

South Downtown Concept Plan

PUBLIC INPUT SUMMARY



prepared for



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SOUTH DOWNTOWN CONCEPT PLAN: PUBLIC INPUT SUMMARY

INTRODUCTION

Throughout the South Downtown's development history, there have been numerous studies, City Council hearings, and other public processes. The City of Saskatoon invited public input on the preliminary concept plan. Open houses were held on April 27 and 28 from 4 – 9 p.m. and were attended by 507 Saskatoon residents.

The concept plan and public input forms were also available at City of Saskatoon leisure centres, City Hall, the Meewasin Valley Authority (MVA), and the three Business Improvement Districts. As well, the City developed a web page that allowed citizens to review the plan and provide input.

Three hundred and sixty-four comment sheets, plus individual presentations, were received. Additionally, comments and input were received through other venues including a separate town hall meeting held by the core neighbourhood associations and stakeholders. Four duplicate submissions were removed.

Overall, there was a very positive response to the Plan. The overwhelming majority (well over 80%) approved or strongly approved of the concept plan's eight key elements. Most respondents expressed real enthusiasm for the plan and a desire to see it move forward. Comments were very thoughtful and respondents took a great deal of care in expressing their views.

INPUT FORM SUMMARY

Some common themes of particular importance from the input forms include:

- There is a shared recognition this is an important location for the City, it should be a destination
- The development has to be right – controls and quality are important
- The theatre/cultural use is well supported
- There is some concern regarding the building height and placement of 20 storey buildings close to the waterfront
- The need to include boat launch facilities
- Suitability of the library location
- Public ownership of the property

The tabulations of the level of support for each of the key areas is provided below with a sample of the comments received. The complete transcription of comments can be found in Appendix A.

WHAT'S IN A NAME?

Residents were asked for suggestions for a new name for the "south downtown" that would capture the heart of the redevelopment.

There were several themes in the suggestions including the following:

1. Using the word “landing” to capture the historical impact of the site, e.g. Saskatoon Landing, Victoria Landing, The Landing, South Downtown Landing, The River Landing, Meewasin Landing, Barr Landing
2. Using the appeal of the river, e.g. Riverwalk, Riverside, River Run, Rivers Edge, River Bend, Riverside Quay, Riverland or variations of Riverfront including: South Riverfront, Riverfront Stage, Riverfront Bridges, Downtown Riverfront
3. Recognizing the significance of the bridges to the area, e.g. The Bridges, Bridge City Place, Bridge View, Bridge Walk, Bridge Boulevard, Bridgepoint
4. The park as a theme, e.g. Moriyama Park Centre, Heartland Park, Shining Riverfront Park, Riverfront Park
5. Using a Cree or other aboriginal word for “Vision”, “Future” or “Meeting Place”



PLAN KEY ELEMENTS

Respondents were asked to identify their level of support for each of the eight key elements of the Plan and to provide comments.

1. RESIDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR INCLUDING LANDMARKS AS PART OF THE PLAN.

Of 287 responses received to this question, 247 (86%) of respondents either strongly support or support; 13 respondents (5%) are either opposed or strongly opposed and the remaining 11% are neutral.

Sample comments:

- I like the Expo '86 grain elevator concept incorporating glassed observation tower, info center, coffee shop
- For a focal point landmark, something that reflects food production and science. Perhaps there would be a way to put together the type of glass wheat sculpture of Jacqueline Berting and the light source synchrotron. Light shining through glass has enormous sculptural possibilities. The entire development, especially on the side east of the freeway, should have landmark architecture. It would be a failure to have only a focal point landmark surrounded by pedestrian, uninspired architecture and design.
- We have so many wonderful things in our city – as always. The bridges come to mind – as does water. Perhaps a unique fountain?
- Grain elevator is a strong Saskatchewan symbol that is quickly disappearing.
- The dreamcatcher sounds good. Elevators have been done over and over again, and they're all torn down – move to the future more. How about people, figures working together to raise the dream. Hire local sculptors. There are many excellent Saskatchewan sculptors and they are most suited to celebrating Saskatoon's culture.
- Whatever you do, please do not block the vista down to the river. The concept you have for the end of 2nd Avenue is neither utilitarian nor beautiful.



2. RESPONDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR STRENGTHENING CONNECTIONS AND ACCESS AS PROPOSED IN THE CONCEPT PLAN.

Of 287 responses, 247 (87%) either strongly support or support the Concept Plan. Twenty-one (8%) respondents are opposed or strongly opposed. The remaining 5% are neutral.

Sample comments:

- I like the bridge concept that spans the small bay area. Something a little different to more directly connect one to the river
- Congratulations on working towards connecting the Riversdale side with the redevelopment. It is when you add light that you drive away those that love the dark. Shine on!
- Accessibility means that all people can come to this area and enjoy, not only those paying \$\$\$. This will strengthen connections within our community.
- Should be a place that citizens can easily get to via public transport, bringing the existing downtown to the riverfront, i.e. tram down 2nd Avenue.
- Very important to break down barriers between Riversdale and downtown that were created with the construction of midtown plaza, i.e., pedestrian walkway (gateway) and linkage over 1st Avenue. Improved roads and esthetics for 19th and 20th Street.
- I'm a cyclist. Make sure you put the bike paths where they are accessible during special events like the river road.
- More limited access for vehicle traffic. Pedestrians and cars will not mix on 2nd Avenue



3. RESPONDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR THE PROPOSED MIX OF LAND USES.

Of a total of 278 responses, 155 are strongly supportive, 86 are supportive (87% total support). Twenty-one respondents were opposed or strongly opposed (8%). The remaining 5% are neutral.

Sample comments:

- Great mix of residential, private and the arts.
- Great plan, although more shops in a closer radius for easy shopping. Consider the beautiful tourist attraction of Whistler village in Whistler BC, there are many shops, boutiques and with the mix of restaurants and pubs. Most of the shops are open 7 days a week 10:00 am to 9:00 pm.
- I question the need for a 20-storey building even if it is back from the waterfront. We have lost the skyline to the Delta Bess and the Churches, on the other side of the bridge and area. I like all the other uses, theatre, park, etc. If buildings are tall they have to be architecturally delightful. No boxes like the Clinkskill Manor!!!
- More pubs, restaurants, little shops. In Singapore their riverfront is lively, pedestrian based and lots of waterfront seating. More people watching space. All ground floor windowed pubs, coffee shops. Nothing for winter. A plastic dome for seating. Heating. Need more green space.
- To reflect a community all uses must be considered. Public, private, not for profit, profit, etc. Recreation, arts, entertainment, business, etc.
- I strongly support a broad mix of land uses, but I don't support a high degree of private ownership of the land. These are two separate issues. The success of this area depends on a broad range of uses, a broad range of times used through the day and the broad range in time of year that activities take place. This stimulation of diverse activity is what underpins the successful adoption of the site by Saskatoon's citizens as their central gathering place.
- We have to get people living in the downtown core otherwise it will be dead. Lofts, condos, community centres, hotels and convention centre.
- Keep the land public.
- I would like to see more park space. This looks "Hodge-podgy". Our forefather's were correct in giving us PARK SPACE along the river. Let's extend that park!
- I support mixed use only if building height is limited to two-storeys and that the buildings are positioned so they do not obstruct the river from public view.



4. RESPONDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR THE USE OF THE PARKS AND ROADS FOR FESTIVALS, MARKETS, CONCERTS AND SKATING.

Of 284 responses, 171 are strongly supportive and 74 are supportive – 86% total support. Twelve respondents (4%) are opposed or strongly opposed to the concept of the “Riverfront as a Stage” and 10% are neutral.

