

UPDATE

**MEEWASIN VALLEY AUTHORITY**

**WEST BANK SOUTH DEVELOPMENT PLAN**

UMA

FEBRUARY 5, 1991

## **1.0 INTRODUCTION**

### **1.1 PURPOSE AND SCOPE OF THE WEST BANK SOUTH DEVELOPMENT PLAN**

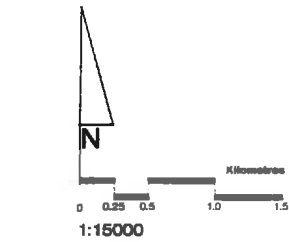
This document has been prepared as part of the Development Plan for the Meewasin Valley Authority (MVA). As defined under the Meewasin Valley Authority Act, a development plan may contain development and conservation objectives, policy statements, land use development guidelines and designs for particular areas and a capital works forecast.

This portion of the Development Plan contains specific development guidelines and policies which are stated with regard to the following items mentioned within the Act:

- the development and use of land under the Authority's jurisdiction;
- the conservation and improvement of the physical environment;
- the development of transportation and electrical systems;
- the management and preservation of historical resources, forested areas, natural and wildlife areas; and
- the relationships between the Meewasin Valley and adjacent development.

### **1.2 STUDY AREA**

The West Bank South area comprises 295 hectares (730 acres) of land along the South Saskatchewan River within the City of Saskatoon. All lands fall within the MVA's Conservation Zone. The West Bank South area is shown on Figure 1.



Township 17  
Township 18

34

37

22

RICHARD ST. BARBE  
BAKER PARK

16

14

13

0

11

12

7

8

9

WEST BANK SOUTH PLAN

PRIMARY STUDY AREA



Meowasin

1

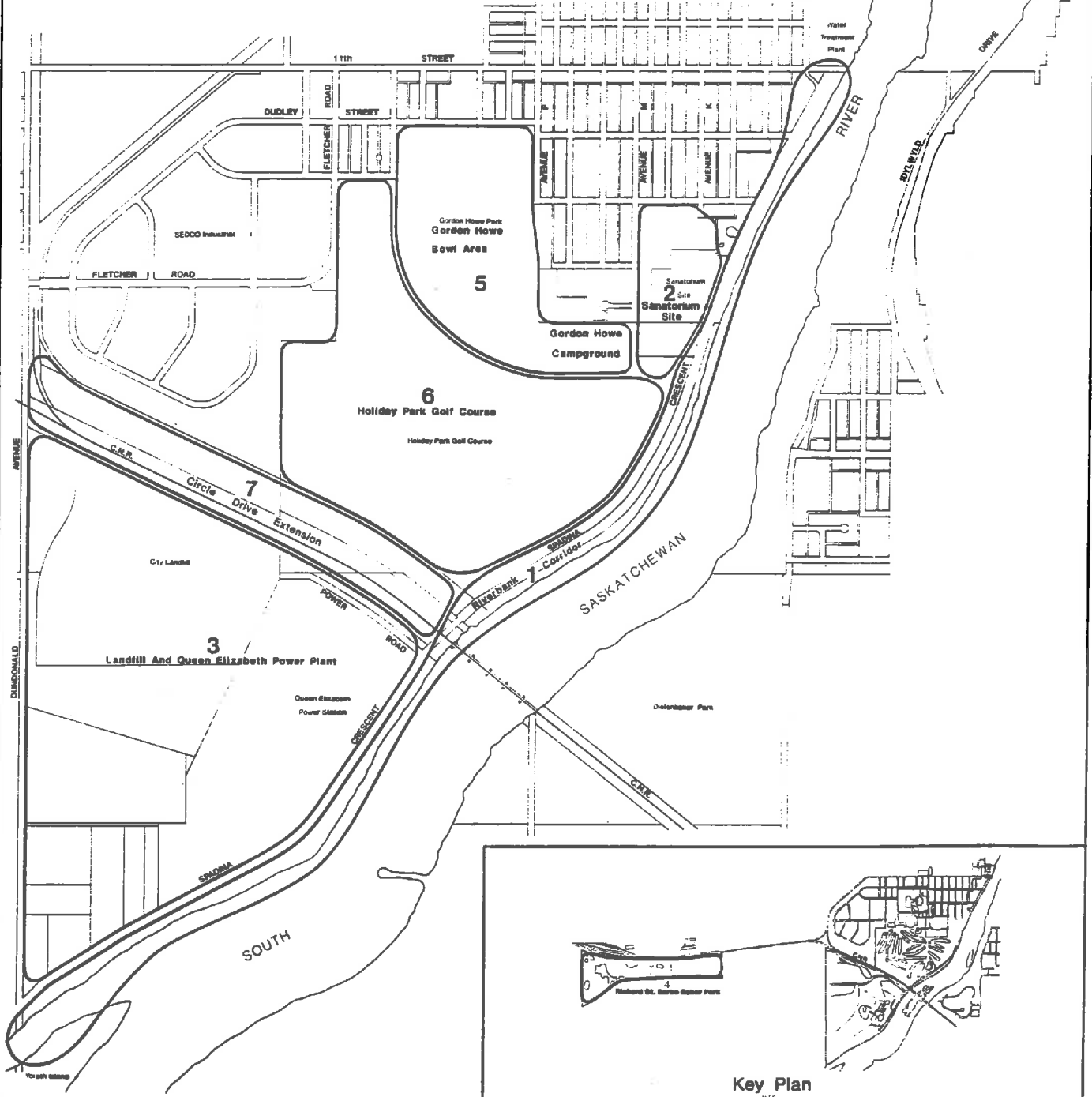
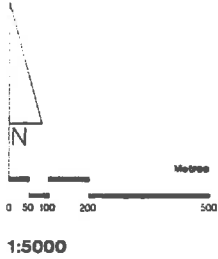
### **1.3 THE DEVELOPMENT PLAN DOCUMENTS**

