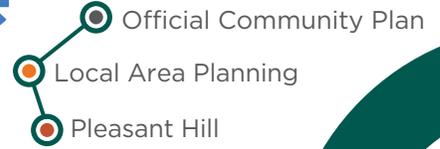


Pleasant Hill Village Concept Plan



Project Background

Project Milestones

This report provides a summary of the Pleasant Hill Village project milestones and updates regarding specific components of the re-development.

At its July 16, 2007 meeting, City Council adopted the original Concept Plan (Figure 1) for the Pleasant Hill Village Revitalization Project (Project). 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' residence, while being surrounded by new and attractive park space.

Following approval of the Concept Plan, Parcels B and D were disbursed through a Request for Proposals (RFP) process and resulted in the creation of 36 new ground-oriented units. Parcel E was disbursed through a direct sale to Saskatchewan Knights of Columbus Charitable Foundation Inc. for the construction of a 75-unit seniors' rental apartment building.

At its November 30, 2009 meeting, City Council adopted the Pleasant Hill Village Enhanced Concept Plan (Enhanced Concept Plan), which added Parcel F along Avenue P S. (Figure 2).

City Council approved amendments to the Enhanced Concept Plan and zoning designations for Parcels A and C, to allow



for the sale of these remaining sites with appropriate zoning in place at their meeting on Sept 29, 2014.

An RFP to sell the remaining parcels (A, C, and F) was closed on March 12, 2015. One proposal was received, which scored well through the evaluation process by proposing a project to achieve the vision and identified goals in redeveloping the remaining parcels. However, in January 2016, the proponent withdrew their proposal, citing uncertain housing market conditions. As no other proposals were received, the RFP was concluded.

In June 2017, Parcels A, C, and F were offered for sale through an open market (with criteria) sales approach. This sales strategy identifies specific development objectives, while remaining flexible enough to attract interest from potential developers. In this case, criteria was developed with input from the Pleasant Hill Community Review Committee, which focused on ensuring development in accordance with the objectives of Pleasant Hill Village and the Enhanced Concept Plan. Criteria and weighting focused on:

- developer experience with completion, marketing, and sales of comparable projects;
- design, tenure, size, and affordability of housing units;
- layout of buildings and other site design considerations to ensure integration with surrounding park and neighbourhood; and
- purchase price offered.

No development proposals were received as a result of the open market (with criteria) sales approach, but interest in the sites was shown by local non-profit housing providers.

In 2018, the City engaged in discussion with two non-profit developers which resulted in one organization proceeding with the purchase of Parcel F (412 Avenue P South). In 2019, the City approved the sale of Parcel F to Central Urban Métis Federation Inc. (CUMFI) for the development of Round Prairie Elders

Lodge. CUMFI constructed a 26 units, three storey residential development, which received the support of the Pleasant Hill community and was completed in December 2021.

In 2021, **Canada Mortgage and Housing Corporation (CMHC) and the City announced** support for two affordable rental housing projects within the Pleasant Hill Village under the **Rapid Housing Initiative (RHI)** on the remaining vacant development parcels A and C.

As a result of the RHI, CUMFI developed Parcel C (1520 19th Street West) with two buildings, each containing three storeys, and a total of 14 affordable rental units. The focus of the project is to provide housing for women with children, as well as larger single parent families. The composition of the units is 2 six-bedroom units, 10 four-bedroom units, and 2 three-bedroom units.

The second RHI project and final remaining parcel to be developed in Pleasant Hill Village was purchased by Saskatoon Tribal Council/ Cress Housing Corporation, and developed into a two-storey, 18-unit transitional supportive bachelor units at Parcel A (115 Columbian Place). The project is called *Īkwēskīcik iskwēwak* which means “turning your life around” in Cree and is a transitional home for women moving back into society following incarceration. It includes family/ cultural room, boardroom, meeting/office rooms, laundry services, and space for on-site security.