Sample comments:

- Use the river as an attraction. More than what it currently is. Love the river stage idea. Laser shows on the river!!
- We need a boat launch and a marina in the Victoria park area. Ideas like the Harbour light show are a great idea.
- The best idea in the project. We need venues both indoor and outdoor for all types of festivals (music, art, cultural, sports, theatre) an open air amphitheatre (bowl) that could also be used for winter skating, jazz festival, cruise night, riverbank cinema, river roar could all benefit from a permanent 2000 seat venue. Wouldn't cruise night be wonderful if all the cars were lined up along a completed Spadina instead of a broken up clogging the cities core.
- What effect will this have for people living across the river on the other side in terms of noise and lighting?
- Saskatonians love to party and nowhere more than on our beloved riverbank. Take any number of our events; as an example, Taste of Sask/River Roar. It is a week long festival of fun, food and frolic.
- There is not enough open public space for large crowds to gather – even when the road is closed. Look at an aerial view of the Forks in Winnipeg to see what I mean.



5. RESPONDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR AMBIENT AND SPECIAL EVENT LIGHTING.

Of 285 responses, 154 are strongly supportive, 81 are supportive – 83% total support – and 16 (6%) are either opposed or strongly opposed. About 11% of respondents are neutral.

Sample comments:

- Ambient lighting in South Downtown would serve to strengthen Saskatoon’s skyline, creating an attractive view along the river. In addition, lighting provides a safe environment in the evening hours.
- It looks awesome and appeals to young people too and makes the city look modern or futuristic.
- Uniform lighting, clear small lights in trees, bridges, light soft, enjoyable, “fairy” lights. River fountains, light barges viable to our weather, i.e. ice in winter, etc.
- Lighting should be designed for safety and beauty but also beware of light pollution. Be part of the dark sky movement.
- Isn’t this the city of bridges? Put these beautiful, unifying structures in the spotlight (light up all of our bridges, use them for signs, fireworks, etc.). Close Victoria to vehicular traffic.
- I represent the Saskatchewan Light Pollution Abatement Committee. We are VERY concerned that the project will choose unshielded globe lighting or other period lighting that will add to Saskatoon’s already bad light pollution. Our group is already in front of C of S’s Administration Committee and we will provide further correspondence and suggest non-polluting lighting methods.



6. RESPONDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR INCLUSION OF HERITAGE AND ENVIRONMENTAL INTERPRETATION.

Of 278 responses, 217 (80%) are strongly supportive or supportive, 15% of respondents are neutral and 5% are opposed or strongly opposed.

Sample comments:

- Ensure heritage sites are identified with story and photos if not some replica or actual preservations. E.g. Cobble stone exposed where it still exists.
- Keep the trees on the Gathercole site.
- Saskatoon needs a facility that will interpret its history, both human and natural. At present, there is no one place where residents and tourists can find out about Saskatoon, the city. Wanuskewin interprets the aboriginal culture quite well, but there is nothing but the tiny, basement Meewasin gallery that talks about how Saskatoon came to be. Saskatoon residents barely know about the Marr Residence, don't know who John Lake was, or James Clinkskill or Frank Martin, or the Trounce family, whose early Saskatoon adventures are chronicled in letters written home to England; these letters were kept by the family and donated to the Saskatchewan Archives branch at the U of S. They give a fascinating account of life in the pioneer community of Saskatoon. The local history room of the Saskatoon public library is in great need of new and larger space; it too is a little known resource, although some of its holdings are in semi-permanent storage and are almost inaccessible. Interpretive panels are fine as an adjunct to a proper city museum. A children's museum would also be a most welcome component of south-downtown development. Such a facility would attract families from all over the city, including those outlying suburbs whose residents never venture downtown, as they have their own shopping malls and there is nothing else in the downtown to draw them. An interpretation of and education about the natural wonders of the river valley would perhaps make people see that they don't need synchronized light shows and fountains to appreciate the river, that nature has a beauty and excitement all its own.
- Saskatoon's community heritage, friendship and family values are what make Saskatoon such a great place to live, a focus on Saskatoon's and individuals achievements would be great as well, music stars, movies, sports, etc.
- An interpretive centre should emphasize the importance and history of the RIVER, construction of the bridges, etc. Also the interesting history of that area of the city.
- The issue of heritage and environment is similar to the landmark issue. Unless the interpretive markings are unique and "first class" it would be better to invest the money into infrastructure.
- The Gathercole should be incorporated in a significant way with the south and east facades remaining intact – even if the rest of the building goes.



7. RESPONDENTS WERE ASKED THEIR LEVEL OF SUPPORT FOR INCORPORATION OF SASKATOON'S URBAN DESIGN PROGRAM INTO ALL THE STREETS WITHIN THE SITE, WITH THE PARTICIPATION OF THE ARTISTIC COMMUNITY.

Of 286 responses, 154 are strongly supportive and 84 are supportive – total support 87% – and only four responses are opposed or strongly opposed. About 11% are neutral.

Sample comments:

- It has to be interesting. Even in Italy, which led the world in art and architecture, allows artists and designers to experiment in their public spaces.
- This redevelopment provides an IDEAL opportunity to incorporate public art in the form of sculptures, murals, pathway mosaics, banners, etc. I think a percentage of the cost of the development contributed by private and other stakeholders should be invested in the redevelopment project. The strong architectural and scenic elements will be GREATLY enhanced by the inclusion of art in every part of the project.
- Streetscape and the art is what adds beauty to Saskatoon's streets, it adds to the whole package of the community and makes the streets warm and inviting.
- The artistic community should lead this initiative, not just be encouraged to participate. Design concepts should be presented at public forums.
- Should have lots of seating that would include small group seating areas. Selling memorial plaques or corporate sponsorship could fund these areas.
- The "streetscape" has to be accepting to a wide range of public likes and dislikes – a middle of the road approach. A dramatic landmark would be great but the rest has to be for all, young and old, large and small – difficult!!
- The bricks from the Gathercole building could be used as cobblestones, which people can purchase (sponsor) and engrave the names in the bricks. Ensure streetscape, public art, furnishings, building facing have (tasteful) colour that takes advantage of our wonderful summer days and sunlight exposure. I want to see colour as I drive over the bridge to Saskatoon's waterfront.
- Use the river as a template for all landscaping and greenspace designs. Keep it natural and simple.
- Based on the panel displayed, there needs to be much more major focal point public art in the development. Incorporate art into road paving designs, handrails, etc. See what the U of R recent construction has done with "incorporated" art.



8. THE EIGHTH KEY ELEMENT OF THE PLAN INCLUDES THE DEVELOPMENT FORM, DESIGN DETAILS AND CONTROLS. RESPONDENTS WERE ASKED FOR THEIR COMMENTS AND TO INDICATE THEIR LEVEL OF SUPPORT FOR THE PROPOSED DENSITY, DEVELOPMENT FORM AND DESIGN DETAILS.

Of 240 responses, 122 are strongly supportive and 69 are supportive – total support 80%, 26 (11%) are neutral and another 9% are opposed.

Sample comments:

- I think that it is such a large area that a common design, and feel should be maintained throughout whether it be a park or hotel or restaurant although diverse, they should coordinate to be aesthetically linked as much as possible.
- All are necessary so that the end and overall sense of area will be varied and yet unified as well.
- I believe that the City should maintain strict controls over the south downtown including architectural feel and appearance. Prospective developers should know upfront what the rules are. These rules should be enduring, that is good enough to survive land flips.
- We think this is an excellent lay out of south downtown.
- I agree with lower buildings near the water front, if there is a need for a high-rise hotel perhaps it could be north of 19th Street, there it could be 12 – 20 storeys high with lots of views, parking, access to the midtown plaza and centennial auditorium plus become a landmark of its own because it will be a backdrop to the new south downtown look.
- Some attempt should be made to prevent spot rezoning to suit a developer's wishes. An integrated plan should be made before the wreckers' crew moves in. In my opinion and in particular – the Gathercole building (and the trees in front of it) should not be destroyed before its known what will be replacing them.
- Keep the land where Gathercole site as city land. Use long-term leases for business developers, i.e. hotel. Future generations will thank council for its vision, if you do keep the land and use long term leases on the best property
- I would hope that development controls reflect what is best for the site and for the city and its residents as a whole, not primarily what is best for the developers and a moneyed few. Tall buildings and heavy massing of these buildings create an oppressive environment that is not welcoming. Also tall buildings create wind tunnels and air currents that make for an uncomfortable environment (try standing at 5 corners or at the intersection of Eastlake Ave. and 12th Street). Whatever structures built on this site need to be of a classic, timeless design, that will not scream 2005 in the coming decades. We have one opportunity to do it right; let us make sure that we do!



