
Montgomery Place Local Area Plan

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the key strategies and recommendations in the Montgomery Place Local Area Plan, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to present the Montgomery Place Local Area Plan and provide an overview of the strategies and recommendations contained in the report.

Report Highlights

1. Local Area Plans (LAP) rely upon the involvement of local stakeholders. The Montgomery Place LAP is the result of input from more than 200 neighbourhood residents and stakeholders.
2. Key Montgomery Place LAP recommendations relate to honouring the legacy of the historic neighbourhood, improvements in Montgomery Park, and neighbourhood safety measures to address the image and safety of parts of the neighbourhood.
3. A Neighbourhood Traffic Study was conducted during the LAP process, which led to an additional 28 recommendations related to traffic, including a reduced speed limit in the neighbourhood; 27 of these 28 recommendations are already implemented.
4. Implementation of the 50 Montgomery Place LAP recommendations will be coordinated by the Neighbourhood Planning Section, Planning and Development Division. These recommendations cover a wide variety of topics affecting the neighbourhood.

Strategic Goals

The Montgomery Place LAP supports the City of Saskatoon's (City) Strategic Goals of Quality of Life, Moving Around, and Environmental Leadership. The goal of Quality of Life is supported through recommendations relating to neighbourhood safety, land use, and promoting the history and heritage of the area. The goals of Moving Around and Environmental Leadership are addressed through recommendations relating to transportation and transit.

Background

An LAP 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 neighbourhood.

The LAP Program is administered by the Neighbourhood Planning Section. Once completed, an LAP establishes the vision and goals to guide the growth and

development of a neighbourhood. It also identifies specific recommendations for improvements within a neighbourhood. LAPs have short- and long-term recommendations, with implementation to begin immediately.

Report

LAP Involvement

The Montgomery Place LAP process began with a neighbourhood survey and introductory public meeting in May 2015 to identify issues within the neighbourhood. Area stakeholders were part of an LAP Committee, and a series of topic-specific meetings were held. A draft report was created, circulated to the Administration for comment, and then presented to the LAP Committee for review during an open house held on June 19, 2018. Comments from the community were incorporated into the draft report, which was then circulated through the Montgomery Place Community Association and LAP Committee. More than 200 local stakeholders contributed to the development of the Montgomery Place LAP. See Attachment 1 for the Montgomery Place LAP Summary Report, which provides an overall summary and outlines all recommendations.

Montgomery Place LAP Recommendations

Key Montgomery Place LAP recommendations will result in:

- a) honouring the legacy of the historic neighbourhood;
- b) improvements in Montgomery Park; and
- c) addressing safety concerns related to overgrown vegetation and other property maintenance issues.

The Montgomery Place LAP contains a total of 50 recommendations related to the following topics:

- a) Land Use, Zoning & Housing (6);
- b) Parks & Open Spaces (6);
- c) Heritage & Culture (5);
- d) Drainage (11);
- e) Property Maintenance & Nuisance Abatement (1);
- f) Sound Mitigation (5);
- g) Traffic & Transit (3); and
- h) Neighbourhood Safety (13).

All 50 recommendations are defined in detail, and additional information is provided in the final Montgomery Place LAP Report (see Attachment 2), which will be available on the City's website.

Neighbourhood Traffic Review

The Transportation Division coordinated its Neighbourhood Traffic Study with the LAP process in the Montgomery Place neighbourhood. The traffic study involved two neighbourhood meetings and led to a comprehensive plan to address traffic-related concerns. The final plan resulted in 28 recommendations, of which 27 have already been implemented. One of the key items implemented is the neighbourhood-wide

speed limit reduction to 40 km per hour, addressing a key concern of vehicles speeding on streets which do not have sidewalks.

LAP Implementation

The previous 14 LAPs have resulted in a total of 604 recommendations. As of September 10, 2018, 416 of 604 recommendations (69%) have been completed. A methodology has been developed to prioritize the recommendations that have not yet been completed. Each recommendation is evaluated using a number of criteria, including input from the community, anticipated time frame for completion, current administrative programs and related projects, and the level of resources required for completion.

The Neighbourhood Planning Section is responsible for coordinating the implementation of LAP and Safety Audit Report recommendations, but many also require actions from other members of the Administration. Approval of the Montgomery Place LAP will require a commitment by the Administration to implement the 50 recommendations.

Public and/or Stakeholder Involvement

The Montgomery Place LAP is the result of input from more than 200 neighbourhood residents and stakeholders, along with significant contributions from the Administration. Eleven topic meetings, a neighbourhood safety survey, a land use survey, a comprehensive sound study, five safety audits, and three open houses were held at various stages of the process. Additional details of stakeholder involvement are included in the Montgomery Place LAP report.

Communication Plan

The Montgomery Place Community Association and LAP stakeholders will receive an invitation to the Standing Policy Committee on Planning, Development and Community Services (Committee) and City Council meetings, when the Montgomery Place LAP will be considered. Should the Montgomery Place LAP be adopted, future correspondence and progress reports will be provided to the Montgomery Place Community Association keeping them informed of the implementation. Although the LAP Committee will not meet regularly, a contact list will be maintained. The LAP Program provides an annual report to both City Council and the community associations on the status of recommendations within each LAP neighbourhood. Additional meetings will be conducted to gather input on implementation of recommendations, when appropriate, and to keep the community informed of the implementation activities.

Financial Implications

LAPs are created within the operating budget of the Neighbourhood Planning Section, Planning and Development Division. Implementation of the LAP recommendations are undertaken through the Neighbourhood Planning Section operating budget, where \$52,000 annually supports implementation costs. As appropriate and available, other departments support certain operating and capital investments needed to implement LAPs.

If approved, the Montgomery Place LAP recommendations will be added to the implementation schedule and prioritized for completion over several years. Any implementation items that require significant funding would be the subject of a further report to this Committee. All financial expenditures adhere to the corporate procurement procedures.

Safety/Crime Prevention Through Environmental Design (CPTED)

The Neighbourhood Safety Group of the Neighbourhood Planning Section participated in the LAP process and contributed to the Neighbourhood Safety section of the report.

Other Considerations/Implications

There are no options, policy, environmental, or privacy implications or considerations.

Due Date for Follow-up and/or Project Completion

Committee receives an annual report from the Planning and Development Division, which includes an LAP implementation update.

Public Notice

Public notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Attachments

1. Montgomery Place Local Area Plan Final Summary Report
2. Montgomery Place Local Area Plan Final Report

Report Approval

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Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

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