Community Partners

Thank you to the members of the Pleasant Hill Village Community Review Committee, Pleasant Hill Community Association, and City Administration for their dedication to this project and its goals. The following individuals contributed to the Pleasant Hill Village Community Review Committee:

Jennifer Altenberg
Sasha Stone
Jean Smith
Sharon Marsicano
Cecile Smith
Devin West
Shane Parkridge
Crystal Buechert
Bernice Daratha

Shaun Dyck
David Smith
Helen Arneson
Dorothy Ross
Crystal LaPlante
Sharon Arneson
Tim Dwernychuk
Ilsa Arneson-Kun
Etheline Tom

Bonnie Howman
Elder Michael Maurice
Elder Betsy Henderson
Father Remi
Adam Pollock
Joel Reimer
Katelynn Siggelkow
David Fineday



Figure 1

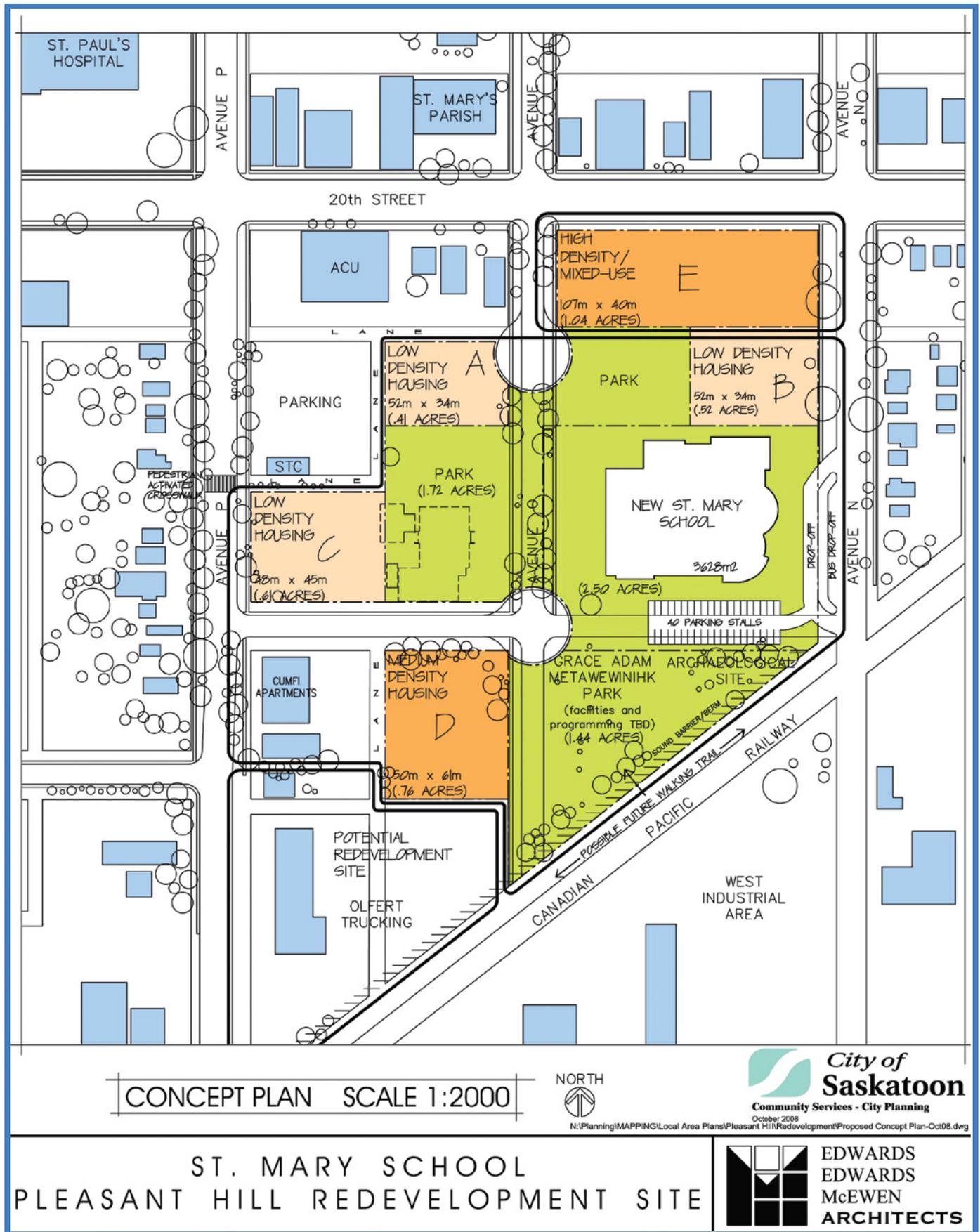
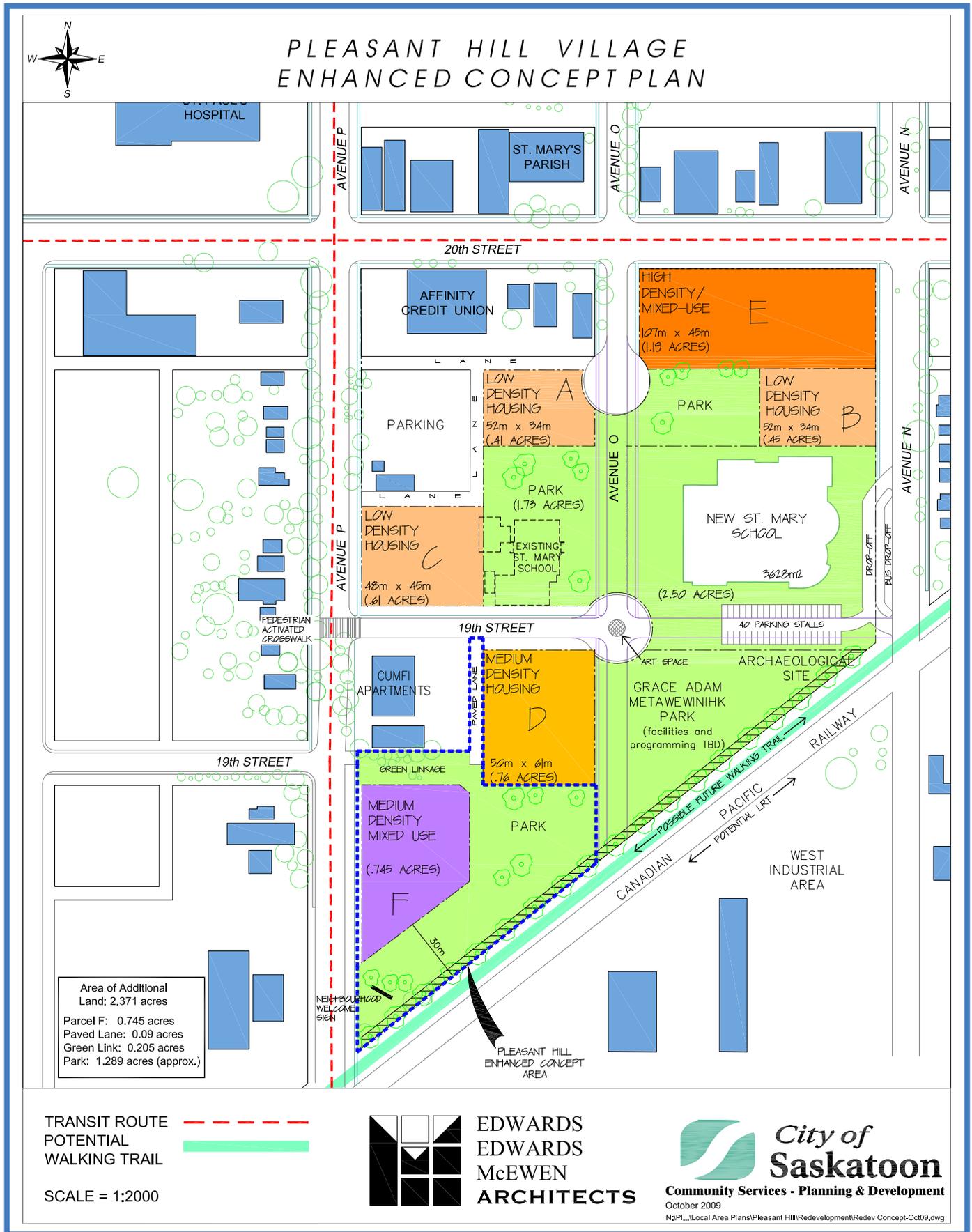


