

PLEASANT HILL VILLAGE



Aerial View of Pleasant Hill Village.

Source: City of Saskatoon Website

QUICK FACTS

Address: 1407 20th Street West,
Saskatoon, Saskatchewan
Site Area: 5.2 ha. (12.85 acres)
Proposal: Revitalization Project
Status: Ongoing (75% completed)
Investment: \$ 50 million
Awards: N/A

HISTORY

- Pleasant Hill Village was a neighbourhood of single detached dwellings interspersed with vacant industrial sites.
- Began in 2006 as a neighbourhood revitalization project with input from the community.
- Once the community plan was created, the Federal, Provincial, Local Government partnered to purchase 29 single detached dwellings from a single landlord.
- City created a new neighbourhood plan focusing on denser urban form, and upgraded the existing school to include a community centre.
- City purchased additional brownfield land in 2008 and remediated it to put on open market.
- In total, 5 of 7 sites were sold to developers with 2 sites currently under review for a Request For Proposal.



Pleasant Hill Site Map

Source: City of Saskatoon Website

DESCRIPTION

- Located east of downtown Saskatoon, the subject lands now contain parks and a new school and recreation facility.
- Additional development has taken on the form of new townhouses and multiple dwellings.
- One seniors residence has been constructed and a planned Elder's Lodge is scheduled to be constructed in 2020.
- Over 100 new affordable units will be built at full built-out.



Pleasant Hill school (2017). THE SASKATOON STARPHOENIX Website

WHY WAS THE SITE CHOSEN?

- The specific purpose of Parcel F was established by a council resolution to include the site within the Pleasant Hill Project area.
- The location of the site was logical to incorporate into the development.
- An opportunity presented itself when the site was left vacant in 2006 after a fire.
- Further, the project is within 2 km of downtown Saskatoon and within walking distance of a planned Bus Rapid Transit (BRT) corridor located north on 22nd Street.

WHO INSTIGATED THE DEVELOPMENT?

Primarily **City of Saskatoon** along with various **development partners** as parcel were sold off. Public consultations revealed that residents viewed this area as a bad neighbourhood and wanted it revitalized.

WHY IS IT CATALYTIC?

- According to City staff, the investment into this community spurred development of new socially conscious housing, and housing with supports including an elder's lodge and seniors housing.
- Other developments outside of the community such as Station 20 West, a community enterprise centre that provides child care, employment support and meeting spaces was constructed in 2012.
- In 2014, the City of Saskatoon completed a new comprehensive plan called the Junction Improvement Strategy. This plan includes Pleasant Hill Village, its neighbouring residential area to the east called Riversdale and the West Industrial Neighbourhood.
- The Plan created a land-use concept for all three neighbourhoods so that development could proceed in an orderly manner, while identifying new uses for existing vacant and industrial lands.
- The West Industrial area is identified within the plan as a transition zone, which could potentially free up brownfield land for development. Additionally, these land uses can capture the economic uplift of the planned BRT Corridor.

References:

1. City of Saskatoon. (2020). (personal communication, March 9, 2020).
2. City of Saskatoon. (n.d.a). Junction Improvement Strategy. Retrieved from <https://www.saskatoon.ca/business-development/planning/neighbourhood-planning/junction-improvement-strategy>.
3. City of Saskatoon. (n.d.b). Pleasant Hill Village. Retrieved from City of Saskatoon: <https://www.saskatoon.ca/business-development/planning/neighbourhood-planning/pleasant-hill-village>.