The Development Plan comprises two documents. The first is entitled "West Bank South Study: Strategic Concept Development Plan". It contains background information on the area, identifies the area's constraints and opportunities and establishes themes and concepts which illustrate fundamental development principles. It also contains an Illustrative Concept which depicts one way in which these principles may be applied. The intent of this concept is to illustrate the opportunities of the site and to create a vision for the future of the West Bank South area.

Because of the illustrative and visionary nature of the concept, there is considerable flexibility in its implementation. The purpose of this second document, the West Bank South Development Plan, is to express the fundamental principles and guidelines which are to be applied in evaluating development proposals for the West Bank South area. It is intended to establish the type and range of acceptable land uses within the West Bank South area and the criteria under which improvements may take place. Finally, the Development Plan establishes in a general way those projects which the Authority would like to carry out within short, medium and long range planning periods.

### **1.4 DEVELOPMENT UNITS**

The West Bank South area is divided into seven development units for purposes of planning and policy formulation. These units have been defined on the basis of landform, development history and likelihood of change. The Canadian National Railway line divides the area into virtually two halves and influences the definition of development units. The Riverbank Corridor is a major focus of the plan and constitutes a linear unit. The Richard St. Barbe Baker afforestation area is readily defined by its physical separation from the rest of the West Bank South area. Other development units are defined by their current or past use: the Sanatorium site, the Gordon Howe Bowl Area and the Holiday Park Golf Course. The final development unit is a corridor reserved for a future roadway, the Circle Park Extension. The Development Units are shown on Figure 2.



# WEST BANK SOUTH PLAN

## DEVELOPMENT UNITS



## **2.0 GOALS AND OBJECTIVES**

### **2.1 MEEWASIN VALLEY AUTHORITY GOALS**

The MVA functions as a resource conservation agency, a valley improvement agency and a public education agency. These functions are reflected in the MVA's goals which are to

- protect the natural and heritage resources of the Meewasin Valley;
- develop and encourage projects which enhance the natural and heritage resources and add to the quality of life in the Saskatoon area; and
- increase awareness and understanding of the natural and heritage resources of the Meewasin Valley.

### **2.2 OBJECTIVES FOR THE WEST BANK SOUTH AREA**

In applying MVA goals to the West Bank South area, a number of themes and concepts were developed. These support six objectives for the appropriate land use and development of West Bank South. Briefly stated these objectives are:

1. to reclaim and restore disturbed industrial and derelict landscapes through afforestation;
2. to transform vehicle routes into parkways, eliminate heavy traffic, and emphasize driving for pleasure and for access to the riverbank;
3. to integrate all internal parts of the West Bank South area and to create links with the countryside, the Downtown, backshore areas and the East Bank;
4. to enhance access to the river and riverbank;
5. to retain and enhance the open space character of the West Bank South area in a sustainable fashion; and
6. to ensure appropriate development of interpretation opportunities.

### **3.0 DEVELOPMENT GUIDELINES**

#### **3.1 THE RIVERBANK CORRIDOR (UNIT ONE)**

##### **A. INTRODUCTION**

The vision for the future of the Riverbank Corridor for West Bank South is based on four fundamental objectives:

- to conserve and maintain existing vegetation communities in a state of diversity and vitality;
- to eliminate and avoid inappropriate land use and/or development;
- to facilitate the movement of people along the riverbank for enjoyment and recreation; and
- to undertake re-vegetation and afforestation wherever appropriate along the riverbank.