Figure 2



St. Mary's Wellness & Education Centre (327 Ave N South)

St. Mary's Wellness & Education Centre provides elementary education opportunities for children from pre-Kindergarten to Grade 8. Built in 2012, as part of the Pleasant Hill Village Revitalization project, the Greater Saskatoon Catholic School Division incorporated a nutrition program, wellness centre, and available space for Indigenous Elders, social workers, psychiatrists, and a pediatric health services.



Parkview Green (1505 19th Street West - Parcel D)

Completed in September 2010, Parkview Green provides 24 affordable townhouse style housing units for ownership. Local builders, River Ridge Homes and Ehrenberg Homes, partnered in the development. The housing is surrounded by attractive park space, daycare and wellness centre. The photo shows one of two townhouse buildings.





Pleasant Hill Solar Village by Cenith Developments (315 Avenue N South - Parcel B)

Opened in 2010, the Pleasant Hill Solar Village consists of two buildings, each containing 6 townhouse units. The twelve total units offer family oriented home ownership, with three bedrooms, back yard deck space, and three fully developed levels. Also, each unit is equipped with two roof mounted solar panels.

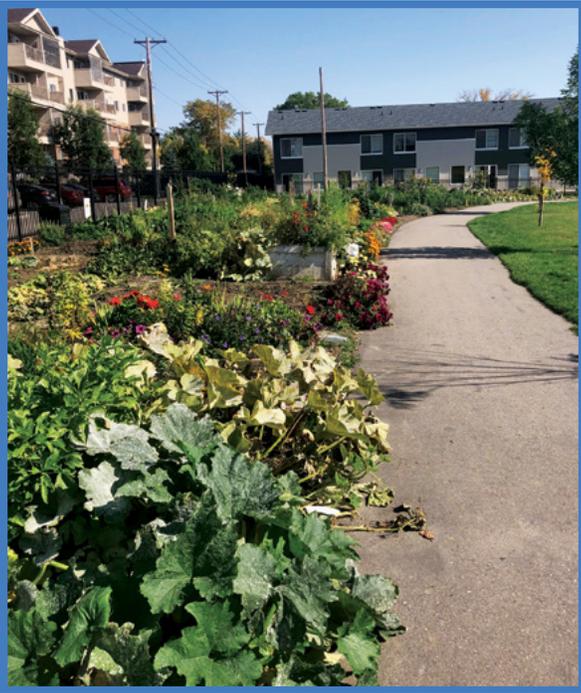
Knights of Columbus Columbian Place (1407 20th Street West - Parcel E)

Opened in 2012, this spacious four-story building provides 75 units of affordable, independent rental living for seniors in Saskatoon's core neighbourhoods. The building is soundproof, climate-controlled and includes common areas that foster a community environment among residents. An added benefit is its proximity to the Community Garden space.



Community Garden

The community garden was developed in partnership with CHEP Good Food program and has been in operation since 2013. The space was originally part of the Grace Adam Metawewinihk Park/new St. Mary's School grounds, then was re-envisioned as the garden space. Many seniors from the nearby Columbian Place use the garden and were also early advocates of the project.