9. FINALLY, RESPONDENTS WERE ASKED FOR ANY OTHER COMMENTS, SUGGESTIONS OR IDEAS.

More lengthy submissions included notes from the “Old Buildings, New Uses” public event, a paper on “The Saskatoon Business Incubator” and notes from the “Riversdale Business Improvement District April 08 Focus Group” and “The Partnership”. These are included in appendix B to this report.

The Saskatoon North Business Association provided copies of their own survey that was completed by 36 members. 35 people stated that “This proposal generally works and will improve Saskatoon and it’s downtown.” One person did not support the plan.

“The Partnerships” submission is attached for review. It states that 150 Downtown Businesses were randomly surveyed and records strong support for the development plan. Some key results – 77% believe that the plan will work and 21% that with some changes the plan could be improved. 76% of those familiar with the plan believe that the focus should be maximizing private sector financing and 90% that the development once complete should focus on paying its full allotment of taxes.

The Riversdale BID’s comments are also attached in full. The BID’s document records general support for the plan but identifies three areas in particular where change is proposed:

- The square proposed in the plan next to the farmers’ market should be moved to the centre of the Southeast Riversdale area and surrounded by more street front retail in a European style.
- There should be more small scale commercial, and restaurants in this area.
- Park adjacent to the substation. It is suggested that this be a more family and tourist oriented attraction with activities such as a maze. The small soccer/children’s play currently proposed would be more appropriate in Victoria Park.

Notes from the core neighbourhood public input meetings held at Princess Alexandra School are also attached. In summary, discussions in the six small groups focused on:

- Ensuring lots of public access to the riverbank;
- Inclusion of spaces for family and youth activities;
- Support for the Farmer’s Market; and
- Some concern about building height.



APPENDIX A

**South
Downtown
Concept Plan**

Public Input
Summary



Appendix A: South Downtown Concept Plan Public Input Form Responses

A. What's in a name?

Currently, "south downtown" is the working title for the concept plan and the riverfront area bounded by the Victoria Bridge and Victoria Park. Do you have any suggestions for a new name that would capture the heart of the redevelopment – one that would excite citizens and tourists alike? Are there any particular words or phrases that might be useful?

Comments
"Vision" or "Meeting Place" in Cree or other Native language. Contest open to students and citizens for ideas.
The Heartlands
Why not "Saskatoon Market Landing?" "Landing" to capture the historical import of the site; "market" captures the excitement of a people place that lures large numbers to downtown.
I am not much interested in a name. I'm much more interested in what will be there - in other words CONTENT
River Place. Saskatoon River Place
Saskatoon's "Berry Patch"
Spadina Shore
Spadina Bay
The "Gather"ing Place
"Where Prairie meets River". "River's Edge"; "Saskatoon River's Edge"; "River's Edge Saskatoon."
The river is a key element in all of this. Its name should be there somehow.
King Charles Park. He'll be king well before this is completed
The Landing. Saskatoon Market Landing.
Could be part of a CONTEST to name the area.
Please do not name the area after a person, whether that person is/was a politician, a celebrity or sports person.
Not to be named after celebrity, etc.
River Promenade
"River". "River-side Market" (a take off of Ottawa's Byward Market); "Victoria Market" (bounded by Victoria Park and Victoria Bridge).
"Saskatoon Landing". Use a historical name that it used to have.
Meewasin Landing. Toon Town. Catchy first nations word?
"Victoria" could be used: as people are familiar and know the area, when Victoria park is mentioned.
The Landing
The Landing; "Let's meet at the Landing". The Link.
We already have Riverbend being used, but would like to see something similar, South Bend, Bridge Point, South Point?
The Cree have (had) a name for a major seasonal gathering place or camp right here where Idelyde Bridge is - north side. The name is cited in Stan Hanson's book on Saskatoon: First half century (I will look it up again and send by email). This place should be named as it was then.
"Bridge" "Gather" "Meet". This is the area where peoples came together in the early history of Saskatoon.
Saskatoon Place!
Saskatoon's Cultural Centre. Saskatoon on the Saskatchewan
South Downtown says it for me.
South Saskatchewan Point. Nickname, "The Point." Phrases. "Meet you at The Point." "Did you get to The Point yet?" "Have you been to The Point lately?" The Point could be the centre, the hub of this city and the central Point to meet and then venture out from. Put up a sign "Pointing" to areas and highlights in and around Saskatoon. My second choice is The Hub" which could be used in similar phrases.
The Bridges
Gathercole Park. IF the building isn't retained at least keep the name in honour of a man who gave his life to education in our community.
City Heart. Saskatoon Place. Downtown-The-River.
Nothing native. Let's move on!
No blank walls. Do the opposite of Auditorium Avenue between the YMCA and Centennial. Animated and Retail Display boxes. Art Display, small retail boutique corners, restaurant, office with patio. Seaport Village in San Diego.
If there is one focal point, perhaps it could be referred by that. However, at present, "South Downtown" will do.
Maybe have a contest with a prize.
Saskatoon Shores. Riel's Riverbank.
Since decisions to demolish the Gathercole building as shown in the first picture I have a few ideas which may be worthy of comment. Firstly we should feel privileged to be owners of such prime land. Please remember the future generations may also value that therefore, fewer commercial buildings would allow for people places, i.e., children's museum, a market place for individuals who are creative and a place for people to meet.
It would be nice if the name incorporated the different heritages that are present in the area, i.e., native Americans, Chinese, etc. Possibly something Greek for coming together, something that represents the whole community.
Saskatoon Centre
"South Downtown" has been overused. Have a contest to come up with a better name.
Victoria Riverfront
River Front. The Temp.
River Walk, River Side, River Run, Rivers Edge, Rivers Bend
"Downtown Landing" reflects the history of that site.
Instead of emphasizing the downtown, the name should key on the city's biggest assets which is the River. I don't have any great ideas for the name, "River Front Walk", "Saskatoon Waterside", "Saskatoon Riverside."
"Water Front Strip"