##### **B. DEVELOPMENT GUIDELINES**

###### Land Use

1. Land uses within the Riverbank Corridor which have environmental or visual effects that, in the opinion of the Board, are inappropriate for a river edge location will not be permitted.
2. Further transmission line development within the Riverbank Corridor is inappropriate due to its negative visual effects, threat to the integrity of the natural ecosystems and space limitations.

### Landfill Traffic

3. The MVA will encourage the City to eliminate landfill traffic along Spadina Crescent. This can be accomplished by closing the east landfill entrance on Spadina Crescent and establishing the northwest entrance on Dundonald Avenue as the main entry point to the landfill site.

### Parkway

4. The opportunity to re-develop Spadina Crescent as the Spadina Parkway should be incorporated into any improvement or upgrading of that roadway. This is a major opportunity for a riverbank drive, an opportunity for pleasure driving for residents and visitors alike. For maximum effectiveness, Spadina Parkway can be extended out into the R.M of Corman Park to strengthen the link between city and countryside. To the north, the parkway concept can be continued so that Spadina Parkway becomes a scenic drive along the entire west bank of the Saskatchewan River within Saskatoon.
5. The underlying principles of the parkway concept are:
  - subordination of automobile within the landscape;
  - roadway parameters modified to encourage reduced speeds;
  - provision for frequent places to stop and explore the riverbank;
  - attention to the management of visual resources to ensure a rhythm and succession of views from the road; and
  - integration with pedestrian and bicycle trails.
6. To further emphasize the parkway concept, the entry to the West Bank South area should be marked with a strong feature.



7. An alternative to the Spadina Parkway route would be to develop a more circuitous route by realigning the Parkway to the west between the residential neighbourhood and the city-wide open space, around the Holiday Park Golf Course and back to the river parallel to the Circle Drive extension right-of-way.

#### River Access

8. River Corridor nodes will be created to provide access to the river, views of the river valley and to facilitate the development of a water trail. Locations for River Corridor nodes may include those identified within the Illustrative Concept, namely the

- River Terrace;
- Grand Trunk Terrace; and
- Queen Elizabeth Park day use site.

#### Trail Links

9. The MVA trail system will be extended along the Riverbank Corridor to provide access to river edge. The first phase of trail extension will be to the Sanatorium site. The second phase will be from the Sanatorium site to the Canadian National Railway (CNR) Bridge. However, this second phase should only be undertaken in connection with the creation of a trail link to the East Bank. Otherwise, the southward extension of the trail would likely create increased pedestrian use of the CNR bridge and thus lead to safety problems associated with use of the CNR Bridge.

10. A pedestrian link between the West and East Bank in the vicinity of the CNR Bridge is an integral part of the overall Meewasin Valley Trail System Plan. Preliminary work suggests that it is feasible to construct a walkway within the structure of the bridge and this opportunity should be explored fully before the second phase of the MVA trail extension is constructed. If this option proves not to be feasible or desirable, the option of incorporating the trail link into the proposed Circle Drive Bridge crossing should be explored.
11. Trail linkages should be created between the Riverbank Corridor and specific backshore areas, specifically the following:
  - Holiday Park neighbourhood;
  - Gordon Howe Park;
  - Montgomery Place via the Circle Drive Corridor;
  - Richard St. Barbe Baker afforestation area; and
  - redeveloped landfill site.

Opportunities for creating other backshore linkages should be explored and implemented where appropriate.

## C. IMPLEMENTATION

### 1. Staging

An implementation schedule according to three phases is suggested. The phases are: Phase One (0-5 years), Phase Two (5-15 years) and Phase Three (15-50 years). The suggested development staging is as follows:

#### a) Meewasin Trail: River Edge Corridor

- |                                      |             |
|--------------------------------------|-------------|
| • Eleventh Street to Sanatorium site | Phase One   |
| • Sanatorium site to CNR Bridge      | Phase Two   |
| • CNR Bridge to southwest limit      | Phase Three |

#### b) Meewasin Trail: Backshore Links

- |  |             |
|--|-------------|
| • River edge to neighbourhood                                    | Phase One   |
| • River edge to Gordon Howe Park<br>through relocated campground | Phase Two   |
| • River edge to Dundonald Ave.                                   | Phase Two   |
| • Dundonald Ave. to Afforestation Area                           | Phase Three |
| • River edge to Landfill site                                    | Phase Two   |

#### c) CNR Bridge Crossing

Phase Two

#### d) Parkway

Phases Two and Three

## 2. Costs

Cost estimates for riverbank trails and backshore trail links are found within the Meewasin Valley Trail System Plan.

The cost of a pedestrian walkway as part of the CNR Bridge is estimated at \$1.2 - 1.5 million.