Grace Adam Metawewinihk Park

The construction of the upgraded Grace Adam Metawewinihk Park and green space happened in two phases: phase one in 2010/2011, and phase two was completed in 2014. The park includes playground facilities, walkways, sports fields, skateboarding rail and box, basketball court, a community garden, and planting of trees and shrubs. The sports fields opened for use in spring 2015. The park is an important gathering place for the community and is the preferred location for the Annual Pleasant Hill Pow-Wow.





Neighbourhood Entrance Sign

In consultation with the Pleasant Hill Community Association, a neighbourhood entrance sign was designed and installed in Grace Adam Metawewinihk Park on Avenue P, south of Round Prairie Elders Lodge. The bricks used in the construction were salvaged from the historic St. Mary's School. The entrance sign was completed in March 2016.



Community Information Sign

In 2015, a community information sign was installed on the corner of 20th Street West and Avenue P. This sign was initiated by the Pleasant Hill Community Association and was funded by the Local Area Planning and Neighbourhood Safety Implementation Capital Project funding, as it addresses a recommendation from the Pleasant Hill Safety Audit Final Report.



**Round Prairie Elders Lodge
by Central Urban Métis
Federation Inc. (412 Avenue
P South - Parcel F)**

In 2020, CUMFI developed Round Prairie Elders Lodge to provide 26 units of affordable, culturally appropriate rental housing for Métis Elders. The three-storey, multi-unit residential building was designed by Architect David T. Fortin and features a south facing courtyard with outdoor fireplace for cultural and social events, surrounded by a garden with traditional medicine plantings. Inside the building there is a spiritual room that residents can use to smudge and pray, and a large common area to socialize.



Īkwēskīcik iskwēwak by Saskatoon Tribal Council (115 Columbian Place - Parcel A)

Īkwēskīcik iskwēwak (which means “turning your life around” in Cree) is a transitional home for women moving back into society following incarceration. In 2023, Saskatoon Tribal Council in partnership with the Federal Government, the Province of Saskatchewan, and the City of Saskatoon opened the doors to this project which includes 18 bachelor rental suites, a family/cultural room, a boardroom, meeting/office rooms, laundry services, and space for on-site security. This project was part of CMHC’s Round 2 Rapid Housing Initiative.



CUMFI Community Homes (1520 19th Street West - Parcel C)

In 2022, CUMFI in partnership with the Federal Government, the Province of Saskatchewan, and the City of Saskatoon built the CUMFI Community Home Project. The project consists of two buildings with a total of two six-bedroom units, 10 four-bedroom units, and two three-bedroom units. The project offers 14 family sized rental units for women with children, or single parent families. This project was part of CMHC's Round 2 Rapid Housing Initiative and was completed in December 2022.



Grace Adam Recognition Sign

In 2023, signage was installed into the blue vertical park sign recognizing the park's namesake, Irene (Grace) Adam. The sign is located near the playground and school and is identified on the map below by a red star.





Grace Adam Metawewinihk Park

'metawewinihk' is the Cree word for 'playground'





Irene (Grace) Adam

Irene (Grace) Adam taught for more than thirty years, and was the first Indigenous woman to serve as the principal of a school in Saskatoon. Born in 1933, she was raised on the Starblanket Cree Nation and attended the residential school in Lebreton until she was nineteen. Recognizing the need for Indigenous teachers who could act as positive role models, she studied education at the University of Saskatchewan. Later, she taught in Manitoba before returning to Saskatchewan in 1975, where she taught at the Pasqua First Nation. In 1982, she became principal of Joe Duquette High School in Saskatoon. But her first love was teaching, and in 1985, she returned to the classroom, teaching at St. Mary's School until her death in 1990. This park, dedicated in 1996, is the first park in Saskatoon to be named in honour of an Indigenous woman.

Written by Jeff O'Brien, City Archivist, November 2022

Aerial from 2010



Aerial from Summer 2014





saskatoon.ca/lap

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