Appendix A: South Downtown Concept Plan Public Input Form Responses

Comments
Have people submit "name" suggestions, a committee would select 35 names for the people of Saskatoon to vote on. People would then vote on the final names online or at the library. Suggested names, "The Flats", "The Gathering Place", "The Shore", and "The People's Waterfront." Check the Cree/Chinese words for people, meeting place.
"The Peoples Waterfront" drop friendly "I'll meet you at the Waterfront". Like the Forks, Granville, Harborfront, "The Flats" etc. This project is to draw people to the waterfront making downtown used and popular destination point for residents and tourists to spend their time and money. A cultural word from Cree, Ukraine, Chinese for people's waterfront, gathering place, meeting place, etc.
"The Flats", "The People's Waterfront" or any Cree name for "People's meeting place."
City pioneers, forefathers, historical important. These should take precedence.
An ethnic or historical reference.
"Victoria Meeting Place," "South River Front."
"Saskatoon Gateway Market"
"Gathering Place" "Friend's Central" "Prairie Jewel"
We have made good use of language in having Meewasin and Wanuskewin. Maybe there is a word or similar phrase. I don't have any suggestions beyond that.
"Riverside Plaza"
Words or phrases "Riverfront"
Being this site is the location of where our fore-fathers landed maybe something "Landing" in it.
"Saskatoon Landing", "The Landing" or "The Saskatoon Market Landing"
"Crossing Place," "The Crossings"
"Stages of Saskatoon," "Keys to the Riverfront," "South Riverfront," "Riverfront Stage," "Riverfront Bridges"
South downtown is descriptive enough
"The Gathering"
"River edge Park"
"Riverside Park or Centre", "Saskatoon Berry Park"
"Rivers Course"
"South Saskatchewan Square," "Rivers edge Renewal Project." 25 years, no tax revenue building site, heart of the city redevelopment.
I recommend a Cree or Metis word/name/reference, i.e., Riel, Dumont, something meaning "gathering."
"South downtown" is fine. Another thought might be, simply "The Bridges."
"Bridge City" has previously been used to identify Saskatoon. "Bridge City Place." POW (Potash, Oil, Wheat) has been another previously used designation "POW Place" is another option.
"River's Edge Square" (thinking mostly of the area between the Victoria and freeway bridges).
"Minnetonka" name of the camp place used by first nations on their seasonal hunt travels for bison. Or "Mane-me-sas-kwa-tan" the place where willows are taken from. Indians collected shaft wood and made arrows here for the hunt. Hanson, Stan and Kerr, Don in "Saskatoon: the first half I think a simple name would be nice. Something like "Downtown Riverfront Project."
"River Landings" or the "Landings."
River city Gardenscape
Moriyama Park Centre, Heartland Park, Coronary Bypass Park.
Walks on river front could be called the "Esplanade" or "Promenade". Juno Park?
Nexus/Embankment
Saskatoon Crossing.
I like "Riverfront" or "Landing" or something with a marine connotation or "Riverfront Landing."
"River Town," "South River."
"Riverview" this was the name of the collegiate after Tech and before the Gathercole Centre. Other names that emphasize the focal point of the bridges are: "Bridges View," Bridge Walk," "Bridges Boulevard," "Bridgepoint."
"Saskatoon's South Downtown: A People Place that supports community culture and the natural environment."
"The RiverArt Centre"
"Saskatoon Community Landing". Saskatoon was always a meeting place of communities. By always, I mean historically; indigenous peoples used to meet in this area to share and exchange, thus prosper.
"Saskatoon River View Area"
"Gathercole Place"
The name should be bold and cosmopolitan rather than adopting something that is overused or has a very local connotations. I would highly discourage the use of "Gathercole" in the name.
"River front."
I would suggest 2 syllable name, with words like River, Centre, Bridge, Town. I.e., "Riverdowns", "Centerpiece"
"Saskatoon River Lights"
I would like south downtown scrapped, has negative connotations because of the length of time. Include "Riverfront" in the name.
"South Downtown" is well understood by most citizens. For the finished development, how about something reminiscent of the Gathercole or A.L. Cole sites, "Gathercole Riverfront" an "A.L. Cole Riverfront", "Victoria Riverfront" would be good too.
The name needs to connect all people of Saskatoon with their past, and this place with its nature as an exciting historic district (e.g., ferry land, exchange district between three founding villages, power generation site). "The Market Landing", "The Crossing", "The Exchange District."
We a prove of our concept for the south downtown, keep up the great work and do not let any one change your focus. No ideas for any new
"Dog's breakfast."
"Shining Riverfront Park" in reinforcing the city them of "Saskatoon Shines."

Appendix A: South Downtown Concept Plan Public Input Form Responses

Comments
Since this development is so closely tied to the river and it is a natural feature/attraction, I believe the word river or water should be part of the project name. "South downtown" in my mind doesn't denote a special place to shop, visit, walk or relax in. As a tourist I like a little mystery and romanticism in a name. For example, the River Walk in San Antonio - After convention hours I spent 3 evenings and 1 afternoon enjoying the various facets of this area. It seemed I was able to continuously find many new surprises as I explored the area. Everything from uniquely painted bridges, to water falls, murals, businesses, residential areas and river walk landscaping.
"The Riverbank," "The Riverfront," "Waterfront."
"Barr Landing."
"South River Place."
Something emphasizing the river, "The Riverworks", "The Waterfront."
South downtown is an old phrase. Why don't we call it after our 13th prime minister, John Diefenbaker!
"The Landing" or "The River Landing."
Don't go overboard on an "exciting" name - let the area speak for itself
Pioneer Village.
"Downtown Riverfront," "Riverfront Community," "Saskatoon Centre"
"Bridgeport," "The Bend," "Riverbend," "The Banks" or maybe something to do with "Cole" from A.L. Cole, Gathercole.
"South Central," "Esplanade"
Pioneer Parkway.
"Riverton District" (Riversdale + Saskatoon), "Victoria Park Place"
I would suggest a name that reflects the stores and areas wanting to be developed in the area and the river itself. A name such as the "Saskatchewan Front" can be abbreviated to Sask Front area.
"Riverview," "Bridges Common," "Riverside Park," "Sunset Park," "River Park"
South downtown has a certain appeal to it. Perhaps something like the "South downtown landing", or the "South downtown platform."
The name needs to emphasize that this is a gathering place.
A good possible name would be "South Land Valley".
Downtown Saskatoon "City of Lights"
"The Riverfront," "Victoria Place," "Waterfront," "Riverside."
Louis Riel Fort / Riel Fort / The Fort. The architecture should be similar to the U of S building style with stone type finish. In 1869 (1844-1885), Riel founded the Comite National des Metis to protect his people's rights and helped stage the Red River Uprising for which he was exiled to the United States. Entreated by settlers, he eventually returned to set up a provisional government and, as the self-declared prophet of his people, became embroiled in the 1885 rebellion. When the Canadian government finally responded with military force, the rebellion was quickly crushed and Riel surrendered. His subsequent trial and execution aroused bitterness and debate. Alternately described as visionary and madman, victim and villain, he remained a controversial figure in death as in life. With the perspective of time, Louis Riel has come to be seen as a combination of martyr and hero in the eyes of many Canadians.
Meewasin is a Cree word that has been incorporated into the vernacular in Saskatoon. I would like to see an aboriginal name for the south downtown complex. I don't speak it, so I can't help, but even our city name is based on a Cree word. Get aboriginal involvement from the community to find a name that signifies, renewal, excitement, growth, that kind of idea.
The name itself isn't as important as what is contained therein. However, anything with the term River, "Riverfront", would be nice.
I think that Riverland would be an excellent name. Not only does this name tie in with the Riversdale community, it rhymes with Disneyland and Riverland sounds like an exciting place to go or to be.
"The Landing" or "River Front Park"
"Riverfront - Saskatoon's cultural corridor"
"The Riverside". This would be obvious as to its location. People like a name that has anything to do with water. It would also address the inclusion of the A.L. Cole site (Riversdale) and help to tie the project together. I don't think it would be confused with the golf course of a similar Heartland, River bank, Intersection, The Colony, The Core, Berrypatch, Pearl, South Park, South downtown or downtown South, the Garden, Homestead, City Center, the Intersection, Toon town. South Park is my choice because it is natural when you think of north park, City park, then south park. Also the word park represents a theme and south represents south downtown.
My current fave is "River Plaza."
What's wrong with "Riversdale"? It has a nice Tolkien sound to it. It has the heritage connection with Saskatoon's early days. And "dale" suggests the Saskatchewan River Valley and even the idea of nontherness according to the Oxford dictionary.
Rivers edge, River crest, South shore, River landing, the Bridges (# of bridges visible from site), The shore.
Some incorporation of the word "River"
Aboriginal word for landing. Incorporate Clinkskill. Landing.
The River Front - it says what it is, the river, the front of downtown. Keep it simple. "Built it and they will come."
Meewasin Village, Meewasin Landing.
An appropriate name would be "new residential and commercial district" for that is what I see in this concept map. All of the best riverside land is given over to hotel and residential development. The back lots, away from the river are devoted to the "people places" that should be given much more priority. Why would anyone drive across town to come and look at hotels and condos?
Don't name it after a dead politician. A name like "River Centre", or "The Landing." What is the Cree word for Vision or Future?
"Riverside Landing."
Could mention "River front" or "South Saskatchewan River" in the name.
"Rivendelle," "Rivendell"
Saskatoon Victoria Park Downtown Development
"River Walk"
"Heritage Plaza"