The cost of redeveloping Spadina Crescent as a parkway suitable for automobile traffic only is estimated at \$1.1 million. This assumes a 7.5 metre driving surface with curb and gutter. The cost includes an allocation for grading, topsoil fill and seeding of a maximum five metre edge on each side. The costs could be substantially reduced with a recapping of the existing surface. However, further investigation of the existing surface should be undertaken to determine the feasibility of this approach.

## 3. Responsibilities

It is anticipated that the MVA, by virtue of its mandate for the conservation and improvement of the riverbank, will be the lead agency in implementing the trail system. The responsibility for maintenance of the system would be assumed by the City of Saskatoon in accordance with the standard agreement between the Authority and the City.

An agreement regarding matters of access and liability should be negotiated between the Authority and the Canadian National Railway Company as part of the feasibility and pre-design phase of development.

The responsibility for the redevelopment of Spadina Crescent as the Spadina Parkway is to be negotiated between the Authority and the City of Saskatoon.

### **3.2 THE SANATORIUM SITE (UNIT TWO)**

#### **A. INTRODUCTION**

The concept for the Sanatorium site is based on the principle that it will retain its open space character with special attention given to the preservation of significant natural areas. Other land uses or forms of development may be incorporated into the site if they are compatible with its open space character, complement its riverside location and are sympathetic to and harmonious with the surrounding neighbourhood.

A conceptual site plan is included in the West Bank South Study to illustrate development options which result from the application of basic development principles. There are many other variations on this plan which could have equal validity.

The following principles are fundamental to the overall development of the site. These principles are intended as guidelines for development proposals which may arise.

#### **B. DEVELOPMENT GUIDELINES**

##### Land Use

1. The Sanatorium site should retain its open space character with special attention given to the preservation of significant natural areas. Other land uses may be incorporated into the site if they are compatible with its open space character and if they complement its riverside location.
2. Future land uses should complement the surrounding neighbourhood and be acceptable to the residents. Neighbourhood residents have expressed a strong preference for housing or health care units which would meet the needs of the neighbourhood's aging population.

3. The following land uses are identified as being potentially compatible with the objectives for site redevelopment: natural areas, parks, playgrounds, medium density housing, special care homes, community centre, interpretive centres and ancillary uses.

A neighbourhood park within the site is an appropriate land use. It should be located to provide maximum convenience to the neighbourhood.

#### Protection of Natural Areas

4. Natural areas should be preserved and protected from development. Development applications should contain proposals for the management of the vegetation resources of the area to ensure the ongoing health and stability of these natural areas.

Specific attention should be given to the following areas:

- the aspen grove at the south end of the property;
  - the woodland containing a mixture of native and introduced species to the east and south of the Bowerman House; and
  - the wooded ravine to the north of the Bowerman House.
5. The planted trees and shrubs define the character of the Sanatorium site and are the major visual landscape feature commemorating the Sanatorium. They constitute a valuable visual and heritage resource. Therefore, existing planted trees and shrubs should be preserved and integrated into site development to the fullest extent possible.

6. An assessment of the health and vitality of all existing mature trees and shrubs should be undertaken before any site re-development proceeds, to determine the feasibility of preservation.

#### Bowerman House

7. The Bowerman House shall remain in its present location and may be used for a variety of purposes. These may include private residence, interpretive facility, community or professional offices or other uses. The end use of the building should be compatible with its heritage designation. The opportunity to re-create the gardens or play structures of the Bowerman House site should be explored and implemented to the extent feasible.

#### Linkages

8. Site planning for the future redevelopment of the Sanatorium area should ensure that the relationship between the site and the South Saskatchewan River will be strengthened.
9. A strong trail link should be created between the river edge, the site, the surrounding Holiday Park neighbourhood and Gordon Howe Park.

#### Site Integration

10. Site planning for the redevelopment of the Sanatorium site should aim to create integration of all uses within a coherent pattern and avoid the "parcelization" of land uses.

### Building Guidelines

11. The scale of buildings and structures associated with any new land use should be compatible with the setting and should not exceed the scale of the Sanatorium and ancillary buildings in terms of total site coverage. More specifically, the "footprint" of any new buildings should not exceed five per cent of the total area of the Sanatorium site excluding the aspen grove at the south end of the site.

The architectural form of new buildings should, as much as possible, reflect elements of the form and materials of the Sanatorium building.

The MVA height guideline for buildings should apply to the entire site.

12. Site planning for any new buildings within the Sanatorium site should ensure that the maximum amount of space possible is retained for public use.

### Archaeological Resources

13. An archaeological survey should be undertaken as soon as possible to determine the potential of the site and to undertake whatever mitigating measures are necessary.

### Heritage Resources

14. A suitable way of commemorating the Sanatorium building should be found. This could involve placing a cairn or gateway at the former entry area of the building or planting trees, shrubs or flower beds to outline the "footprint" of the building. There should be some interpretive display of the former building and site located within any new buildings incorporated into the site.

