

Pleasant Hill Village – Project Status and Funding Update

ISSUE

The Pleasant Hill Village Revitalization Project has been completed. This report provides a summary of project milestones, funding and results, and proposes a plan for the remaining capital funds.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the budgeted annual transfer of \$34,000 to the Public Housing Subsidy account cease in 2024, with the funds returning to the Public Housing Subsidy account; and
2. That the funds remaining in the Pleasant Hill Village Capital Budget account, estimated at \$137,000, be returned to the Neighbourhood Land Development Fund, or be re-directed by City Council.

BACKGROUND

Pleasant Hill Village is located 1.6 kms west of Downtown along 20th Street West, across from St. Paul's Hospital in the heart of the Pleasant Hill neighbourhood. The Pleasant Hill Village Revitalization Project (Project) was undertaken as a result of the 2002 Pleasant Hill Local Area Plan, which highlighted the need for re-investment in the neighbourhood to renew the housing stock and change perceptions of the neighbourhood.

In 2006, the Project received initial funding from an Urban Development Agreement (UDA) between the Federal Government via Western Economic Diversification Canada, the Province of Saskatchewan (Province) and the City of Saskatoon (City). The agreement provided \$2.82M in funding to acquire and redevelop the 13-acre site, including the purchase of existing dwellings and significant infrastructure improvements. This initial funding was a catalyst for the Project and revitalization of this area.

City Council, at its Regular Business [meeting](#) on July 16, 2007, adopted the original Concept Plan for the Project which contained five development parcels, reconfigured roadways, expanded park space and a new St. Mary's School location. The Project proposed to attract families with affordable home-ownership opportunities into a community with a new school and wellness centre, daycare and new seniors' housing, while being surrounded by new park space.

City Council, at its Regular Business [meeting](#) on November 30, 2009, adopted the Pleasant Hill Village Enhanced Concept Plan (Enhanced Concept Plan), which added Parcel F to the Concept Plan area.

City Council, at its Regular [meeting](#) on September 29, 2014, approved amendments to the Enhanced Concept Plan and zoning designations for Parcels A and C, to support the sale of these remaining sites with appropriate zoning in place.

DISCUSSION/ANALYSIS

Pleasant Hill Village is a mix of many different components including a school, wellness centre, daycare, park, community garden, seniors housing and affordable family and transitional/supportive housing (see Appendix 1).

With an estimated project value of \$64.5M, Pleasant Hill Village is the largest neighbourhood renewal project undertaken in Saskatoon (see Appendix 2).

As part of the Project, several land parcels were consolidated and re-developed. The major Project development milestones were:

- Parkview Green (Parcel D - 24-unit family housing complex);
- Pleasant Hill Solar Village (Parcel B - 12-unit family housing complex);
- Columbian Place (Parcel E - 75-unit seniors rental housing complex);
- St. Mary's Wellness & Education Centre (elementary school, daycare and wellness centre);
- Grace Adam Metawewinihk Park;
- Community Garden;
- Neighbourhood Entry Sign (constructed with bricks from the historic St. Mary's school);
- Round Prairie Elders Lodge (Parcel F - 26-unit seniors rental housing – including 14 affordable housing units);
- Community Homes (Parcel C - 14-unit affordable rental family housing complex/58-bedrooms total);
- Īkwēskīcik iskwēwak (Parcel A - 18-unit bachelor transitional/supportive rental suites); and
- Grace Adam Metawewinihk Park Recognition Sign.

Pleasant Hill Village was a unique revitalization project for the City and its success can be attributed to partnerships, both internal and external. A broad mix of partners were involved in forming the integrated Concept Plan for the entire 13-acre site and implementing it together.

The City continued working together with the Community Review Committee and Community Association for the duration of the Project to review the development parcels/projects. Internally, Saskatoon Land, Planning and Development, Development Review, Community Development, Parks, Construction and Design and Sustainability worked together to ensure the redevelopment occurred as efficiently/effectively as possible.