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Comments
"Victoria View?" Not so high, so close under your parking or at least inclusive of parking.
"Riverside Park/Market/Centre"
The "Blairmoor Ring"
"Friendship Circle" or "Circle of Friendship"
"Bridge City South"
SCD (South Centennial Downtown). A target for completion should be the end of 2006, Saskatoon's Centennial year.
"River Gate"
A name to include "Waterfront", "River's Edge"
"The Waterfront," "Rivers Edge"
Tie into heritage, "Victoria Place" or "Riverfront"
"Riverfront Promenade Plaza"
Riverside Quay
Riverfront, South River Front, Rivers Edge
The Victoria Landing (nickname - The landing); The Victoria Quay (nickname - The Quay); the Victoria Grande (nickname - the Grande)
Since the ferry was once used at that location, could it be incorporated in the name, i.e., "The Ferry Crossing" or some such name?
Saskatoon by the River or Beautiful Saskatoon by the River.
Do not name the area after a person. To me names like Atchison's Arcade or Trudeau Terrace or Queen Elizabeth II Park are unacceptable. They say nothing about the area or why its development evolved as it did. I would prefer something like Pioneer Heritage Plaza or Riverbend Square.
Why divide downtown from south downtown. We are all one. Sounds like your focusing on the River bank.
South downtown is okay.
Explore Indian names. Explore use of Indian architects.
"The Prairie Jewel," or "Prairie Gem"
"Riverside Village," or "The Riverside," or "Riverside South" (unless already in use elsewhere). It should be simple and easily remembers like "The Forks" in Winnipeg.
"The Landing" - reflects the role the river has played in the development of the city. Good geographic connection.
The Landing
Ferry Landing, River Edge, Saskatoon Riverside, Waterfront, Between the Bridges.
The Landing (historic district)
Boardwalk, Sask Centre
The Riverfront, The Landing, Rivers Edge
I think it should be unique to Saskatoon, reflecting the heritage of this city. Not an image like a Port, or a Shipyard, which are typical of coastal
I think we should use the word "light" in the name. Also the word "water". Two of the most beautiful things I remember are: (a) a postcard I received in 1935 from England. It was of a building all outlined in colored lights and a bridge also lighted but reflected on the river. (b) the other was a light show I saw at Sea World (I think). It was lazer lights, dancing on water fountains. The show lasted for over an hour and was beautiful.
Maybe there might be a beautiful Cree word denoting color, light and water.
Saskatoon Landing
Just keep the name, "South Downtown". We're all used to that. Many will still call it that, even if you give it a fancy name.
Saskatoomina - The cree word that first described the area
RBID's as per recommendations.
As per Riversdale BID recommendations.
Like Riversdale BID idea.
Not good with names. Would except something modern and not after ex-politicians or forefathers who mean nothing to the present society or younger generation.
River City Centre, AE Cole Waterfront.
Meeting Place
"The Gathering Coal" or "The Gathering Hole" or Gather
Riverville
I have no ideas, but I would strongly support a catchy name.
Everyone will continue to refer to the area as "South Downtown" so putting money into a name change and promotion of the new name is a waste of money.
The Landing
Saskatoon Lights
The BARR REDUX. BARR: Allusion to Saskatoon's original settlers, and the fact that the area is near the first encampment. REDUX: hinting at reconstruction and revisiting an optimistic past. Focus groups apparently like words with an "x" in them.
South downtown is not at all appropriate. Please do not use it. I agree that a name that touches on our heritage would incite interest. Suggest: Meewasin Place. How about a public contest to name the project. Offer a prize, perhaps \$5,000 to be used for education at one of Saskatoon's institutions by the winner or their designate.
Have the developers include the cost of replacing the boat ramp from south downtown to north of the train bridge. When will the boat ramp be repaired/replaced/rebuilt?

Appendix A: South Downtown Concept Plan Public Input Form Responses

B. Key Elements

1. Landmark

Landmarks typically symbolize the city, and its people, history, culture, and/or future. What do you feel represents

SS	S	N	O	SO	Comment
X					2 grain elevators (stylized) with a bridge connecting them
X					Grain elevators, bridges, buffalo, wheat, volunteers (hands holding, etc).
X					
X					
X					Reference to our aboriginal origins and/or reference to our university.
X					Like the Expo 86 Elevator concept
X					
X					Something unique, make it visual.
X					I would love to see a grain elevator such as the one at Expo '86. It should be the largest structure in the area and could house a number of the activities or needed services (farmer's market, library, science centre, interpretive centre, etc).
X					Grain elevator, i.e., Expo '86
X					We have so many wonderful things in our city - as always. The bridges come to mind - as does water. Perhaps a unique fountain?
X					
X					The Gathercole building is already a "landmark". Why tear one down and then attempt to artificially create a "new" one.
X					Anything but what is considered now for downtown landmark.
X					Buildings no higher than 4 to 6 storeys. Outdoor restaurant a very nice idea.
X					
X					
X					I would like to see some of the more significant elements of the old Gathercole building incorporated into the sides of buildings, as architectural elements ("ruins") in the park/garden areas, and perhaps as a focal point to make a gathering spot to meet, look out over the view, etc., (also good for wedding photos).
X					Tech/Gathercole building. Where we came to be.
X					Bridges
X					Throughout this province, communities have landmarks, phrases, cultural events which distinguish them from other communities and make them unique. Winnipeg has "The Forks," so Saskatoon needs "the Point" a central area along the river to draw our community and visitors together.
X					
X					Some form of grain elevator, buffalo, birch bark canoe.
X					The grain elevator at Vancouver? Expo would be great.
X					The city of Bridges. The centre. The Hub!
X					Move forward NOW! Great Projects ALWAYS have a bias to action.
X					The concept plan will look neat from flying into Saskatoon. The sculpture at the south end of 2nd is good (a wind break).
X					Open air and space. Room to road as pioneers did. Riel Rebellion. Saskatoon berry bushes. Bison. Democratic open space for everyone. Don't let the rich close off access (homes, lawyers, whomever). A viewing tower, 3-4 stories as a symbol.
X					
X					
X					
X					Grain elevator is a strong Saskatchewan symbol that is quickly disappearing.
X					
X					No ideas, but it would be great to have a public contest which asked for ideas and designs. We need a landmark. When I went to St. Louis I made sure I went to the Arch, some concept here.

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SS	S	N	O	SO	Comment
X					A grain elevator is too obvious and somewhat tacky! No ideas but it should definitely incorporate as many aspects as possible without overdoing it.
X					I would like to see an open call to local artists for conceptual ideas. See what someone without a degree can do for this city.
X					No grain elevator. If it symbolizing our people, why is the province tearing them all down? Too obvious. Somehow incorporate the river into it. Our river valley is so much the centre of our community and to acknowledge it within the development would be ideal. Some kind of circular design with waves? Use local artists!!
X					2nd Avenue needs to be entertainment strip!
X					Landmarks (3) should be related to each other. Reflect Saskatoon heritage and where it wants to go in the future. The design should be elegant, simple and not obscure the view. Perhaps it could represent one or more of Saskatchewan's 7 wonders.
X					Simple, yet elegant, not overblown. There should be a theme between the 3 landmarks as they are proposed in concept plan. In the landmark board #1, the glass elevator from Expo is too overblown and inappropriate. I did like the ___ design on 3rd plan of the #2 Strengthen connections and access. Representative of past heritage and our agricultural heritage; need one representative of science and technology, the future reflects the "seven wonders of Saskatchewan" type of thing. Natural aspects, promote day trips to these sights, but Saskatoon is the central focal point.
X					
X					The dreamcatcher sounds good. Elevators have been done over and over again, and their all torn down move to the future more. How about people, figures working together to raise the dream. Hire local sculptors. There are many excellent Saskatchewan sculptors and they are most suited to celebrating Saskatoon's culture.
X					Your selection of landmarks is very good as they symbolize both of the settling people.
X					Aboriginal culture, farming, university.
X					For a focal point landmark, something that reflects food production and science. Perhaps there would be a way to put together the type of glass wheat sculpture of Jacqueline Berting and the light source synchrotron. Light shining through glass has enormous sculptural possibilities. The entire development, especially on the side east of the freeway should have landmark architecture. It would be a failure to have only a focal point landmark surrounded by pedestrian, uninspired architecture and design.
X					
X					It should be tall and light up at night.
X					Mini bridges and arches. The key element in whatever you have should be part of the name.
X					Statue or sculpture showing people (all nationalities) gathering together.
X					I think the idea of a landmark is an exciting idea. Among the ones suggested I believe the grain elevator like the one at Expo would be my choice. With the exterior done in coloured glass would catch the sun almost 12 months of the year. It would also fit in with the logo, "Saskatoon Shines."
X					
X					A tower of some kind would be best and seen at a distance. Should be unique (First Nations - Northern Symbol). Condo tower for seniors, youth, multi-cultural each on a different floor with different amenities.
X					The South Saskatchewan River itself or an artistic rendition thereof.
X					I believe that the Gathercole building would best symbolize the city, its people, history, culture and/or future. Non-interactive structures, like a stylized grain elevator, have only a temporary appeal to the general public. Sir. Winston Churchill said, "we shape our buildings; thereafter they shape us." It doesn't bode well for our future that we are so quick to disregard our past. We need to value our heritage by preserving it.

