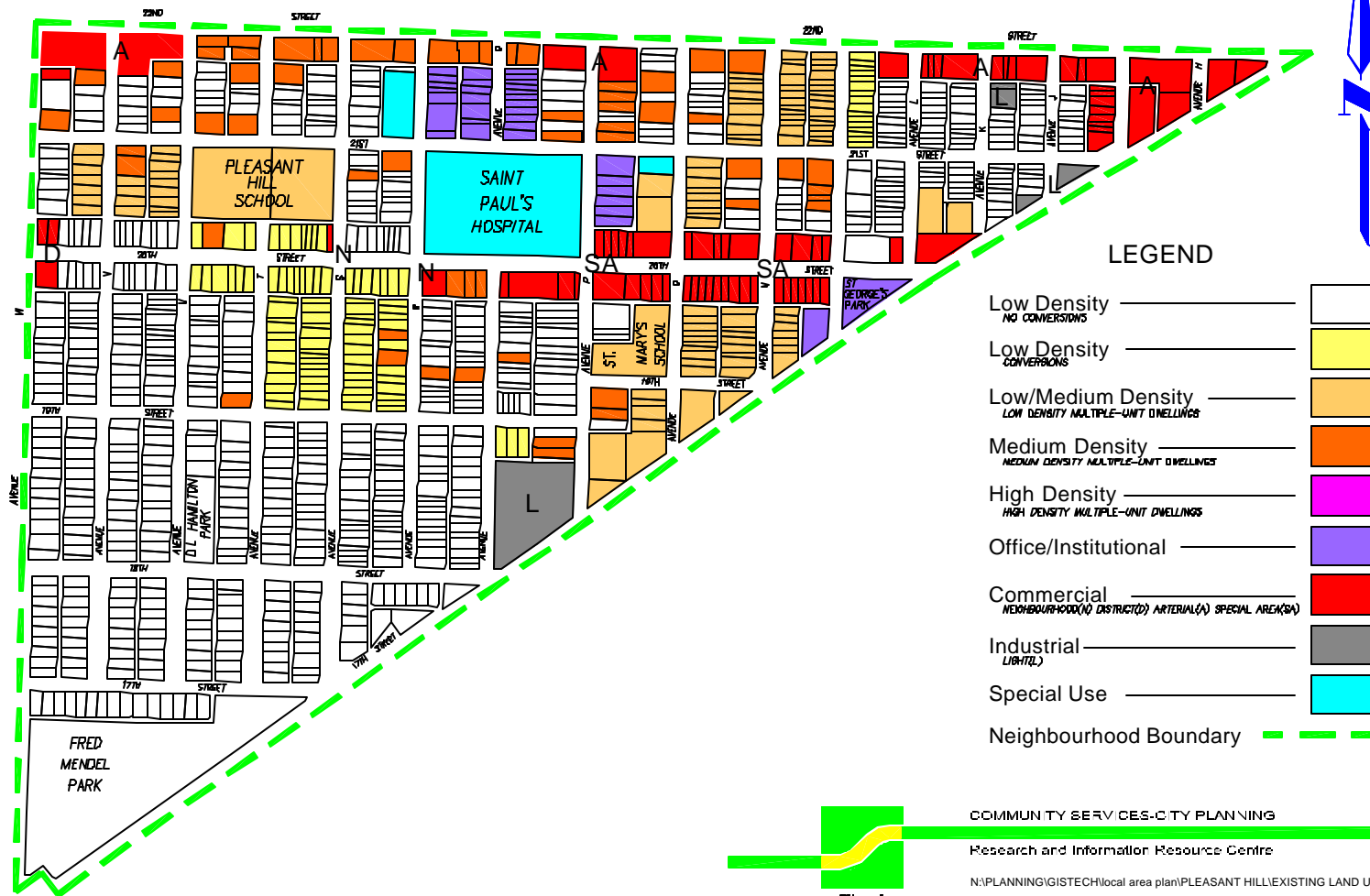
Average selling price 2000

🏠 Pleasant Hill \$58,895

🏠 Saskatoon \$113,000

PLEASANT HILL LOCAL AREA PLAN

EXISTING PLEASANT HILL LAND USE POLICY MAP BYLAW NO. 7218

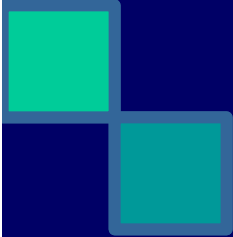



LEGEND


Low Density	NO CONVERSIONS	
Low Density	CONVERSIONS	
Low/Medium Density	LOW DENSITY MULTIPLE-UNIT DWELLINGS	
Medium Density	MEDIUM DENSITY MULTIPLE-UNIT DWELLINGS	
High Density	HIGH DENSITY MULTIPLE-UNIT DWELLINGS	
Office/Institutional		
Commercial	NEIGHBOURHOOD(N) DISTRICT(D) ARTERIAL(A) SPECIAL AREA(SA)	
Industrial	LIGHT(I)	
Special Use		
Neighbourhood Boundary		



Pleasant Hill Residential Land Use

- 
- Incentives to enhance and preserve existing housing.
 - Opportunities for renters to become home owners.
 - Infill Development on vacant properties.
 - Compatible redevelopment.
 - Improve the coordination and further development of housing policies.
