



# Montgomery Place Local Area Plan Final Summary Report

Community Services Department, Planning & Development | November 2018

---

# Contents

---

<b>Local Area Planning</b> .....	<b>2</b>
<b>Montgomery Place Local Area Planning Process</b> .....	<b>3</b>
<b>Montgomery Place LAP Contributors</b> .....	<b>5</b>
<b>Montgomery Place LAP Vision &amp; Goals</b> .....	<b>7</b>
<b>Montgomery Place History</b> .....	<b>9</b>
<b>1 Land Use, Zoning &amp; Housing</b> .....	<b>13</b>
<b>2 Parks &amp; Open Spaces</b> .....	<b>17</b>
<b>3 Heritage &amp; Culture</b> .....	<b>20</b>
<b>4 Drainage</b> .....	<b>23</b>
<b>5 Property Maintenance &amp; Nuisance Abatement</b> .....	<b>27</b>
<b>6 Sound Mitigation</b> .....	<b>29</b>
<b>7 Traffic &amp; Transit</b> .....	<b>32</b>
<b>8 Neighbourhood Safety</b> .....	<b>35</b>
<b>Implementation &amp; Priorities</b> .....	<b>39</b>

**Please note:** This ***Summary Report*** is comprised of excerpts from the ***Montgomery Place Local Area Plan Final Report***. Refer to the ***Final Report*** to review the full content of each section.

---

# Local Area Planning

---

Local Area Planning is a community-based approach to developing comprehensive neighbourhood plans. It allows residents, business owners, property owners, community groups and other stakeholders to influence the future of their community. During the development of a Local Area Plan (LAP), participants work together to create a vision, identify issues, develop goals and outline strategies to ensure the long-term success of their neighbourhood.

Once completed, the recommendations for improvements and enhancements in the neighbourhood are implemented with ongoing partnerships with community and municipal stakeholders.

Established neighborhoods within the City are identified through strategic selection. LAPs are applied to specific areas of the City to:

- Maintain the quality, safety and viability of the area;
- Guide and prioritize the expenditure of public funds on community improvements and infrastructure;
- Encourage the renewal, rehabilitation or redevelopment of private and public properties;
- Resolve situations where the policies of the Official Community Plan do not accurately reflect the individual needs of an area; and
- Provide the basis for amendments to the City of Saskatoon's Official Community Plan and Zoning Bylaw.



---

# Montgomery Place Local Area Planning Process

---

The Montgomery Place LAP process began with a neighbourhood survey and introductory public meeting to identify issues in the neighbourhood. Area stakeholders were asked to participate on the Montgomery Place LAP Committee, and a series of topic-specific meetings were held.

A draft report was created, circulated to City of Saskatoon Administration for comment, and then returned to the LAP Committee and neighbourhood for review during an Open House held on June 19, 2018. More than 200 local stakeholders contributed to the development of the Montgomery Place LAP.

The study area of the Montgomery Place LAP followed the neighbourhood boundaries, which are:

- Burma Road and the CN Rail Yards on the south
- Dundonald Avenue on the east
- The south boundary of W.A Reid Park to the end of the Rail Allowance north of 3220 11th St. W on the northeast where the boundary goes south to 11th Street to the western edge of the neighbourhood
- The western boundary of the neighbourhood follows the western edge of the undeveloped parcel that is currently addressed as 1625 Chappell Dr.



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

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



# Montgomery Place LAP Contributors

<b>Community Members</b>				
Mike Curtis	Blaine Henderson	Pat Lorje	Marie Phillips	
Bill Davenport	Fred Hettinga	Melanie Lynchuk	Bonnie Poole	
Bonnie Davenport	Tony Hnatiuk	Ryan Lynchuk	Allan Potter	
Murray Davenport	Kevin Hoearth	Priscilla Mah	Dan Prefontaine	
Sherri Davenport	Kelly Howey	Jennifer Mainland	David Priest	
Brian Dent	Lenore Howey	Ann March	Genevieve Prevost	
Donna Dent	Jason Humphreys	Kyle Marinier	Olivia Radke	
Christine Downing	Karen Humphreys	Tara Martin	Wendy Ramsay	
Karlee Duda	John Hyde	Barb McAllister	Keith Rans	
Joe Dudiak	Claudio Iula	Jim McAllister	Dan Rawlyk	
Jim Earle	Lori Jackson	Glen McDonald	Tracy Revoy	
Lynn Earle	Rene Jalbert	Rob McKellep	Peter Richter	
Jeff Edmundstone	Anita Janzen	Vanessa McKellep	Jim Rosen	
Patrick Edwards	Don Janzen	Anne Meier	Katie Rosen	
Pat Elliott	Eric Karmark	Doug Meier	Wendy Rosen	
Steve Elliott	Walter Katelnikoff	Helen Meredith	Amanda Roslinsky	
Wendy Evers	Matthew Kemp	John Meredith	Chris Roslinsky	
Ron Fehr	Doreen Kemp	Darlene Michalycia	Cheryl Royer	
Ed Friesen	Rosalyn Kirkham	Wally Michalycia	Tony Rupps	
Zenia Gabrush	Juanita Kitzul	Kalindi Miniely	Darlene Sane	
Dennis Gabrush	Kali Kitzul	Joel Miniely	Vern Sane	
Len Gessner	Kelvin Kitzul	Harvey Muyres	Stephenie Schafer	
Dale Gilchrist	Linda Klassen	Shar Muyres	Ben Schmidt	
Verdanne Gilchrist	Barb Kowaliuk	Thomas Nahachewsky	Bill Schmidt	
Gord Gillespie	Emilee Kowaliuk	Leslee Newman	Leroy Schmidt	
Kevin Gooding	Jocelyn Krieg	Brendan Newton	Lorraine Schmidt	
Dave Griffin	Henry Kucharski	Mary Newton	Trish Schmidt	
Doug Gryba	Barry Larson	Jeannine Nykiforuk	Agnes Scotland	
Joyce Gunther	Deana Larson	Delores Olson	Don Selinger	
Lloyd Gunther	Mike Lawton	Jan Ostlund	Donna Selinger	
Leanne Hahn	Jessica Leith	Fred Ozirney	Dorothy Shillington	
Burt Harper	Patrick Leith	Janice Peace	Doug Siemens	
Tracey Harper	Sandra Leith	Mike Peace	Edna Silverthorn	
Amy Hayden	Tracy Loewen	Wally Penner	Bryan Silzer	