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SS	S	N	O	SO	Comment
X					Along with public input in regard to symbols I believe there needs to be an open juried competition to develop the symbolic concepts. I am not aware if this is part of the plan. Although I attended the forum last night it wasn't made clear whether the landmark will be an open competition. Will there be an opportunity for local artists to compete for this project? Is there a landmark budget? Have any specification criteria been put in place to date? My understanding is that the landmark will be surrounded by pedestrian and vehicular traffic. Although there may be preferential treatment for pedestrians in the area my concern is that the landmark itself is still disrupted by vehicular traffic. My hope was that the landmark could become a place of relaxation (vehicle traffic excluded) where people could eat their lunch and possibly interact with the piece. In my opinion the current plan discourages such interactions. This should be an area for people of all ages and I don't believe that children and vehicle mix works. Impeding direct access to the landmark (through vehicular traffic)
X					Since we have so many important industries in Saskatoon (mining, agriculture, science, research, education), it would be hard to pick one. Maybe a tribute to our environment, like a giant sun.
X					Landmarks are important and your plan to have a walking trail with landmarks is a very good one, however, such landmarks as you have named in the park area will not encourage the number of tourists that we need to come through our city to create a better profit base and encourage more spending in our city. For instance the plan only focuses on the riverfront. How are you planning on moving the people from the riverfront to the downtown core where the retail markets are currently set up? Do you expect them to move to the riverfront? From the river you still have to travel 2 blocks north just to get to the edge of the area where we have many wonderful and very unique stores. Yet what would be my incentive to walk/travel those two blocks from the riverfront to go shopping downtown? This type of thing is not in your plan. Also, your plans looks good for summer type activities, but what will entice me to go here in winter when it is cold and ugly out? What is there for me to do if I am not an outdoor sporty type person? What we need is something that will entice
X					
X					A very large diameter functional teepee. The idea of a dreamcatcher is already mentioned as a proposed idea and while this is a positive and inclusive gesture, the thing would serve only in a symbolic way whereas a teepee satisfies both a function need and has symbolic value as well. Let's reach out to our treaty partners and neighbours, the descendants of those who agreed to share this land with our ancestors.
X					I feel something that shows the multi-culture of our city as well as keeping in touch with the phrase "City of Bridges". This I feel would cover all aspects of the city as a whole. I have been living in Saskatoon for the past 10 years and have come to love the city and the people. When I first moved here I found the people to be very friendly and helpful. I loved the beauty of the river with all the greenery. I believe the concept you have provided would be well welcomed by the public and many tourists to our city. I originally came from Winnipeg and what they did on the riverfront sure did help bring the public and tourists to the area. I believe the ideas that you have in place are excellent, and am confident that an agreeable plan will come out of all of this.
X					Diverse cultures coming together.
X					Elevator and dreamcatcher. Great ideas, incorporate the pioneer heritage with our aboriginal population (maybe have Indian youth participate in a completion to design and build the dream catcher.
X					Grain elevators are a good idea. Lighthouse - reference to Saskatoon shines.

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SS	S	N	O	SO	Comment
X					No abstract heads PLEASE. Sculptures in a more classical style. Bronze Pelicans landing on the south Saskatchewan. At least 2. One above and offset from the other. Marble or stone representation of farming/settlers, perhaps grain wagon drawn by four horses. Life size or bigger on high marble/stone plinth, perhaps as a center piece to smaller surrounding works of art. The horses could be straining forward with the load, manes flying in the wind. The male driver and female passenger should also be bent forward and have a determined look about them. The whole representing the will to conquer the wilderness. I like the "dream catcher" idea (but it should look real and not abstract). A statue of a northwest mounted policeman (mounted) and dressed in the late 1800s or early 1900 garb. Perhaps alongside of a member of First Nations (also mounted). The idea of having a replica of the Northcote on the river is a very good one. Visitors crossing the river on the SSB Bridge would be drawn to that area. Note I would also consider lighting the Vimv Memorial. Like the idea of good view points.
X					The Sask pavilion from Expo 86 should have been put here long ago.
X					
X					Technology including the Synchrotron. Out city's future.
X					For our young children as our future, showing a wide range of cultures, perhaps in different games of play, i.e., some playing hopscotch, lacrosse, hockey either as statues or murals.
X					I believe a big selling feature of a future landmark will include a lookout tower. I can only imagine the view that is possible from 30+ stories along the water's edge. If a public viewing tower is part of the landmark, please allow for higher than 20 storeys. Something under that height, in my mind, is a waste of time. How is it going to be a big tourist attraction if it is only 10 stories high? No one would ever go see the St. Louis Arch if it were only 10 storeys high. Saskatchewan residents would not travel to Calgary to climb the might 15 storey Calgary tower! I think you get my point
X					Something that can incorporate Saskatoon's forefathers broad ethnic cultures, British Slavic, Chinese, Natives. Artwork or elevator/museum.
X					I hope the dream catcher is not the chosen landmark. A grain elevator also doesn't excite me. I would love to see a heritage piece of architecture similar to the entrance of the YWCA. An arch of some sort that represents entering into the area.
X					Like the working grain elevator idea. It was a real "hit" at Expo '86. Educational and great viewing tower. The FEATURE structure could be a tall, maybe 6 sided monument, with the sides shaped like a teepee.
X					
X					It must include the river and celebrate its original settlers and that includes the First Nations. Saskatoon Berries should be the predominant tree/shrub.
X					Could be early settlers or agriculture. If landmark is constructed must have a lot of thought - because it will define us. We have too much ethnic diversity to have a landmark denoting something ethnic.
X					
X					
X					First nations interpretive centre, prairie history centre, co-operatives history centre, Saskatoon history centre, Saskatchewan center. Ideally would be high traffic and ideally would be a tourist draw like the Drumheller dinosaur museum; something unique, fun and noteworthy.
X					Reflecting heritage and reinforcing where we need to go and how we might get there together. Let's celebrate the most educated first nations work force in the country (if not the world?)
X					River, bridges, restaurants.
X					I really like the grain elevator concept. It could serve as a lookout, museum and multi-purpose usage as well: restaurant, farmer's market.
X					