 - Encourage people to take pride in their home and community.
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"Whether it be through home ownership or renting, the residents feel that a psychological and social sense of ownership needs to be created".



Pleasant Hill Residential Land Use Recommendations



Community Facility Land Use Policy

Pleasant Hill School, St. Mary's School, St. Mary's Church, St. George's Church and St. George's Hall.

Housing Deterioration and Abandonment

Prepare a discussion paper that looks at improvement strategies.



Vacant Lots

Include in Housing Indicators Project a statistical measure that considers vacant lot development over time.

Senior's Housing Development

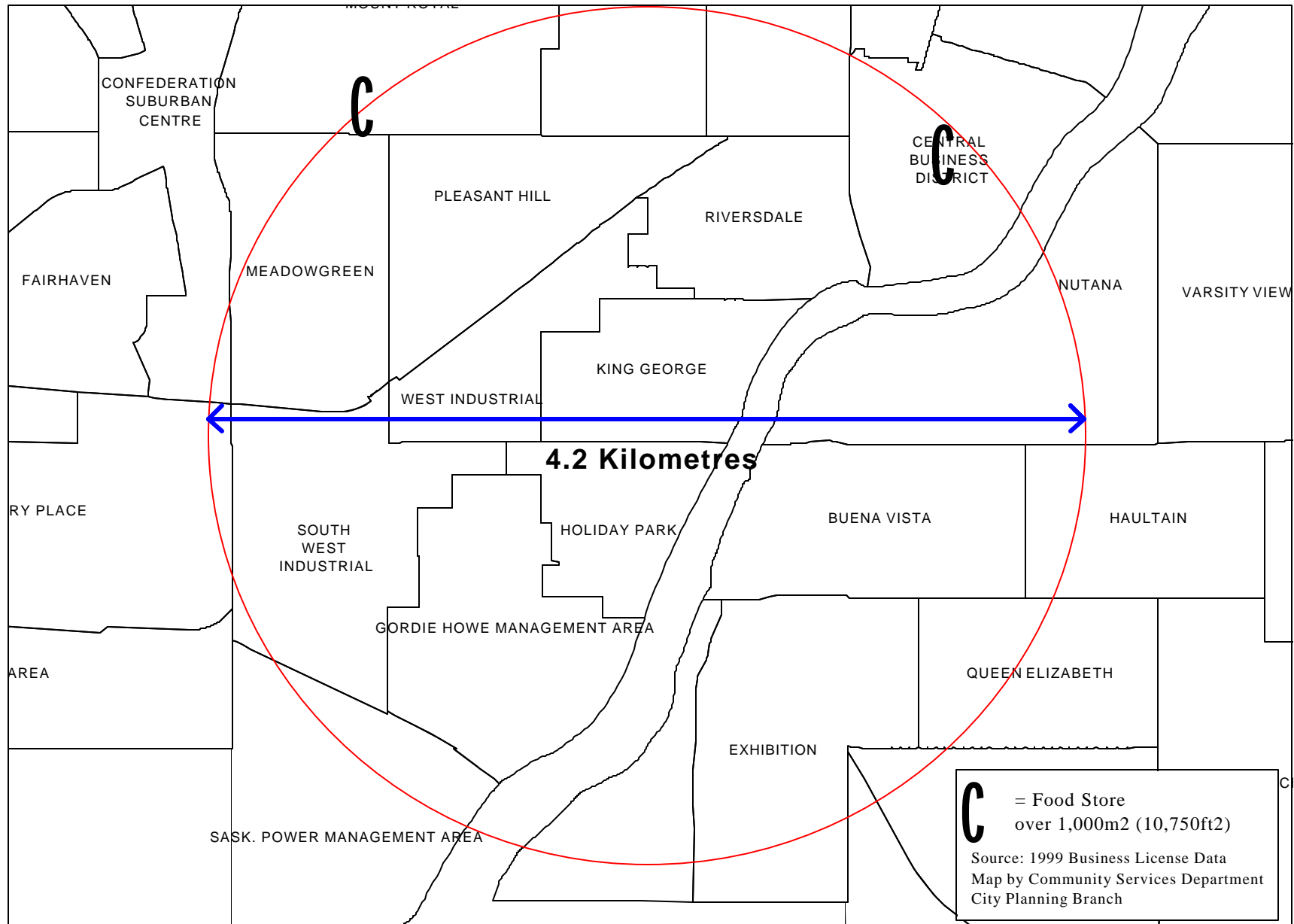
Include in Housing Indicators Project a measure that considers the demand and supply of senior's housing by neighbourhood.