Lalena Simon	Ruth Stevens	Jenise Vangool	Andy Welsh-Smith	Arleen Woytko
Tyron Sirois	Andy Stilling	Al Walters	Lyle Willson	Dale Wuschke
Linda Slough	Rick Strouts	Cindy Watson	Darlene Wingerak	Gwen Wuschke
Kelly Snow	Myron Swityk	Dean Watson	Abe Wolfe	Terry Wysoskey
Darryl Sopher	Eleanor Tarasoff	Blair Weimer	Sharon Wolfe	Aaron Young
Kathy Sproxton	Jim Tarasoff	Michelle Weimer	Jim Woodhouse	Selina Zaluski
Irv Stevens	Margie Tucker	Bill Weir	Mary Woodsworth	Mark Zielke

**Montgomery Place LAP Administration Contributors & Other Contributors**

**City Councillors**

Hilary Gough (current)  
Pat Lorje (past)

**Saskatoon Police Service**

Cst. Mark Zoorkan  
Cst. Jing Xiao  
Insp. Lisa Lafrenier

**City of Saskatoon**

Kathy Allen  
Lesley Anderson  
Konrad Andre  
Linda Andral  
Melissa Austin  
Brad Babyak  
Elan Ballantyne  
Nathalie Baudias  
Nancy Bellegarde  
Britnay Bells

Holden Blue  
Meghan Boutin  
Pamela Brotzel  
Linus Bryksa  
Darren Crilly  
Jonathan Derworiz  
Mark Emmons  
Karen Farmer  
Mariniel Flores  
Keith Folkersen  
Terry Fusco  
Michele Garcea  
Angela Gardiner  
Miguel Gaudet  
David Godwin  
Randy Grauer  
Matt Grazier  
Lindsay Herman  
Bill Holden  
Catherine Kambeitz  
Kostas Karachalios

Kevin Kitchen  
Paula Kotasek-Toth  
Michael Kowalchuk  
Akhil Kumar  
Bruce Laing  
Chelsea Lanning  
Goran Lazic  
Sharon Leach  
Brendan Lemke  
Jay Magus  
Justine Marcoux  
Shirley Matt  
Scott McCaig  
AJ McCannell  
Zach McKay  
Daniel McLaren  
Tyson McShane  
Lavinia Mirandilla  
Rebecca Mount  
Elisabeth Miller  
Brad Murray

Jeff O'Brien  
Dallen Osachuk  
Shirlene Palmer  
Ellen Pearson  
Keith Pfeil  
Eric Quail  
Lowell Reinhart  
Jo-Anne Richter  
Wayne Rodger  
Angela Schmidt  
Chris Schultz  
Daryl Sexsmith  
Cory Shrigley  
Danae Taylor  
Lisa Thibodeau  
Brenda Wallace  
Eric Westberg  
Paul Whitenect  
Dan Willems  
Ian Williamson  
Mark Wilson

Stephen Wood  
Ashley Young

**Other Contributors**

Great Work  
Consultants:  
Kathy Dahl  
Mitch Riabko

Independent  
Facilitator:  
Nancy Lackie

ACI Acoustical  
Consultants Inc:  
Steven Bilawchuk

Professional Editing  
Services Provided by  
Jesse Green

**And a special thanks to Montgomery School, St. Dominic School, St. David's Trinity United Church, and the Montgomery Place Community Association for making this entire process possible.**

---

# Montgomery Place LAP Vision & Goals

---

At the beginning of the Local Area Plan (LAP) process, the Montgomery Place LAP Committee worked together to create the following vision for their community:

## **Montgomery Place - Historic Roots and Rural Charm in an Urban Setting**

### ***Trees grow tall and roots run deep in Montgomery Place.***

*Settled by veterans after the Second World War, built on a strong agrarian base, for almost a decade Montgomery Place thrived apart from the City of Saskatoon – a country setting on the urban fringe. Veterans planted trees where no trees grew before. Self-sufficiency, community cooperation, respect and “Let’s get it done!” attitudes prevailed. Our neighbourhood is known for its large lots, mature trees and small town atmosphere that encourage life-long friendships and lasting connections.*

*In the future, we will value, strengthen, and preserve the heritage of our Veterans Land Act community. We honour those who have served our country – peacekeepers and armed forces – past, present and future. Our welcoming and inclusive neighbourhood will be a quiet place where people can enjoy green spaces and a country feel – a place where children come back to.*

*We will be a desired area of the city: an easily accessible, safe community with engaged and involved residents. Our parks and open spaces are inviting and beautiful. We co-exist with wildlife in clean and green spaces, leaving a gentle footprint, respecting the environment and eco-systems in the community and nearby countryside. Poppies bloom, honouring our roots, committing to a future where Montgomery Place continues to be a special place to live for all generations.*

## Montgomery Place Current State

The following are a sampling of the general statements made by members of the Montgomery Place LAP Committee when asked to identify current positive aspects of their neighbourhood:

- 1 Montgomery Place is a historic community with a unique "small town" atmosphere.
- 2 Montgomery Place is a neighbourhood that honours its historical roots.
- 3 Montgomery Place is a warm community where families feel safe raising their children.
- 4 Montgomery Place is a desirable place to live with a great sense of community.

## Montgomery Place LAP Goals

The following are the goals of the Montgomery Place Local Area Plan:

1. Recognize the unique character of the neighbourhood.
2. Celebrate and commemorate the history and heritage of the neighbourhood.
3. Maintain a high quality of life for Montgomery Place residents.
4. Increase the number of services in the neighbourhood that meet the needs of Montgomery Place residents.
5. Provide builders, residents and commercial business owners with the information and tools necessary for them to understand the unique character of the neighbourhood.
6. Continue to be a community of engaged citizens committed to the long-term well-being and sustainability of the Montgomery Place neighbourhood.
7. Identify initiatives that keep Montgomery Place beautiful, safe and secure.
8. Ensure Montgomery Place remains a family-oriented and welcoming community that residents are proud to call home.



---

# Montgomery Place History

---

The Montgomery Place neighbourhood originated as part of the Veterans' Land Act (VLA) of 1942. Montgomery Place bears the name of Bernard Law Montgomery, a British Field Marshall and distinguished military leader.

Canadians who served in the military during the First World War encountered a great deal of difficulties establishing themselves upon returning home, even though the government had implemented measures for their care, including pensions, land acquisition and insurance. Veterans began to find themselves lost in transition and expressed the feeling of being left to fend for themselves.