Other features of the project include:

- Sustainability: Solar power generation and a community garden; as well as remediation of former industrial site;
- Health & Wellness: A wellness centre featuring a community indoor walking track, acute and preventative health care for children, and nutrition programs;
- Arts & Culture: A park which will serve as a gathering place for the neighbourhood, hosting cultural events such as the annual Pleasant Hill Pow Wow in June; and
- Affordability: A variety of home ownership opportunities for entry-level homebuyers, seniors and a mixture of market priced and affordable rental units.

Financial Summary

The Project's total funding was approximately \$8.3M. This funding was used to assemble and subdivide land, demolish old buildings, address environmental remediation, upgrade infrastructure and create new park space. In addition to the initial funding of \$2.82M from the UDA Agreement, additional funding totaling \$6.2M was secured through various sources including:

- Neighbourhood Land Development Fund - \$5.45M total from funding approvals in 2007, 2010, 2011 and 2013;
- Dedicated Lands Account - \$363,091 towards development of new expanded park space;
- Rental Revenue of \$13,060; and
- Public Housing Subsidy Account provided a total of \$374,000 between 2013 and 2024.

Over the project lifecycle, City Council provided guidance for addressing the surplus funds in the Pleasant Hill Village Revitalization Capital Budget.

City Council, at its Regular Business [meeting](#) on May 28, 2012, approved the following:

- “1. That beginning in 2013, \$34,000 be allocated annually towards the Pleasant Hill Village project until completion to cover ownership and carrying costs related to unsold units and unexpected costs related to the redevelopment of the remaining phases; and
2. That upon completion of the Pleasant Hill Village project, a further report be submitted to City Council recommending options for the permanent allocation of this funding.”

City Council, at its Regular Business [meeting](#) on August 21, 2014, considered an update report on the status and funding for Pleasant Hill Village. At that time, the funds remaining in the Project amounted to \$1,448,200. Administration anticipated using only \$568,200 to complete the remaining elements of the Concept Plan. Consequently, Administration recommended the surplus funds, valued at approximately \$880,000 and identified as not necessary to complete the outstanding elements, be reallocated as follows:

- Plan to End Homelessness - \$250,000;

- Affordable Housing Reserve - \$250,000, to fund affordable housing for larger families;
- Pleasant Hill Spray Pad Replacement - \$250,000 contribution towards the project; and
- Approximately \$130,000 was recommended to remain until the project was completed. At such time, Administration will bring forward options for any remaining funds.

The Project generated an estimated \$64.5M investment in the area by the City, other levels of government, developers and non-profit organizations to build quality affordable housing options, show confidence in the neighbourhood and make significant improvements to neighbourhood infrastructure.

Surplus Funds

The capital budget for the Project has approximately \$137,000 remaining.

[Council Policy C03-036, The Multi-Year Business Plan and Budget Policy](#) directs that under-expenditures of capital funds resulting from projects completed below budget shall be returned to the source in the same ratio as the original contributions. The primary funding source for the underspent portion of this Project is allocations of dividends from the Neighbourhood Land Development Fund. City Council approval is required to direct funds back to the Neighbourhood Land Development Fund or other reserves.

Public Housing Subsidy Funding

This funding source relates to tri-partite agreements between the City, Province and CMHC which created over 1,100 new units of affordable housing in Saskatoon beginning in 1962. On an annual basis, the City either receives funding or provides funding based on operating gains or losses of the designated Saskatoon Housing Authority housing units. In 2012, Council approved the redirection of \$34,000 per year from this source to the Pleasant Hill Project. Discontinuing this allocation to the Pleasant Hill Village Project will return the \$34,000 annually to the source. As per policy, any unspent annual funding in this budget goes to the Affordable Housing Reserve.

FINANCIAL IMPLICATIONS

The primary funding source for the underspent portion of this Project is allocations of dividends from the Neighbourhood Land Development Fund. City Council may direct the surplus funds to the Neighbourhood Land Development Fund or another reserve.

OTHER IMPLICATIONS

There are no other implications associated with this report.

NEXT STEPS

No further steps are planned at this time.

APPENDICES

1. Pleasant Hill Village Revitalization Project
2. Project Close Out Report

REPORT APPROVAL

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