Pleasant Hill Commercial Land Use

- Ensure opportunities exist for the redevelopment of a large format grocery store.
- Reduce the number and concentration of pawnshops.
- Continuation of the beautification of 20th Street and other aesthetic commercial enhancements.

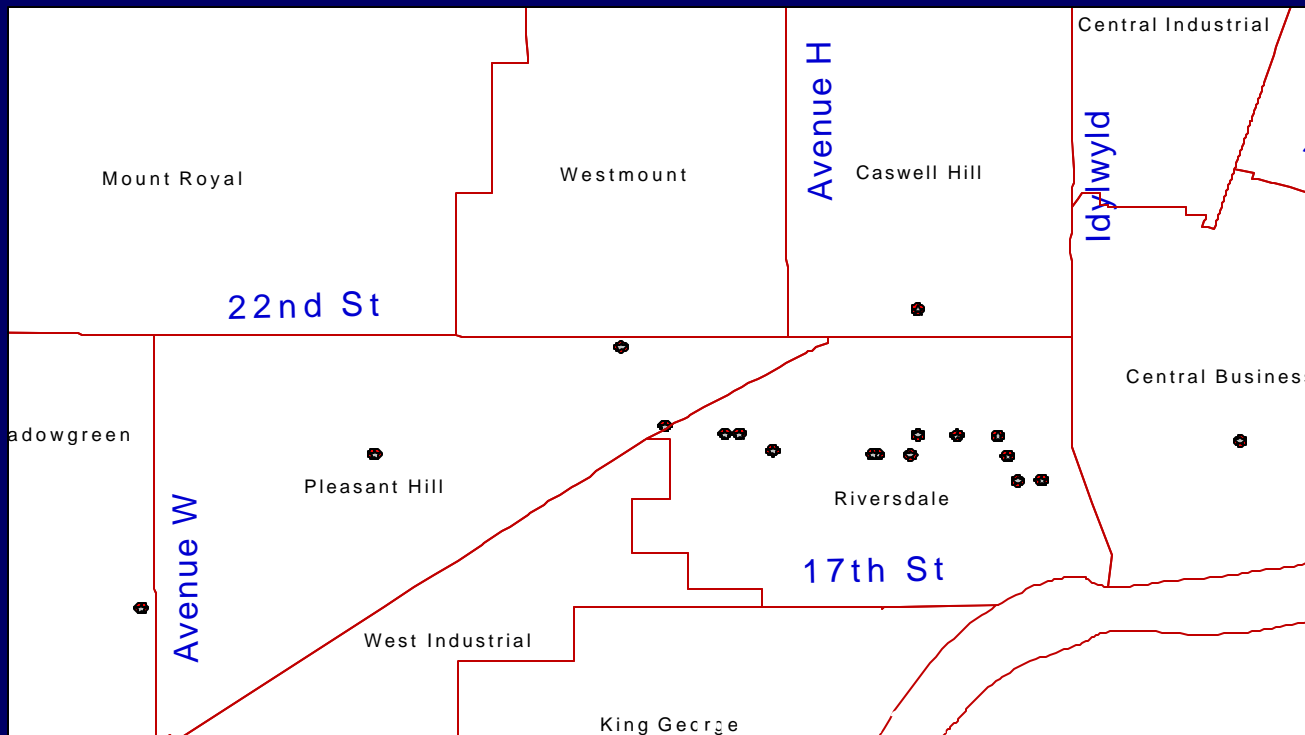


Location of Food Stores in Central and SouthWest Saskatoon



Location of Pawnshops

Pleasant Hill Local Area Plan
Location of Pawn Shops



Recommendation

Bring forward a Business Licensing proposal to City Council to limit the number and density of pawnshops in the Riversdale BID.