Plan of Montgomery Place subdivision by Underwood and McLellan, 1942. Courtesy of Veterans' Land Administration (VLA), Veterans' Affairs Canada, Division Office, Saskatoon.

## Montgomery Place Subdivision, 1942 (Credit: Underwood & McLellan)

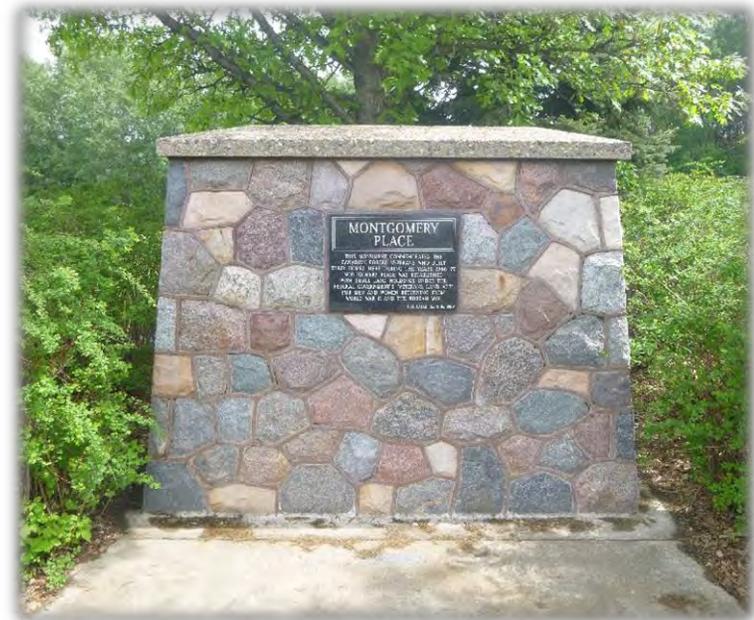
The Canadian people and the government agreed this should never happen again, and implemented the VLA. The VLA was a measure to assist veterans of the Second World War to settle in Canada and subsidize income through various means, like fishing and small-scale agriculture.

The VLA made provision for financial assistance to veterans to become established in the business of full-time farming, but also contained provisions for veterans who preferred industrial or commercial employment as their main source of income. A veteran who qualified would apply for assistance to become established on a small holding. A loan of around \$2,500 was available for the construction of a home suited to the area, and the home designs came from Wartime Housing Limited.

Veterans could apply for an additional \$200 for fencing and a well, and \$400 for appliances and other home improvements. Further assistance was also available to veterans who wished to act as their own contractors. The veteran was required to make an immediate down payment to the program director of \$300 or 10 per cent of the cost of the land and improvements. The veteran was required to repay two-thirds of the cost of land and improvements over a period of 25 years with 3.5 per cent interest rate. The annual payment would have been about \$121 or \$10 a month. General maintenance and taxes were the responsibility of the property owner. However, about \$1,100 or 32 per cent of total acquisition costs would be forgiven by the government if the veteran met their obligations which included remaining in place for 10 years.

The VLA was very broad in scope and contained many provisions to help fit individual circumstances. There was emphasis on providing flexibility in the contract between the veteran and the director in order to meet individual circumstances. For example, at the discretion of the director, terms of payment could be varied from annual, quarterly or monthly payments of principal and interest, provided the repayment period did not exceed 25 years.

It was the view of the VLA administration that the wife of a veteran, according to her “background of experience, her attitude toward rural life and willingness to co-operate in the enterprise”, would be a key factor in the family’s chance of success. As such, both the veteran and his wife were required to appear before the regional advisory committee for an interview to determine suitability.



The Saskatoon branch of the Veterans Affairs office, the ‘Regional Office of Soldier Settlement’ opened in the summer of 1944 and immediately set out to acquire land. At that time, the Rural Municipality of Cory (now the Rural Municipality of Corman Park) owned most of the land surrounding Saskatoon. Saskatoon had seen major growth and high land valuations between 1910 and 1912, which led to the creation of approximately 25,000 subdivided lots that were beyond the city’s

boundary, but were close enough to be serviced by City infrastructure. The land that the VLA administration chose for the veterans' small holdings project, to be named Montgomery Place, was an undeveloped 1910 subdivision originally to be named "River Heights", located just one kilometre southwest of Saskatoon.

On July 11, 1945, the VLA administration purchased 2,115 bare lots situated on 230 acres of land from the Rural Municipality of Cory. Within the proposed development, 43 lots were already owned by individuals living in other parts of Canada. These privately-owned lots meant the VLA administration could not purchase the land for Montgomery Place on a per-acre basis, and was forced to purchase each lot individually. The VLA administration paid \$6 per lot for a total purchase price of \$12,690. Due to the private landowners, and as not to impede progress, it was decided to move the privately-owned lots to the west end of the subdivision to make way for the small holdings settlement.

In 1945, the Montgomery Place plan was laid out to include 363 half-acre lots. Several acres in the centre of the development were identified as park space and school grounds. The neighbourhood featured wide streets and avenues with boulevards; however, no sidewalks or curbs were planned. Moreover, there was no provision for storm sewers in the development, necessitating the open drainage ditches still in use today. At that time, the subdivision was contained to the south by Dieppe Street, east by Dundonald Avenue, west by Elevator Road and north by the old 11th Street.

On January 1, 1955, Montgomery Place was officially incorporated into the City of Saskatoon.

The VLA arrangement came to an end in 1971, at which time non-veterans moved into the neighbourhood, creating 150 lots through the division of the half-acre lots by 1982. Between 1963 and 1979, the neighbourhood also expanded south and west through the development of 254 lots on Mountbatten Street, the area located west of Elevator Road and east of Chappell Drive, Bader Crescent, Lancaster Crescent and Cassino Avenue.

By 1979, the 25-year VLA agreement with the City of Saskatoon regarding Montgomery Place property taxes also came to an end. By that time, many of the lots had been subdivided which lowered property taxes to a bearable level. Assessments remained lower than other areas in the city due to the lack of sidewalks, curbs and underground drainage.

Since 1979, many property owners with large sites have subdivided, creating an additional 215 single-family lots. As well, multi-unit developments have been built on previously vacant land that existed on the north perimeter of the neighbourhood.

Today, Montgomery Place has 862 single-family homes, 46 two-unit homes and 235 multi-family dwellings. Two elementary schools, St. Dominic and Montgomery, have been built; parks and playgrounds have been developed, and one convenience store and bakery remain at Elevator Road and 11th Street West.