If at all possible, the crescent and forecourt in front of the former Sanatorium building should be incorporated into future site plans.



The opportunity for creating a strong landscape feature within the crescent to act as the focus for the overall site should be explored and implemented if appropriate. This focal point could be a plaza, play area, fountain, amphitheatre or other feature. From this central point the walkway system could radiate to the neighbourhood, the neighbourhood park, the aspen grove and the river.

#### Boundary Adjustments

15. The property boundary which delineates the Sanatorium site at its southern end should be redefined to more accurately reflect the boundaries of topographical and vegetational units. The property boundary should be moved further south to include the entire area of aspen grove.

#### Zoning

16. In order to provide an appropriate context for municipal development control, the entire site should be re-designated as a "DC" Direct Control District under the City's Zoning Bylaw. The Direct Control District should incorporate the development guidelines pertaining to the Sanatorium Site contained within this Development Plan.

## C. IMPLEMENTATION

### 1. Staging

- |    |   |                                  |
|----|---|----------------------------------|
| a) | Archaeological Survey   | Phase One, Immediate Priority    |
| b) | Rezoning  | Phase One, Immediate Priority    |
| b) | Program Development for Neighbourhood and City Parks, Site Plan for overall development | Phase One, Following Rezoning    |
| c) | Neighbourhood Park/City Park  | As per City plans and priorities |

### 2. Costs

Cost estimates for backshore linkages are contained within the Meewasin Valley Trail System Plan. Costs estimates for the neighbourhood and city wide open space await further program definition by the City and the Authority.

### 3. Responsibilities

The major responsibility of the Authority is in the area of Development Review and, possibly, in sharing the development costs of the trails portions of backshore linkages. The impetus for redevelopment of the site will rest with the land owner, currently the Saskatchewan Property Management Corporation.

The creation of an appropriate "Direct Control" zoning designation for the site will be the responsibility of the City in collaboration with the Authority.

### **3.3 QUEEN ELIZABETH POWER PLANT/LANDFILL (UNIT THREE)**

#### **A. INTRODUCTION**

The area includes a mixture of industrial, derelict and agricultural land uses. Many opportunities exist for the redevelopment of the site. The overall objectives for this area are to

- retain and enhance its open space character;
- reclaim derelict lands through afforestation;
- increase opportunities for enjoyment of the area; and
- transform industrial uses into more appropriate uses.

The West Bank South Study contains a vision for the future of the area through the creation of "Queen Elizabeth Park". In this concept the power plant is transformed into a science centre and the landfill site is reclaimed for recreational and interpretive purposes. This concept is within the spirit of the above objectives and was prepared to illustrate one way of developing the site's opportunities. However, there may be other approaches to site development which may be as or more appropriate.

At present there is some uncertainty in two areas, timing and constraints. First, the lifespan of the landfill site is a function of the availability of alternate disposal sites and the effect of recycling and conservation approaches in diminishing the volume of solid waste generated. Decommissioning could occur as soon as five years or as long as fifteen years. Similarly, the functional and structural lifespan of the Queen Elizabeth Power Plant is very difficult to estimate at present. There is no reason to believe it would become redundant in the short or medium term planning periods, that is within the next fifteen years. Consequently, suggestions for adaptive re-use of the power plant have been made only to illustrate the opportunity which would arise if it were to be available and suitable for re-use.

A second area of uncertainty has to do with the extent of environmental constraints posed by the landfill site. The generation of methane gas from decomposing landfill matter, the extent of contamination of groundwater by fill material and the stability of soils all affect the viability of the Illustrative Concept presented in the West Bank South Study. Alternate development scenarios may be found to be more suitable as more information on the effect of environmental constraints is available.

Regardless of the resolution of these areas of uncertainty, there are certain fundamental development principles which are appropriate to guide decisions regarding land use in this development unit.

## **B. DEVELOPMENT GUIDELINES**

### **Land Use**

1. The open space character of this development unit should be retained and enhanced.
2. No expansion of the existing industrial land uses should be permitted beyond their current site boundaries.

### **Landfill Redevelopment**

3. The landfill site represents the earliest opportunity for significant restoration of a disturbed landscape. The landfill should be reclaimed as a revegetated hill providing opportunities for outdoor recreation, interpretation, education and the creation of wildlife habitat. The theme of afforestation is ideally suited to the restoration of the site, recognizing the constraints imposed by site settling and methane gas generation, and the costs and technical challenges of achieving revegetation on a landfill site.