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SS	S	N	O	SO	Comment
X					I think a really good landmark would be an observation tower, it should be at least 400 feet tall so you will have a really good view of everything in the city and surrounding area. The reason I think it would be good is because observation towers are very cool to visit. When you think of Toronto, one of the things you think of is the CN tower, when you think of Calgary, one of the things you think of is the Calgary tower. I have been to both and they are incredible. They are also not that expensive if they are not built extremely tall. The CN tower cost about \$300 million, but it is nearly 1800 feet tall. The Calgary tower is very inexpensive, I can't remember how tall it is, but it cost under \$15 million. People would flock from all over just to see it and go up to the top for the view. It would be another landmark that would be just as great, if not greater than the Bessborough Hotel. To make it very attractive though it must have additional features to it, like the CN tower there is a glass floor which is extremely cool. everybody loves that, both the CN tower and the Calgary tower have revolving dining r
X					Whatever it is make it spectacular.
X					In my opinion, an important landmark would be something recognizing the spirit of Saskatchewan people, showing specifically kindness, laughter, support and community. Also I think an important landmark would be a sculpture representing a combination of our people, cultural and artistic entities. There was some mention of a dream catcher. I think that this is great, but I feel that the focus of this riverfront development is to create community and to encourage "east and west" integration and therefore should have a landmark representing that. Some sort of fire on the water.
X					
X					I think it should be pioneers, horses, wagons, women, children, men. I love Red Deer how they have the most stunning like-sized statues of horses & wags. It's much nicer to look at than abstract art (like the piano at the Old Albert school or the rocks in front of the Sturdy Stone).
X					Friendship, community support, Family.
X					A blade of wheat could be incorporated into a landmark. Maybe even something like a Saskatoon Berry. A landmark should be something that tourists and residents could clearly identify as being in Saskatoon. Something that people would be talking about outside our great city.
X					CN tower type building.
X					Historical housing. Same and protect our elm trees.
X					Food is an integral part of our lives. A landmark restaurant, set high on vertical poles, resembling an Indian teepee style with a revolving restaurant where the poles intersect. This would give a magnificent vantage point to take in the unique wide prairie vista with the river running through Saskatoon. Imagine the sunsets from a good viewing height. A downtown beacon that would attract patrons and provide a visual pull when you look down 2nd Ave.
X					
X					The landmarks should be two grain elevators. One an actual restored elevator would be tourist attraction. And a modern interpretation of one would serve as a landmark for the future.
X					We have been known as the Hub City and Bridge City for quite some time. While I think these are significant of our past, we need to embrace the cultural diversity and significance of our city for the prairies and Saskatchewan.
X					The mature American elms near the Gathercole building. The 2 tallest and oldest (100 years old) are near the east entrance door, with the row of approximately 6 more mature ones to the east of those two. The American Elms are native to Saskatchewan, and these individuals were planed by early Saskatoon residents. These trees have been growing and watching what's gone on for 100 years - they are truly appropriate for heritage preservation. Furthermore, they can live for another 200 or 300 years, which will probably be longer than any man made structures on, or soon to be on, the south downtown area.
X					
X					Not to slight the native community, but Saskatoon was not developed by aboriginals. I would like to see something more futuristic such as the spinnaker idea, a tower with laser light that beams towards downtown (like Berlin) or a smaller version of the St. Louis archway perhaps with a light source emitting from the centre.

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SS	S	N	O	SO	Comment
X					I like the grain elevator concept - quickly becoming a part of our vanishing past. It provides some historical context.
X					The modernized grain elevator is very impressive. This would be focal meeting place for people. Some access/platform connected to the bridge would be beneficial.
X					
X					
X					
X					I like the Expo '86 grain elevator concept incorporating glassed observation tower, info center, coffee shop/
X					I like the idea of a landmark - something that people would recognize as Saskatoon - not a grain elevator that identifies us as a bunch of dirt farmers. How about a 10-STOREY Carbon (Oil or Diamonds) or Uranium atom. Let's make it futuristic to go along with a dream catcher.
X					Native culture, agriculture, something to do with the winter such as hockey, snow, ice. Size matters very much in landmarks. I hope that the council accepts something that can be seen from afar. It would be very disappointing if it could only be observed by the public in the vicinity.
X					Elevator concept at open house very impressive and appropriate.
X					
X					Something that reflects the friendly business climate and future technology of Saskatoon. Wind turbine, Science Centre. We have great resources at U of S, Innovation Place.
X					We need the library and a cultural centre - river center NEXT TO THE RIVER, not further back.
X					
X					
X					
X					City of bridges, landmark. As much as a landmark should represent the community it should also be attractive and satisfy every Saskatoon and Canadian citizen. To represent our native history, I think a totem pole would be a less eye sore than a giant dream catcher.
X					Grain elevator as detailed.
X					
X					Grain elevator, teepee, or perhaps its time to create something new and unique that doesn't relate to our history but over time would be a defining feature.
X					Why a grain elevator? A grain elevator symbolizes the area around Saskatoon, not the city itself. Granted the city developed because of the surrounding agricultural activity, but Moose Jaw has a moose, not an elevator. North Battleford has a Mountie not an elevator. Since we were founded as a temperance colony perhaps a broken or inverted liquor bottle (joke). Something like the proposed Riversdale Gateway at 20th Street and Idylwyld Drive that includes Chinese, Aboriginal and European influences would be better. Perhaps something representing the future like the Synchrotron. While you're at it, forget about a potash mine and a giant sheaf of grain as well.
X					A revolving restaurant BUT it must also have a Saskatoon History museum style.
X					Definitely an "elevator," tall enough for a good view from an observation deck at the top. It would be popular year around as the view changes with the seasons. A "windmill" of the type on farms, used to draw well-water would be attractive and appropriate.
X					
X					
X					Maybe a massive animal (it would be awesome to see a deer look like it was stepping over a building as you are driving into the city) or really tall odd shaped building. The grain elevator is a good idea, but that's stepping back in the past. I think we should have a landmark that makes us think of the future as we see it, or makes people think that we are an odd city for a really weird landmark.
X					I really like the stylized elevator approach.

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SS	S	N	O	SO	Comment
X					Please do not put a grain elevator there. This is a Saskatoon land mark, not provincial. I thought that the elevator at BC Expo was ugly, just about as bad as the Old Tech. It would be more appropriate to depict our pioneer heritage. How about a covered wagon, outlined in lights, with chasing lights to give the appearance of the wheels moving. The dream catcher idea is good.
X					Saskatchewan fishing. Perhaps an Aquarium. Wildlife motif. Every great destination city has a landmark. Even though it is expensive now, it will pay big dividends in the future, e.g., Paris, Seattle, Calgary, New York, Toronto.
X					A building dedicated to Joni Mitchell, perhaps with some of her art work and memorabilia. The grain elevator idea is also a good idea.
X					European courtyard could be designed into plan.
X					Victoria Bridge, Beesborough Hotel.
X					
X					
X					Something very much like the grain elevator at Expo '86. A structure that you could enter with a museum-type main floor that had a restaurant that serves "Saskatchewan" specialities and an elevator that brings you to an observation deck.
X					
X					Grain elevator
X					
	X	X			The landmark should be the development itself. If a new library is needed, incorporate it into the plan.
	X	X			
	X				Throwing up something, just to create a landmark, is silly and excessively wasteful of taxpayer's money. Use what is there, as Winnipeg did, and make a swan out of the ugly duckling. Winnipegers did it! We can too.
	X				Native Heritage. Plains ecology. River (Prairie River for Prairie people as well as the Saskatoon River for Saskatoon people).
	X				I don't like the concept art of the grain elevator. A symbol of the city, I would like to see is a bridge.
	X				Elevator is good, since they are disappearing elsewhere. Along with a "landmark" also include some sort of "watermark" in the middle of the river that would be a viewing attraction.
	X				
	X				
	X				
	X				An adapted reuse of the Gathercole building (this may be a dead issue but other cities have done well with this reuse of old buildings and areas). Landmarks are great but to work well, need to be part of a greater mix of activities.
	X				First Nations theme is good. I like the dreamcatcher idea. A grain elevator does not capture the "heart" of Saskatoon. This needs more thought as to what signifies Saskatoon.
	X				Whatever you do, please do not block the vista down to the river. The concept you have for the end of 2nd Avenue is neither utilitarian nor beautiful.
	X				But not tall as shown. Blocks view of the river.
	X				Keep hotels well back, say no closer than Block 146.
	X				
	X				I feel the Gathercole building should be incorporated as a central landmark, feeling that a heritage component will give more uniqueness to the development of this area, like Granville Market or The Forks do. Of course it needs to be extensively renovated and altered. I am astounded at the lack of understanding of the successful re-use of such facilities elsewhere, on the part of City Council. They should do some traveling and research on the benefits of heritage tourism.
	X				I don't like the elevator. How about the Blairmore Ring. It's been done to death.