---

# 1 Land Use, Zoning & Housing

---

## Overview

The Montgomery Place neighbourhood originated as part of the Veterans' Land Act (VLA) of 1942. The history section contains more information about the formation and original housing form of the neighbourhood.

Every parcel of land in Saskatoon is assigned a land use policy district under the Official Community Plan (OCP) Bylaw No. 8769, and a zoning designation under the Zoning Bylaw No.8770. These two bylaws regulate development throughout the city. The land use policy district identifies the general type of land use appropriate for a particular site while the zoning district establishes more specific development regulations related to permitted uses, building setbacks, parking requirements and other standards.



The OCP and accompanying map divide the city into different land use designations and outlines objectives and policies for each (e.g., residential, downtown, commercial suburban centre, and industrial). The OCP also contains specific land use development policies and land use policy maps for Saskatoon's Local Area Plan (LAP) neighbourhoods. Through the LAP, a policy map for Montgomery Place will be developed. Land use policies are intended to enhance certainty about existing and proposed land uses, and increase opportunity for public input into policy change.

## Goals

1. Vacant parcels should not be developed for townhouses or multiple unit dwellings.
2. New commercial developments on existing commercial sites should fit the character of Montgomery Place by being oriented towards serving the neighbourhood.
3. The aging population should be supported with more seniors housing and special care homes.
4. The character of Montgomery Place should be preserved by maintaining large lot sizes and low density development.





- 1.2 RELOCATION OF CHAPPELL DRIVE:** *That the Planning & Development Division, in planning for the Southwest Development Area, consider relocating the Chappell Drive further west at the time of development of the Future Urban Development (FUD) sites, and that the existing Chappell Drive location be reviewed and considered for sound attenuation.*
- 1.3 ADOPT MONTGOMERY PLACE LAND USE POLICY MAP:** *That the Planning & Development Division add the Montgomery Place Proposed Land Use Policy Map to the Official Community Plan No. 8769.*
- 1.4 PROVIDING OPPORTUNITY TO AGE IN PLACE:** *That the Saskatoon Land Division and the Planning & Development Division consider supporting the sale and rezoning of the undeveloped parcel on 11th Street West (Block DD, Plan 102080225) for a medium density special care home or similar seniors' housing development, should an application be made.*
- 1.5 MONTGOMERY DEVELOPMENT BROCHURE:** *That the Montgomery Place Community Association develop a brochure offering suggestions for infill development and significant additions that explains Montgomery Place's unique character, and that the Building Standards Division include the brochure with the other Montgomery Place materials distributed upon application for a building permit.*
- 1.6 SURVEY NEED FOR ACCESS TO OFF-LEASH DOG PARK:** *That the Neighbourhood Planning Section and the Montgomery Place Community Association survey the neighbourhood about their opinion of dog parks, and that the Recreation and Community Development Division receive the survey results and consider that sites within and adjacent to Montgomery Place be developed for a dog park, if required.*

---

## 2 Parks & Open Spaces

---

### Overview

Montgomery Place has a variety of parks and open spaces within and near to the neighbourhood. Through LAP meetings, local stakeholders communicated the importance of protecting existing park spaces and many of the informal open spaces just outside the neighbourhood as they are regularly used for active and passive recreation.

The Richard St. Barbe Baker Afforestation Area that is south of the CN Intermodal Yards was identified as a valuable natural resource that residents feel is part of the neighbourhood and take pride in, despite it being outside the official neighbourhood boundaries.

It is important to the community that parks and open spaces are protected and improved while potential new sites are investigated.

### Goals

1. That existing park spaces are used to their full potential through active and passive recreational opportunities.
2. Where possible, use vacant lots and empty spaces for the benefit of the neighbourhood.
3. That area parks celebrate the rich history of Montgomery Place.



4. That a long-term plan is developed for the valuable resource of the Richard St. Barbe Baker Afforestation Area.
5. That existing park space be retained for use by all neighbourhood residents.

## Recommendations

- 2.1 IMPROVEMENTS AND SEATING IN MONTGOMERY PARK:** *That the Parks Division consider improvements to Montgomery Park including permanent seating or a cement pad to allow for seating and other design elements in the northwest corner of Montgomery Park. This would involve working with the Montgomery Place Community Association and the Neighbourhood Planning Section to identify historical design elements that could be included in the area.*
- 2.2 INTEGRATE THE IMAGE OF THE POPPY INTO MONTGOMERY PARK:** *That the Parks Division and the Neighbourhood Planning Section work with the Montgomery Place community and Community Association to find ways to include the poppy image through art or design elements in Montgomery Park.*
- 2.3 BOTTLE BASKETS IN AREA PARKS:** *That the Neighbourhood Planning Section investigate with the Parks Division whether it is feasible to add bottle baskets to garbage cans in Montgomery Place parks.*
- 2.4 ADDITIONAL NEIGHBOURHOOD ENTRANCE SIGN:** *That the Recreation and Community Development Division investigate with the Neighbourhood Planning Section whether a new neighbourhood entrance sign celebrating the Montgomery Place neighbourhood's designation as a National Historic Site could be installed near the intersection of 11<sup>th</sup> Street and Dundonald Avenue.*
- 2.5 DEVELOPING A LONG TERM CLASSIFICATION FOR THE RICHARD ST. BARBE BAKER AFFORESTATION AREA:** *That the City of Saskatoon Planning & Development Division develop a new classification to conserve the Richard St. Barbe Baker Afforestation Area and the natural resources within it through the City of Saskatoon's Green Infrastructure Strategy.*

- 2.6 TAKE SHORT TERM STEPS TO PROTECT THE RICHARD ST. BARBE BAKER AFFORESTATION AREA:** *That the Planning & Development Division investigate a short-term measure to add a holding designation or public reserve designation to part or all of the Richard St. Barbe Baker Afforestation Area, to ensure that development cannot be pursued until the Green Infrastructure Strategy determines the future classification of the area.*



---

# 3 Heritage & Culture

---

## Overview

Heritage and culture define our past, present and future. Preserving and commemorating local history and culture helps a community appreciate the contributions of past citizens and important buildings, spaces and events.

Montgomery Place has a unique history, heritage and culture that the LAP Committee wants to promote and share with the community and the rest of Saskatoon.