4. If technically and economically feasible, revegetation of those portions of the landfill site which have already been stabilized should proceed as soon as possible.
5. Because the landfill is actively being developed, there is still an opportunity to influence its final form and elevation. Therefore, an end use plan to define the final configuration, the appropriate land uses and facilities, and the nature and staging of revegetation should be prepared as soon as possible.
6. The landfill in its final form should be shaped in such a way as to best achieve the following redevelopment objectives:
  - to maximize views of the surrounding river valley from the summit and the slopes;
  - to provide an interesting form as seen from any vantage point;
  - to create maximum enjoyment of a variety of outdoor recreational activities including hiking, cross-country skiing, bicycling and nature appreciation;
  - to ensure the success and survival of appropriate plant species with minimal management and maintenance inputs; and
  - to create habitats for a variety of animal, bird and other wildlife species.

Careful attention should be given to the effects of slopes, aspect and exposure on both the ecological sustainability of the reclaimed natural environment and the comfort and enjoyment of human users.

7. Further geotechnical work is required to determine the nature and extent to which the shallow aquifer in the area has been affected by leachate from the landfill.

8. The creation of methane gas within the landfill represents both a constraint requiring mitigation and opportunity to harness it as an energy source. The MVA will encourage the City to explore this opportunity to its fullest extent and implement an energy production project if it proves to be feasible.
9. While the creation of a water feature as shown in the West Bank South Study may be appropriate, constraints posed by water quality and by fluctuating water level may require an alternative. For example, extensive plantings of shrubs, trees, wildflowers and grasses could be undertaken instead as an application of the afforestation concept.

#### Afforestation

10. The entire development unit provides a significant opportunity to apply the concept of afforestation to
  - integrate visually and functionally the diverse land uses of the area;
  - soften and buffer the outlines of permanent industrial structures and buildings
  - create wildlife habitat; and
  - complement and enhance the riverbank setting.
11. A less formal approach to afforestation than that shown in the Illustrative Concept may also be appropriate. More extensive planted areas using species which reflect the objectives of conservation of materials and financial resources may reflect the concept of sustainable development more accurately.

12. To the extent possible, species selection and planting patterns should emphasize the use of plant species that are indigenous to the prairie/parkland ecotone and that are suitable to the soil, drainage and topographic characteristics of the site. Non-indigenous species may be used where required to achieve initial cover, to harmonize with existing non-indigenous plantings and to create desired visual effects including colour, texture and seasonal variation. As much as possible, the natural successional processes of nature should be simulated.

#### Power Plant

13. If the Queen Elizabeth Power Plant does become available for adaptive re-use, the end use should reflect the plant's river edge location and the objectives of conservation, interpretation and development.

Several re-use opportunities identified within the West Bank South Study included a science centre, aquarium, restaurant, energy interpretive centre and recycling centre. However, other potential uses may arise as time passes. These should be evaluated as to appropriateness and fit according to the considerations mentioned above and the objectives of the MVA.

#### Yorath Island

14. A bridge link to Yorath Island should not be created until safety factors and the appropriate use of the island have been fully considered. Until that time Yorath Island should be left in a natural state with water access only. Development should be limited to a nature trail loop and its current recreational functions.

## Campground

15. The rural, riverbank setting is appropriate to the campground shown within the Illustrative Concept. However, there may be other locations within the City which are as or more suitable for the city campground.

### C. IMPLEMENTATION

#### 1. Staging

- |    |                                |             |
|----|--------------------------------|-------------|
| a) | Landfill End Use Plan          | Phase One   |
| b) | Associated Geotechnical Work   | Phase One   |
| c) | Initial Revegetation           | Phase One   |
| d) | Shaping of Landform            | Phase One   |
| e) | Landfill Redevelopment         | Phase Two   |
| f) | Power Plant Site Redevelopment | Phase Three |

#### 2. Costs

Further definition of development projects is needed to generate meaningful cost estimates.

#### 3. Responsibilities

The Authority has a major responsibility for Development Review. While the operation of the landfill site is the responsibility of the City of Saskatoon, there may be an opportunity for productive collaboration between the City and the Authority in initiating action on revegetation and the creation of an end use plan.



### **3.4 RICHARD ST. BARBE BAKER AFFORESTATION AREA (UNIT FOUR)**

#### **A. INTRODUCTION**

This area, located several kilometres west of the South Saskatchewan River, demonstrates the opportunities and constraints of afforestation projects within the semiarid prairie environment. It is named after Richard St. Barbe Baker, an internationally known pioneer in the areas of conservation and afforestation, who is also known as the "Man of the Trees".

The objectives for this afforestation area are to

- increase the ecological diversity of the area;
- maintain the area for educational and extensive recreational use;
- link the area with the Meewasin Valley Trails system; and
- create a greater awareness of the legacy of Richard St. Barbe Baker.

#### **B. DEVELOPMENT GUIDELINES**

##### **Land Use**

1. The Richard St. Barbe Baker afforestation area should remain in its current land use as an example of afforestation efforts in a prairie environment. In addition it will continue to provide mature plant material for nursery stock, provided that this is done on a sustainable basis.