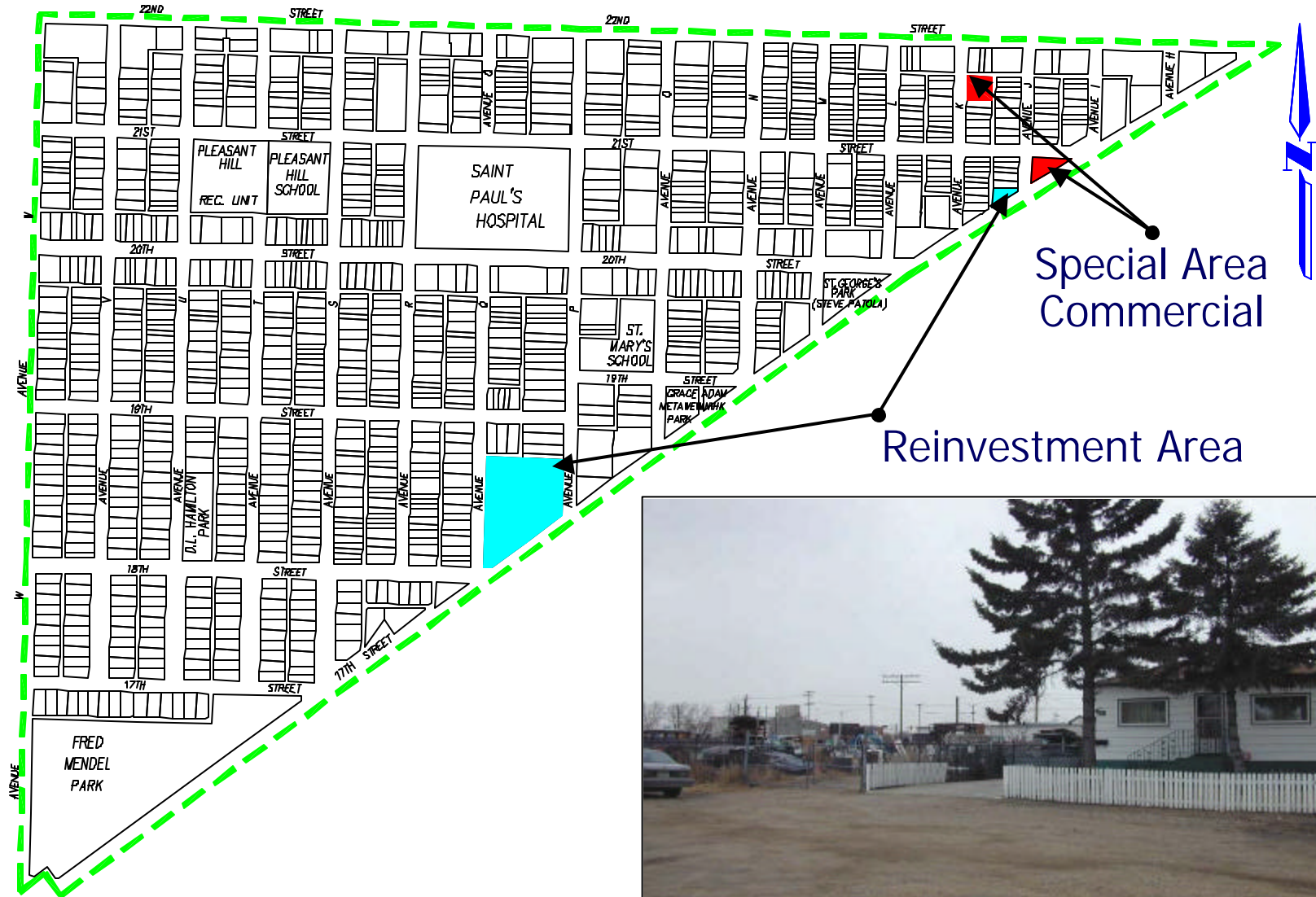
Pleasant Hill Industrial Land Use

- To reduce and potentially eliminate harmful and unsightly industrial land use from the neighbourhood and replace it with residential or commercial land use.