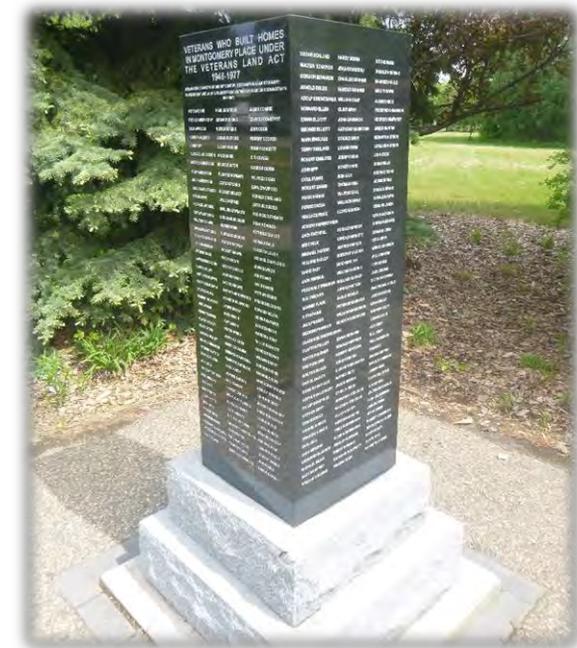
In 2016, the Montgomery Place neighbourhood proudly received designation as a National Historic Site.



Members of the community have already compiled impressive documentation of the neighbourhood's history, so the LAP aims to simply build on those records. Preserving the legacy of the neighbourhood and its original families is extremely important to residents of Montgomery Place.

## Goals

1. Celebrate the unique history and heritage of Montgomery Place
2. Identify opportunities to promote Montgomery Place's designation as a National Historic Site.
3. Showcase the neighbourhood's heritage and culture through plaques, banners, educational elements and events.
4. Preserve the legacy of the neighbourhood and its original families for future generations of Montgomery Place residents.



## Recommendations

- 3.1 ADD VETERANS' MONUMENT TO SASKATOON REGISTER OF HISTORIC PLACES:** *That the Planning & Development Division consider adding the Veterans' Monument to the Saskatoon Register of Historic Places.*
- 3.2 NOMINATION FOR MUNICIPAL HERITAGE AWARD:** *That the Montgomery Place Community Association submit a nomination to the Municipal Heritage Advisory Committee for a Municipal Heritage Award for their commitment to preserving and celebrating the neighbourhood's heritage and culture.*
- 3.3 HERITAGE COMMEMORATION EVENING:** *That the Montgomery Place Community Association in partnership with the Planning & Development Division, Heritage & Design Coordinator plan an event for current and past residents to share memories of the neighbourhood and document tangible and intangible cultural resources, as part of an effort to preserve the legacy of the neighbourhood and its families for future generations of residents.*

- 3.4 SELF-GUIDED HISTORICAL WALKING TOUR:** *That the Montgomery Place Community Association, with mapping assistance provided by the Planning & Development Division, develop a self-guided historical walking tour of the neighbourhood that could be posted on their website.*
- 3.5 BANNERS ON LIGHT POLES:** *That the Neighbourhood Planning Section work with the Montgomery Place Community Association and Montgomery School to create and install banners for the light poles surrounding Montgomery Park.*



---

# 4 Drainage

---

## Overview

Montgomery Place is a unique neighbourhood with features that can be both assets and challenges for residents. While the small town feel with its lack of curbs and sidewalks add to the character of the area, the surface and culvert drainage system also leads to complications. The drainage occurs through ditches on City of Saskatoon property that are maintained by adjacent property owners. Drainage on one site can affect many properties, both upstream and downstream. Flooding may be caused by any number of factors that affect the entire drainage system.

The culverts in the neighbourhood are not consistent. Many are smaller than what is required for proper drainage and some have been compromised by development of driveways and landscaping features. Moving towards a consistent, functioning, and easily understandable drainage system is the goal of both the community of Montgomery Place and the Administration.



## Goals

1. Improve residents' understanding of the drainage system.
2. Improve the City Administration's understanding of the community's drainage system.
3. Improve City of Saskatoon processes to better manage drainage in Montgomery Place.
4. Help residents and property owners take steps to improve drainage infrastructure.
5. Improve monitoring and enforcement of standards for drainage in Montgomery Place.
6. Provide clarity on the public and private roles in maintaining the drainage system.



## Recommendations

- 4.1 CREATE AND DISTRIBUTE INFORMATION FOR THE PUBLIC ON DRAINAGE:** *That the Saskatoon Water Division work with the Neighbourhood Planning Section and the Montgomery Place community to provide information educating residents about what they can do to improve drainage and reduce risk of flooding that could be circulated by the Montgomery Place Community Association on an annual basis each spring. The information should include numbers to call for information and complaints and outline what services are available to assist residents in maintenance.*
- 4.2 CLARIFY HOW TO DEAL WITH SNOW IN DITCHES:** *That the Saskatoon Water Division will work with the Neighbourhood Planning Section and the Montgomery Place Community Association to explain to the public where*

*to store snow on low-density and multi-unit residential lots in Montgomery Place and outline the issues with packed snow in drainage ditches.*

- 4.3 COMMUNITY DITCH CLEAN-UP:** *That the Neighbourhood Planning Section work with the Saskatoon Water Division to investigate if a community-led program to improve maintenance of drainage infrastructure in Montgomery Place through a community culvert and ditch spring cleanup is possible.*
- 4.4 INVENTORY OF DRAINAGE SYSTEM IN MONTGOMERY PLACE:** *That the Saskatoon Water Division complete the inventory and condition assessment of the drainage system and culverts in Montgomery Place and coordinate with the Neighbourhood Planning Section to share the results with the neighbourhood.*
- 4.5 IMPLEMENT NEW PROCESS FOR RIGHT OF WAY COMPLAINTS:** *That the Saskatoon Water Division collaborate with Transportation, Community Standards Division and the City Solicitor's Office to document and implement a new process for right-of-way compliance complaints.*
- 4.6 DISTRIBUTE THE CURB AND SIDEWALK CROSSING INFORMATION PACKAGE:** *That the Construction & Design Division update City publications including: "The Curb and Sidewalk Crossing Information Package," and the "Private Driveway Crossing Guidelines" to include information about drainage, slope, and culvert requirements. Alternatively, that they develop and include in these publications a Montgomery Place specific guide for curb, sidewalk, and driveway crossings.*
- 4.7 DISTRIBUTE STANDARDS WITH BUILDING PERMITS:** *That the Building Standards Division amend their plan approval letter for new construction, additions and detached garages, and attach the "Private Driveway Crossing Guidelines" and the "Standard Ditch Crossing Culvert Requirements" to approved plans in Montgomery Place.*