2. A modest increase in activities which are complementary to the nature of the afforestation area is considered to be appropriate. Such activities include
  - extensive, non-motorized recreational activities: walking, cross-country skiing, horseback riding, nature appreciation;
  - environmental and outdoor education; and
  - scientific research.

#### Improvements

3. Improvements to the afforestation area will be limited to those which will support the above activities and increase species diversity. Such improvements may include the provision of parking, day use areas, and the development of a trail system and appropriate trailhead facilities. The trail system may incorporate secondary, casual, interpretive and cross-country ski trails.
4. All improvements to the park should reflect the principle of minimum maintenance.

#### Ecological Diversity

5. Efforts should be made to increase the species diversity of the afforestation area through the introduction of appropriate plant species which are appropriate to the parkland/grassland ecotone of Saskatoon. Introduction of additional non-indigenous species will be appropriate if necessary to enhance species diversity, to resist erosion or other disturbance, to enhance wildlife habitat or to ensure a minimal level of maintenance.

## Interpretive Opportunities

### 6. Significant interpretive themes relating to the afforestation could include

- the story of Richard St. Barbe Baker, the "Man of the Trees" and a pioneer conservationist;
- the history and objectives of this and the other two afforestation areas around Saskatoon and their significance within the context of afforestation efforts as a response to the prairie environment;
- the ecological processes which have followed from the initial introduction of both native and non-native species; and
- the adaptation of wildlife to a planted environment in an upland prairie context.

These themes could be developed using display panels at key entry points on-site, or through the creation of a booklet or brochure specially devoted both to the afforestation area and to the legacy of Richard St. Barbe Baker.

## C. IMPLEMENTATION

### 1. Staging

- |    |                |                           |
|----|----------------|---------------------------|
| a) | Improvements   | Phases One and Two        |
| b) | Trail Link     | Phase Two                 |
| c) | Interpretation | Phases One, Two and Three |

### 2. Costs

The preparation of cost estimates awaits further definition of projects.

### **3.5 GORDON HOWE BOWL AREA (UNIT FIVE)**

#### **A. INTRODUCTION**

Objectives for this major city-wide sports and recreation complex are to

- improve linkages with the Riverbank Corridor and the adjacent neighbourhood;
- enhance the major entries into the complex; and
- create a more coherent internal site plan.

#### **B. DEVELOPMENT GUIDELINES**

##### Land Use

1. The Gordon Howe Bowl area will remain permanently as a major, city-wide, multi-functional recreation facility complex. Improvements to the site will be those which improve the internal relationships between land use and circulation so that a more coherent and fluent site plan results. External linkages will be created or improved to enhance the image of and increase accessibility to the complex.

##### Conversion of Campground

2. The Gordon Howe Campground may be considered for a conversion to an alternate use in the medium or long term planning period. An alternate site for a city campground has been identified within the Illustrative Concept and other sites may be suitable as well.

The Illustrative Concept within the West Bank South Study shows the conversion of the campground to an open space area for passive recreation, active play and picnicking. In effect this open space area would be a link between the river edge, the Sanatorium site open space system and the Gordon Howe Bowl Area. It would be the corridor for a backshore primary trail link.

### Entry Points

3. The enhancement of entry points will include
  - upgrading and improved definition of the Avenue P entry, the major entry to the Gordon Howe Area, through signage and landscape improvements; and
  - upgrading and improved definition of the Avenue T entry, the secondary entry to the area, through signage, lighting and other landscape improvements.

### Trail Link

4. A significant opportunity exists to improve the external image of the Gordon Howe Park through the creation of an appropriate use and attractive landscape development of the lands on the south side of Eleventh Street between Avenues R and S. The feasibility of this approach in terms of land ownership, zoning, economic viability and appropriate land use should be explored by the MVA and the City of Saskatoon.

### Site Planning

5. Further attention should be given to improving the internal coherence of the Gordon Howe Bowl area through a better articulated circulation system and a more satisfactory relationship of land uses and facilities.

### Afforestation

6. Greater visual coherence should be created through the application of the afforestation theme through a master planting plan which unites all disparate land uses and landscape elements.

### C. IMPLEMENTATION

It is anticipated that the implementation of this portion of the West Bank South Development Plan is primarily the responsibility of the City of Saskatoon. Matters of staging and costs await further definition and prioritization by the City.

### **3.6 HOLIDAY PARK GOLF COURSE (UNIT SIX)**

#### **A. INTRODUCTION**

The objectives for the Holiday Park Golf Course development unit are to

- encourage the continued enjoyment of the course by residents and visitors;
- facilitate greater winter use of the course with improved trail links to the riverbank to the northeast;
- mitigate the visual effect of the current perimeter fencing; and
- allow for greater public appreciation of vegetated sand dune areas without interference with golf play.