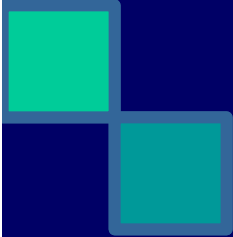

PLEASANT HILL LOCAL AREA PLAN

PROPOSED ZONING BYLAW CHANGES

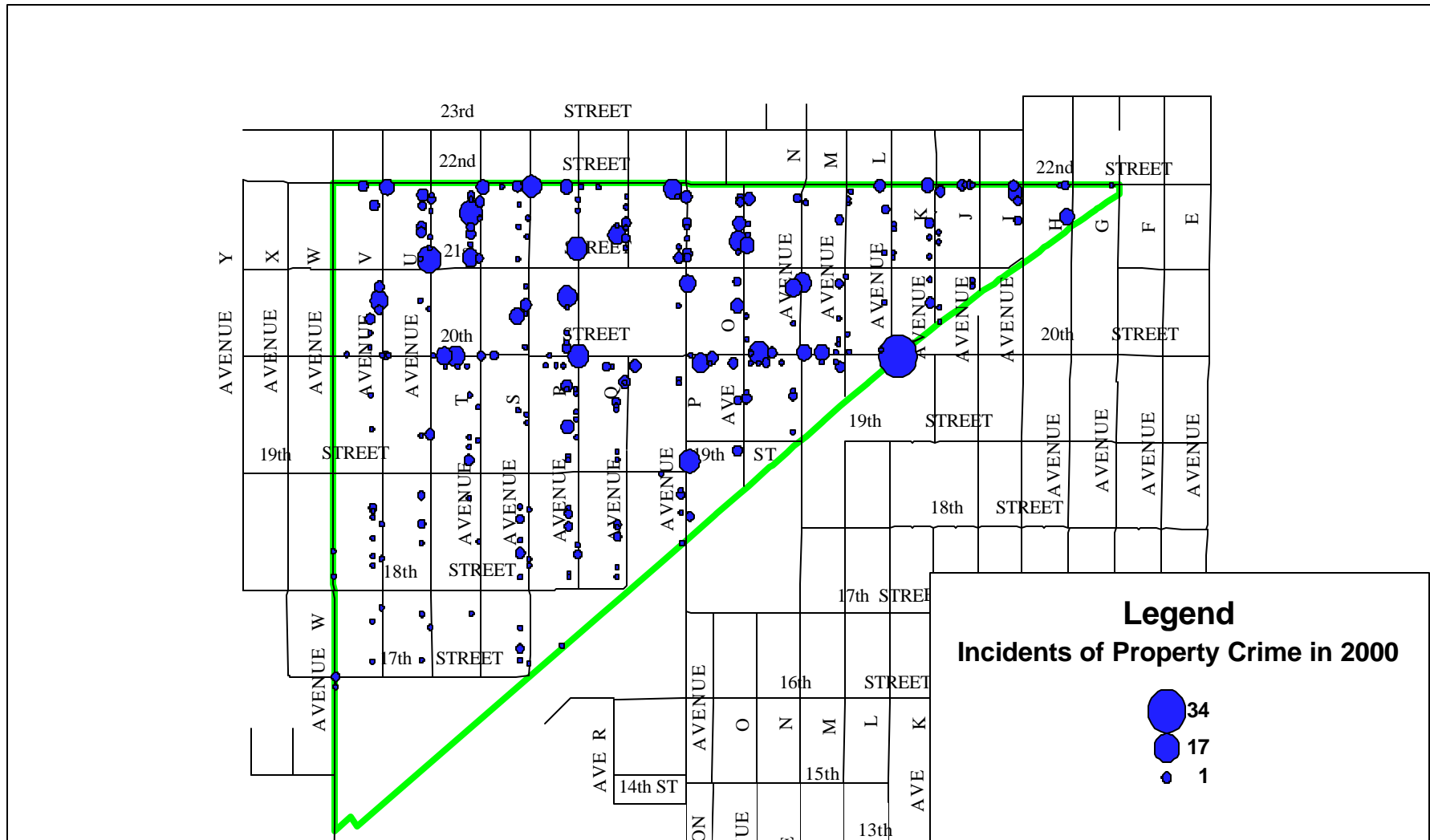




Pleasant Hill Safety

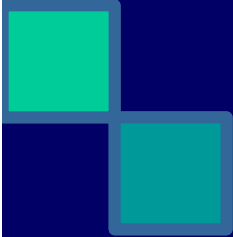

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- That Pleasant Hill is a safe place to live, work and visit.
 - Reduce the perception of Pleasant Hill as unsafe.
 - Eliminate the occurrence of prostitution.
 - Foster a long-term community-based, cooperative approach to neighbourhood safety and crime prevention.
 - Improve relationships with police.
 - Recognize and coordinate supports within the community.
 - Emergency Measures Awareness.
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Distribution of Property Crimes in Pleasant Hill, 2000