**4.8 NEW PROCESS FOR RIGHT-OF-WAY CROSSINGS:** *That the Saskatoon Water Division collaborate with other divisions to document and implement a new process for Montgomery Place residents who would like to install a new right-of-way driveway crossing.*

**4.9 FLAGGING SITES IN MONTGOMERY PLACE TO ENSURE DEVELOPMENT IS GETTING PERMITS:** *That the Saskatoon Water Division work with the Transportation Division, Construction & Design Division and Community Standards Division to implement a proactive process to detect new driveway crossings at an early stage, to determine if new driveway construction has a Right-of-Way Crossing Permit, and the application complies with standard ditch crossing requirements. The Neighbourhood Planning Section will investigate if residents can have a role in identifying these new driveway crossings.*

**4.10 REVIEWING 2018 PLANS FOR IMPROVEMENTS:** *That the Saskatoon Water Division meet with affected City divisions and the Neighbourhood Planning Section to determine if the 2018 efforts to address drainage issues in Montgomery Place have been successful or if additional measures should be considered.*

**4.11 COMMUNICATE RESPONSIBILITIES FOR MAINTAINING CULVERTS UNDER PRIVATE DRIVEWAYS TO RESIDENTS:** *That the Saskatoon Water Division work with the Roadways & Operations Division and the Neighbourhood Planning Section to communicate responsibilities and available services for residents maintaining their drainage infrastructure.*



---

# 5 Property Maintenance & Nuisance Abatement

---

## Overview

Saskatoon's bylaws cover zoning, fire prevention, property maintenance, business licensing, sidewalk clearing, noise, drainage, parking, snow clearing, street use and a wide variety of other matters.

Citizens have an important role in bylaw enforcement. Citizens observing and reporting bylaw violations is the primary way issues are brought to the City Administration's attention. During the Local Area Planning process the Montgomery Place neighbourhood advised that property maintenance issues in their community typically relate to outdoor storage in yards and on neighbourhood streets. Some complaints were also made about home-based businesses and yards being used as storage areas. It is important to understand what constitutes a bylaw violation and how to lodge a complaint.



## Goals

1. To reduce the number of common property maintenance and nuisance problems.
2. To clarify what common problems violate bylaws so the public can notify the City of Saskatoon.
3. To clarify how to report zoning or property maintenance complaints so that quick and decisive action can be taken to enforce existing bylaws.

## Recommendation

- 5.1 DISTRIBUTION OF BYLAW ENFORCEMENT INFORMATION:** *That the Neighbourhood Planning Section work with Saskatoon Fire and the Community Standards Division to outline useful information regarding bylaw enforcement of property maintenance and nuisance issues identified by Montgomery Place residents during the creation of the LAP that can be distributed to the neighbourhood through the Montgomery Place Community Association newsletter, such as home based business regulations and tips on identifying bylaw infractions.*



---

# 6 Sound Mitigation

---

## Overview

One of the major concerns raised by community members is the numerous sources of sound in and around the Montgomery Place neighbourhood.

The main Canadian National (CN) railway yards flank the southern boundary of the neighbourhood, while a major grain elevator and busy truck route are on the northern boundary. Circle Drive is to the east, while the new Civic Operations Centre and snow storage site is south of the railyards.



Depending on where you are in the neighbourhood the source generating sound is different, but most residents agree there is some level of sound throughout the area. However, the science of sound is complicated and must be fully understood before considering options to eliminate it.

The City of Saskatoon is currently working with CN Rail on multiple issues that are not covered in this report.

## Goals

1. To monitor the sources of sound in the neighbourhood to determine if future action will be needed.
2. To take steps to mitigate the sources of disruptive noises that we can affect.
3. To inform the neighbourhood, and adjacent businesses that create noise, about how sound works and how sound mitigation approaches may decrease sound.



## Recommendations

- 6.1 INCREASED ENFORCEMENT OF ENGINE RETARDER BRAKE REGULATIONS:** *That Saskatoon Police Services be requested to increase enforcement of regulations related to the use of engine retarder brakes along 11<sup>th</sup> Street West.*
- 6.2 ENVIRONMENTAL NOISE STUDY FINDINGS AND RECOMMENDATIONS:** *That the Neighbourhood Planning Section, in conjunction with the Community Standards Division, advise Viterra and CN of the findings and recommendations of the Environmental Noise Study, and discuss items of concern to the neighbourhood.*
- 6.3 ASSESS TRAFFIC VOLUMES ON CIRCLE DRIVE SOUTH:** *That the Transportation Division assess traffic volumes on Circle Drive South near Montgomery Place in 2023 to determine if there has been an increase that warrants noise mitigation.*
- 6.4 MEET WITH CIVIC OPERATIONS CENTRE:** *That the Neighbourhood Planning Section advise the Civic Operations Centre of the results of the Environmental Noise Study, and advise that a noise impact study would be required and presented to the Montgomery Place community before any potential expansion.*

**6.5 SOUTH-WEST SECTOR PLAN:** *That the Neighbourhood Planning Section inform the Long Range Planning Section of the results of the Environmental Noise Study, and discuss options to mitigate the potential for future noise impacts on Montgomery Place when a Sector Plan is under development for the area.*



---

# 7 Traffic & Transit

---

## Overview

Montgomery Place's roadways and overall traffic circulation are unique due to the narrow streets and avenues with boulevards and lack of sidewalks or curbs in the majority of the neighbourhood. There was no provision for storm sewers in the early development, necessitating the open drainage ditches still in use today. The 1980s subdivisions in the south did include sidewalks and city storm water systems. Like many residential neighbourhoods in Saskatoon, most traffic concerns in Montgomery Place involve pedestrian safety and speeding on local streets. Pedestrian safety is of particular concern due to the lack of sidewalks, deep drainage ditches next to roadways and on-street parking. As part of the Montgomery Place Neighbourhood Traffic Management Plan, the speed limit was reduced to 40 km/h from the typical 50 km/h found in other residential neighbourhoods.

Public transit is a valuable civic service that many citizens rely upon. Not only is transit an affordable transportation option, it promotes sustainability by reducing dependence on automobiles. Montgomery Place roadway designs and generally low population density make it challenging to provide accessible and efficient local transit service for the entire neighbourhood.