#### **B. DEVELOPMENT GUIDELINES**

##### Land Use

1. Holiday Park Golf Course will remain permanently as one of the most popular of Saskatoon's golf courses.
2. Potential for increased use for cross-country skiing can be achieved by integrate the cross-country ski trails with the riverbank trail system and the open space system of the Sanatorium site. The creation of parking facilities as part of overall open space development will facilitate access from the Sanatorium site.

3. Some adjustment of property boundaries between the Sanatorium site and the Holiday Park Golf Course should be considered to more appropriately represent functional and biophysical requirements of the respective sites. The most northeasterly stabilized sand dune within the golf course provides a fine view of the River Valley. If safety considerations permit and if undue environmental disturbance can be avoided, this area could be opened up to greater public use as part of an extension of the Sanatorium site open space system.

#### Perimeter Fence Treatment

4. Consideration should be given to replacing the perimeter fence surrounding the golf course with one which is less visible and blends more into the landscape.

#### C. IMPLEMENTATION

The adjustment of boundaries at the northeastern corner of the course and the creation of a cross-country trail link to the South Saskatchewan River should be undertaken in conjunction with the redevelopment of the Sanatorium site.



### **3.7 CIRCLE DRIVE EXTENSION (UNIT SEVEN)**

#### **A. INTRODUCTION**

This development unit comprises the corridor set aside for the completion of Circle Drive. The completion of this final link of Circle Drive and the construction of a bridge spanning the South Saskatchewan River is well into the future. However, the right-of-way is sufficiently wide to accommodate not only the future roadway but also a trail corridor linking the river edge trail system with Montgomery Park and the Richard St. Barbe Baker afforestation area. A significant objective for this unit is to ensure that the future bridge structure has a form which reflects aesthetic as well as functional values.

#### **B. DEVELOPMENT GUIDELINES**

##### Land Use

1. The Circle Drive Corridor should provide a backshore trail link connecting the river edge trail system to Montgomery Park and the Richard St. Barbe Baker afforestation area.
2. Those parts of the right-of-way not required for the future roadway are candidates for shrub and tree planting as part of the afforestation theme. This would have the added benefit of creating an enhanced corridor for the trail and would provide additional landscape interest along the southern boundary of the golf course.

##### Bridge Form

3. In defining the form of the future Circle Drive Bridge, every effort should be made to combine aesthetic considerations of beauty, harmony and gracefulness with the functional and structural requirements for the bridge.

## **4.0 GUIDELINES FOR PARKWAY DEVELOPMENT**

The concept of a River Valley Parkway was introduced in Moriyama's 100-year plan for the Meewasin Valley.

"The Rivervalley Parkway and trails, together with existing and future bridges and ferry crossings, form a scenic and functional access network for the whole project area. The Parkway follows both sides of the river north and south of the City. The Parkway, bicycle routes and trails connect with lookout points. These allow panoramic views of the river valley and the various interpretative and research field centres. Bicycle and hiking trails are separated from the Rivervalley Parkway by natural features. Each trail is located on the riverside. Main trails closely follow the river's edge but avoid sensitive banks and ecologically vulnerable areas."

The Moriyama Plan also speaks of a "riveredge drive" within the meander plain which provides people with direct access to the river.

The Spadina Parkway is intended to be the type of parkway envisaged within the 100-year Plan. A river valley parkway in the West Bank South area has tremendous potential because of the immediate proximity to the river and the abundance of foliage along the riverbank. The immediate proximity of nature and the river should make driving on a country-like parkway a delightful experience. A large portion of the parkway roadside should occupy as much as four-fifths of one's field of vision.

The redevelopment of Spadina Crescent and the transformation of its role from arterial street to parkway should be undertaken according to the following guidelines:

- a narrow right-of-way with two lanes for vehicle travel only;
- speed restricted to 50 km/hr;
- parking provisions to be placed at key nodal points along the parkway;
- parking lots to be placed away from residential areas;

- lay-bys for riverbank access and special activities may be appropriate;
- the parkway entrance at 11th Street and Avenue H to be realigned;
- parkway lighting with specially designed light standards;
- pedestrian crossings to be strongly marked for maximum pedestrian safety;
- traffic flow to be continuous, that is, there is no need for controlled stops; and
- design standards for roadway geometrics should be appropriate to the 50km/h design speed.

Parking lots should be small and should be shielded from view by earth berms or dense woodland afforestation. Internal planting islands may be suitable even on small parking lots to prevent the "sea of asphalt" effect. Attention should be given to drainage, the effects of stormwater runoff and the provision of areas for snow clearing.