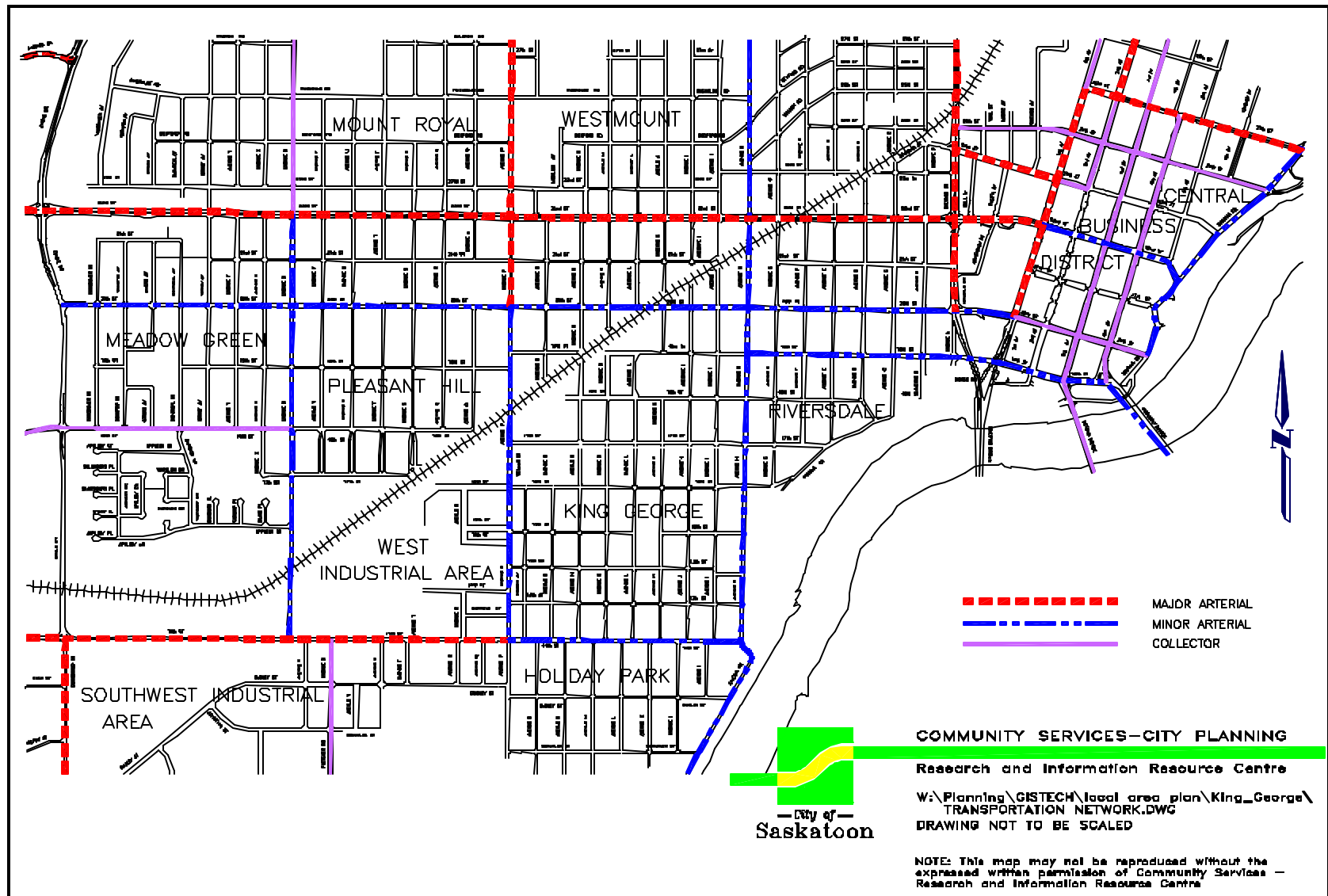
Pleasant Hill Safety Continued

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- 2.9% - reported incidents between 1997 and 2000 (3,500 to 3,615)
 - Most significant increase in assaults (29%), business B&E (35%), and willful damage (58%).
 - Geographical concentration in reported incidents.
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Recommendations

- Report on the impacts of having a geographical concentration of “support services” (e.g. Larson House, Safe House, Family Circle Healing Lodge, Berryridge, etc).
- Coordinate and facilitate a Safety Audit using principles of Crime Prevention Through Environmental Design.


Pleasant Hill Transportation Network





Pleasant Hill

Transportation and Circulation Recommendations

- Large truck traffic on Avenue P.
 - Additional consideration to a pedestrian activated light on Avenue P and 18th Street.
 - Report on the feasibility of a pedestrian linkage on the CPR right-of-way.
 - Consultation for the Bicycle Facility Network Plan.
 - Potential removal of temporary barricades on Avenue J and K
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Pleasant Hill Municipal Services Recommendations

- Capital Budget infrastructure expenditure on the absence of sidewalks, pave roads and grassed boulevards.
- Regularly scheduled maintenance of CPR right-of-way.
- Improve occurrence of inappropriate and excess garbage disposal.
- Communication of improvement programs.



Pleasant Hill Park
(1.19 ha)



Grace Adam
Metawewinihk
Park (.41 ha)




Fred Mendel Park (5.11 ha)



D.L. Hamilton Park (.55 ha)



Pleasant Hill Parks and Recreation Recommendations

- Park upgrade prioritization (e.g. Fred Mendel and Pleasant Hill School Park).
 - Feasibility of expanding community gardening into Pleasant Hill.
 - Consult with Community Association about Leisure and recreation programs for youth, adults and seniors.
 - Investigate barriers to participation in existing leisure programs and develop strategies to address barriers.
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Pleasant Hill Heritage

Potential Heritage Properties

1. Nurses Residence, St. Paul's Hospital
2. Pleasant Hill School
3. St. Mary's School
4. The Bosnia Club





Where are we now?

- Council approved the LAP in principle on June 24, 2002.
 - Implementation report was presented and approved by City Council January 6, 2003.
 - Expanding the capacity within the community to be involved in the implementation of their LAP.
 - Implementation coordinator assigned to work with the community & other stakeholders
 - Working with all levels of government, through the RIC committee to move the recommendations forward.
 - Initiating Riversdale LAP spring 2003.
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