## Goals

1. Increase pedestrian safety.
2. Discourage speeding on local streets.
3. Consider opportunities to provide improved transit service for the multi-unit apartment buildings on 11th Street.



## Recommendations

**7.1 SHELTER WITH BENCH FOR BUS STOP #5565 ON LANCASTER BOULEVARD NEAR 11<sup>TH</sup> STREET:** *That Saskatoon Transit consider the feasibility of installing a shelter with bench at Bus Stop #5565, located near the intersection of Lancaster Boulevard and 11<sup>th</sup> Street, adjacent to the multi-unit apartment buildings.*

**7.2 ADDITIONAL BUS STOPS ON 11<sup>TH</sup> STREET BYPASS NEAR LANCASTER BOULEVARD:** *That Saskatoon Transit and the Transportation Division consider the feasibility of providing bus stops with shelters and benches for eastbound and westbound routes on the 11<sup>th</sup> Street Bypass, near Lancaster Boulevard, which may require a bus lay-by or bulbing and installation of a pedestrian crossing.*



**7.3 PROMOTE REPORTING SPECIFIC SPEEDING CONCERNS TO SASKATOON POLICE SERVICE TRAFFIC UNIT:** *That the Montgomery Place Community Association use their newsletter to encourage citizens to report speeding concerns to the Saskatoon Police Service Traffic Unit, including advice to residents on the detailed information that is most helpful to result in effective traffic enforcement.*



---

# 8 Neighbourhood Safety

---

## Overview

A positive perception of safety within a community allows citizens to live, work, shop and play, free of the fear of becoming a victim of crime. This section includes statistics and reported crime data, perceptions held by neighbourhood residents and businesses, and safety audits conducted by the community. The results have been used to create LAP recommendations to address crime and the safety concerns of the community.

The Safety Section of the LAP provides insight into the perception of safety of residents and businesses through a review and analysis of safety mapping and surveys; current crime data and historical trends through the crime activity profile; and an action plan developed by the community to identify safety concerns and conduct additional research and audits. Lastly, the section includes a list of recommendations for both City of Saskatoon departments and the Montgomery Place community to implement in order to increase safety and the perception of safety in the neighbourhoods.



## Goals

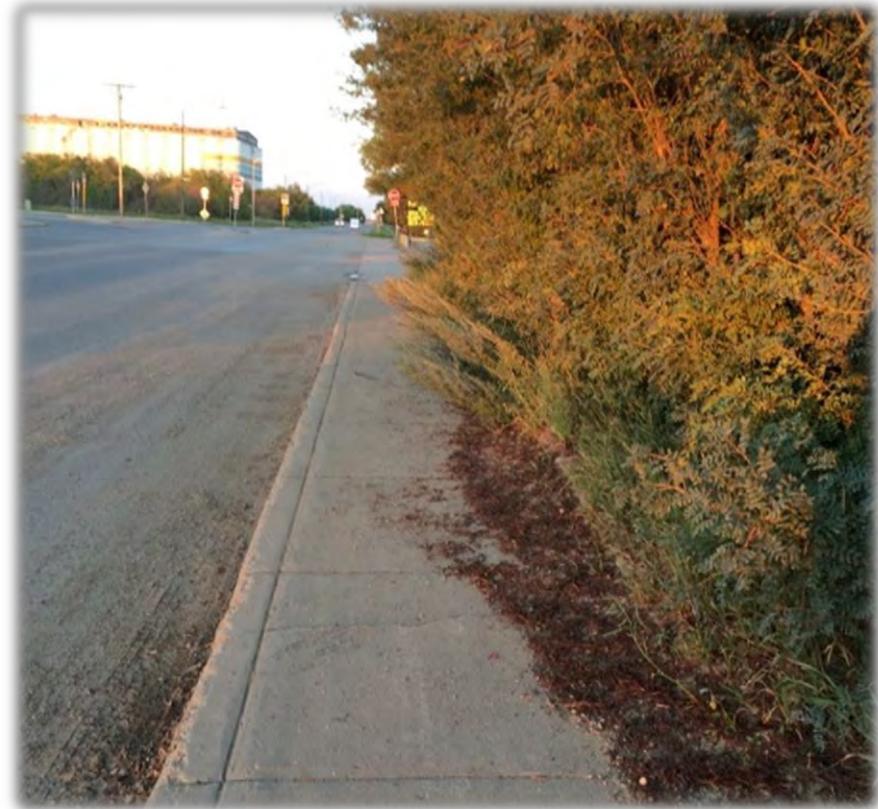
1. Improve safety in parks during the day and at night.
2. Increase the perception of safety of the commercial area and mobile home park between McNaughton and Elevator Road on 11th Street West.
3. Address theft from vehicles and from garages/sheds.
4. Develop a strategy for reporting and removing graffiti vandalism.



## Recommendations

- 8.1 **TREE TRIMMING – GOUGEON PARK:** *That the Neighbourhood Planning Section work with the Parks Division to identify inadequate sight lines in Gougeon Park and trim the bushes and trees if needed.*
- 8.2 **VEHICULAR TRAFFIC – LT. COL. D. WALKER PARK:** *That the Neighbourhood Planning Section, in consultation with the Parks Division, review the issue of driving in Lt. Col. D. Walker Park, or parking on the grass, and potential solutions.*
- 8.3 **BACK LANE MAINTENANCE – LT. COL. D. WALKER PARK:** *That the Neighbourhood Planning Section, in consultation with the Community Standards Division, review the state of the back lane adjacent to Lt. Col. D. Walker Park.*
- 8.4 **TREE TRIMMING – LT. GENERAL GG SIMONDS PARK:** *That the Neighbourhood Planning Section work with the Parks Division to identify inadequate sight lines in Lt. General GG Simonds Park and trim the bushes and/or trees if needed.*

**8.5 STREET LIGHT TREE TRIMMING – ELEVATOR ROAD & MCNAUGHTON ROAD BETWEEN 11<sup>TH</sup> STREET WEST AND ARNHEM STREET:** *That the Neighbourhood Planning Section work with Saskatoon Light & Power to ensure optimum light levels in the area of Elevator Road and McNaughton Road between 11<sup>th</sup> Street West and Arnhem Street, with good clearance around street lights and trim as necessary.*



**8.6 MCNAUGHTON BACK LANE VEGETATION MAINTENANCE:** *That the Neighbourhood Planning Section work with the Transportation & Utilities Department and the Community Standards Division to complete a one-time alley cleanup of overgrown vegetation between the 1100 and 1200 blocks of McNaughton Avenue and Elevator Road.*

**8.7 MOBILE HOME PARK:** *That the Neighbourhood Planning Section contact the owner of the Mobile Home Park, located in Montgomery Place, to supply information and identify issues that will help improve the image and maintenance of the area.*

**8.8 SAFER COMMUNITIES AND NEIGHBOURHOODS (SCAN) INFORMATION:** *That the Neighbourhood Planning Section work with the Montgomery Place Community Association to ensure information on SCAN is distributed to*

*residents and contact information supplied so the Community Association can organize a presentation by SCAN, if warranted.*

**8.9 CN CURLING CLUB SITE:** *That the Neighbourhood Planning Section arrange a meeting with the Montgomery Place Community Association and the CN Curling Club to identify and address issues that affect the surrounding neighbourhood and potentially a mutually agreed upon “Good Neighbour Agreement” type of agreement.*

**8.10 NEIGHBOURHOOD SAFETY INFORMATION:** *That the Neighbourhood Planning Section work with the Montgomery Place Community Association to deliver a Neighbourhood Safety package to all residents.*

**8.11 DUNDONALD AVENUE GATE AT MOUNTBATTEN STREET:** *That the Neighbourhood Planning Section work with the Transportation Division to temporarily close Dundonald Avenue at Mountbatten Street using a gate or other materials. Fencing may be required on the adjacent undeveloped lots to prevent circumventing the gate.*

**8.12 DUNDONALD AVENUE MONITORING:** *That the Neighbourhood Planning Section recommend to the Montgomery Place Community Association that they continue to work with the local Saskatoon Police Service (SPS) Community Liaison Officer to ensure the Dundonald Avenue area does not become a safety issue in the future and for SPS to notify CN of any relevant safety issues.*

**8.13 GRAFFITI VANDALISM INFORMATION:** *That the Neighbourhood Planning Section work with the Montgomery Place Community Association to organize a graffiti vandalism presentation for the community.*



---

# Implementation & Priorities

---

## Implementation

Local Area Plan (LAP) reports are long-term plans that take many years to be fully implemented. An LAP sets out a vision and goals to guide growth and development of a neighbourhood. It also specifies recommendations intended to address a particular issue and improve the neighbourhood. Some recommendations may be implemented in the short term, while others may take a longer period of time.

The City of Saskatoon Planning & Development Division has been creating and implementing LAPs, with City Council endorsing the plans since the late 1990s. Great strides have been made to improve these neighbourhoods by allocating resources to implement the recommendations with collaboration of City administration, the LAP communities, government and non-government programs and service providers.

Each year, budgets from many City of Saskatoon departments are used to support capital investments needed to implement the recommendations of an LAP. City Council has been very supportive of the Local Area Planning Program and continues to approve significant amounts of capital funds to implement needed improvements in the LAP neighbourhoods.

Local Area Planners are the liaisons between the community and City administration, and they ensure the priorities laid out in each LAP are reflected in project funding. The interdepartmental cooperation begins in the early stages of the LAP process when key City administrators provide insight and expertise by engaging in discussion with the LAP Committee on identified issues. These same key City administrators are often involved in approving commitments to implement recommendations from the LAP.

It is a goal of the Local Area Planning Program to provide annual implementation status updates to the LAP neighbourhoods and to City Council. Additional public meetings may also be needed to keep the community abreast of implementation activities or to gather input on implementation activities. Articles about Local Area Planning activities may also be published

in Community Association newsletters. The Local Area Planning website at [www.saskatoon.ca/lap](http://www.saskatoon.ca/lap) posts Implementation Status Reports, which are updated annually.

Continued community involvement in the implementation of LAPs is essential to success, and it is important to extend a central role to local residents, Community Associations, LAP Committees and other stakeholders. Community Associations and LAP Committees have an important role in providing local perspective, advice and guidance on how the recommendations are carried out. They also play a role in ensuring that development proposals in their neighbourhoods are consistent with the goals of the LAP.

### Priorities

At the Montgomery Place LAP Open House held June 19, 2018, attendees reviewed the draft report and identified top priorities. This does not necessarily mean these recommendations will be implemented immediately or first due to other factors that may affect timing, but it is a chance for the community to identify the recommendations that are believed to have the greatest potential for positive impact.

The following recommendations were identified as top priorities:

- 1.1 CHANGING NEIGHBOURHOOD BOUNDARY TO RESEMBLE HISTORIC LIMITS**
- 2.1 IMPROVEMENTS AND SEATING IN MONTGOMERY PARK**
- 3.1 ADD VETERANS' MONUMENT TO SASKATOON REGISTER OF HISTORIC PLACES**
- 3.2 NOMINATION FOR MUNICIPAL HERITAGE AWARD**
- 3.3 HERITAGE COMMEMORATION EVENING**
- 5.1 DISTRIBUTION OF BYLAW ENFORCEMENT INFORMATION**

The Neighbourhood Safety recommendations were prioritized separately because the Neighbourhood Planning Section has a Neighbourhood Safety Implementation Planner tasked with managing the implementation of safety recommendations from LAPs and related reports.

The following table shows the prioritization of Neighbourhood Safety recommendations (with 1 being highest priority):

Recommendation	Priority
8.1 – TREE TRIMMING – GOUGEON PARK	5
8.2 – VEHICULAR TRAFFIC – LT. COL. D. WALKER PARK	2
8.3 – BACK LANE MAINTENANCE – LT. COL. D. WALKER PARK	5
8.4 – TREE TRIMMING – LT. GENERAL GG SIMONDS PARK	5
8.5 – STREET LIGHT TREE TRIMMING – ELEVATOR ROAD & MCNAUGHTON ROAD BETWEEN 11TH STREET WEST AND ARNHEM STREET	4
8.6 – MCNAUGHTON BACK LANE VEGETATION MAINTENANCE	4
8.7 – MOBILE HOME PARK	1
8.8 – SAFER COMMUNITIES AND NEIGHBOURHOODS (SCAN) INFORMATION	4
8.9 – CN CURLING CLUB SITE	3
8.10 – NEIGHBOURHOOD SAFETY INFORMATION	3
8.11 – DUNDONALD AVENUE GATE AT MOUNTBATTEN STREET	2
8.12 – DUNDONALD AVENUE MONITORING	3
8.13 – GRAFFITI VANDALISM INFORMATION	4