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SS	S	N	O	SO	Comment
	X				Suggest landmark that is from First Nations or reflects them. A huge teepee. A dream-catcher as mentioned is fine, but it is symbolic whereas a 100' diameter teepee would be functional too.
	X				Something that symbolizes building bridges within our communities.
	X				Please avoid gaudy symbols, high towers, synchrotron references, etc.
	X				Local artists to do the work. We have many talented artists in our midst.
	X				Local artists should be commissioned to create this and keep its size and height to no more than a couple of meters.
	X				
	X				Museums, theatre, would provide more of a destination than a hotel or a symbol. This idea is relatively trivial and should be item 8 not item 1.
	X				I understand money is an issue, but the landmark needs to be a real "landmark." Every small town has "world's biggest tea pot or Easter egg." Do something bigger maybe a concept like CN tower, not as Big, but people could see for miles upon miles in every direction. I would strongly oppose a dream catcher, we have caught the dream. No need to look further. I think bigger for a landmark.
	X				Rerouting heavy semi-truck traffic away from our new downtown is important. We need at least two new bridges.
	X				Farming, First Nations, Winter, Railways, Environment.
	X				I am a competitive wakeboarder and in an issue of wakeboard magazine, they covered the national championships and in the main picture of the article was the river with the Bessborough in the background. There is no other building like that anywhere and that makes Saskatoon unique.
	X				I like the elevator design but would like it to incorporate a science museum, a place for children and adults to share and the university to provide various projects and resources.
	X				A landmark that is not too high (maximum 6 stories). The grain elevator concept would be interesting. What about a science centre for all the family?
	X				
	X				Bridges, wide streets.
	X				Some potential for established businesses to contribute. Those around for 50, 75 to 100 years.
	X				Landmarks shouldn't block the view. Landmarks should be artistic, not trendy or hokey. Something like the Vimy memorial has stood the test of time. The grain elevator idea could look very dorky if done poorly. I like the dream catcher motif.
	X				The ongoing partnership between First Nations peoples and Saskatoon residents.
	X				I support the development of a "landmark" providing it is also functional, and that the cost is kept within reason. The idea of a grain elevator, functional for other uses is appealing.
	X				Agriculture, climate, geography, growth, diversity (ethnic, industry, nature). Hub of Saskatchewan. Past-present-future of city. South Saskatchewan River, start to finish.
	X				Teepee community dwelling place, native community symbol.
	X				The dreamcatcher is fine. I'd really do some focus group research on the reprise of a grain elevator. A structure that represents a faltering industry in transition that has devastated an ecosystem may not be a winner.
	X				Rather than focusing on the first nations people, the Chinese or any other specific ethno-cultural group, focus on the multi-cultural mix of our city. Ukrainians, Germans, etc, all add to its special blend.
	X				Statutes as tributes to our history (people turning the soil, fighting in wars, aboriginal and non-aboriginal leaders), trees, park space, art (nothing too fancy). Poundmaker, Scott, Douglas, women leaders, Shmirler.
	X				Something that will show our roots and our high side of the city. I like the idea of a War Memorial or new art galley.
	X				Take a look at the Winnipeg experience. The landmark is already there, the communities that sustain the place. Leave the Gathercole and add an atrium. Let people participate in the building of their own city; after all they pay City Hall's salaries.

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SS	S	N	O	SO	Comment
	X				I would like to see a major water feature created since this is a river area. People enjoy and interact with water in a positive/relaxing manner. Not only should the landmark attract people but it should tend to keep them in the immediate area and encourage them to return again, and again. A water feature could be enhanced with various cultural and historical symbols. These artistic symbols could be incorporated at regular intervals or over time allowing funding flexibility. This landmark should definitely have night lighting so it is a constant attraction.
	X				I liked the glassed elevator (i.e., Expo 86). What symbolizes Saskatoon. Wildlife (Regina has the geese sculpture and Calgary has the cows).
	X				
	X				
	X				Pioneer spirit, feeling of community. A lot of Saskatoon residents have rural roots so that may be incorporated. Something that symbolizes the native culture as well.
	X				
	X				Agriculture has to be Saskatoon's number one influence historically, and in some shape or form this element must be maintained to symbolize our struggle over the land. The landmark should actually be designed first through a Saskatoon competition of artists and craftsmen. We have a large pool of these people who need the publicity of their work and to have one of the resident artists create a landmark to represent Saskatoon would be a great achievement for them.
	X				I believe that the suggestion of a grain elevator where it was shown, and as long as it is not too high would be fine. I also liked the idea of a symbolic dream catcher if not overly modern. I do not feel that there should be traffic or parking as shown at the end of 2nd Avenue or between the extended 2nd Avenue & the 19th Street Bridge. This should be for Pedestrians.
	X				An artistic piece symbolizing the city's origins. Possibly including Saskatoon's importance as a farming, railroad hub, along with the river and its many bridges.
	X				Should like to see a tall fountain with a waterfall designed by a local artist, something modern in concept, "free form" concrete.
	X				I like the elevator design proposed.
	X				I certainly like the idea of the elevator. I think that it would be a nice touch.
	X				I support a landmark but I'm not sure about a grain elevator. Saskatoon is so much more than farming. Our city has a vibrancy and vitality that say we see the future, not the past. Unfortunately farming is no longer the vital lifeblood it once was. Let's look ahead, not back, so let our landmark, whatever it is, be about the future.
	X				A symbol that maybe related to our diversity.
	X				Agriculture, the use of the river for transportation.
	X				A boat launch with a marina attached.
	X				The bridges and the river and this new downtown development.
	X				Anything historically significant to Saskatoon or to the various cultures within it.
	X				The view and its shoreline buildings, i.e., Bessborough.
	X				I support it, if it DOES NOT interfere with development plans for a major structure. The plans show it interfering with the site lines of Second Avenue. Not sure it is in the right place.
	X				
	X				
	X				Landmarks (sculptures) depicting pivotal times and people in the City over the decades starting with our settler beginnings, bringing us up to current times (realistic, not abstract).
	X				
	X				I like the stylized elevator shown in the display. Perhaps the framework of a teepee could also be incorporated. Something that is not too heavy or overwhelming. Is the dream catcher actually part of the culture of our First Nation's people in this area?
	X				Victoria bridge, we are the city of bridges.
	X				Grain elevator with viewing tower, incorporating a hands-on children's museum
	X				Not a dream-catcher. Stylized grain elevator with observation tower at top.

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SS	S	N	O	SO	Comment
	X				Please do not put in things like a glass elevator - it reminds me of those structures outside small towns, e.g., giant wheatsheaf, Easter egg, etc. It should be light and airy so as not to block the view. A stylized dream-catcher might work or a structure designed to catch the wind. Could an elegant type of windmill be used to generate electricity to power lights around the base? I think it should be semi-abstract. It should be the subject of a competition and it should not be rushed!
	X				Hockey, native, university.
	X				
	X				The river brought people and goods to the area. Even today, we gather at our river. Something reflecting the gathering of people and knowledge would be appropriate - a reflection of our past, present and future. We gather in places where we live, work, shop and find entertainment. All of those elements, if incorporated into the south downtown, would be a landmark!
	X				Bridges (City of Bridges). Hub of a wheel (Hub City). Ethnic diversity
	X				
	X				
	X				A grain elevator with a glass top (restaurant area) for 360 degree viewing or perhaps rotating. The bottom could incorporate farmer's market or theatre. A huge 3D dream catcher could be turned into a playground, climbing apparatus.
	X				
	X				
	X				A tree is cross culturally symbolic in a positive way. A Saskatoon tree would additionally refer to the origins of the city's name. I would envisage quite a large structure with shiny purple berries on it, with symbolic elements hidden in/on it.
	X				
		X			See A. Most important is public ownership, public access and a public market that can be used all year round. Remember we have at least 6 months of winter!
		X			
		X			I think landmarks evolve over time - impossible to create an instant landmark without spending LOTS of money. Heard idea of a ferris wheel instead of a dream catcher - like that!
		X			
		X			
		X			
		X			What 1st Nations' input gave rise to the "dream catcher" idea? Why not use the historical elements presently in place.
		X			If it is attractive, but without meaning, or if it has great significance.
		X			The Gathercole building and site are the obvious link to our past and if developed to be the cultural hub of our city, housing live theatre, bistros and food kiosks, a year round farmers market, a museum to commemorate all of our famous local musicians, artists and athletes, a children's discovery museum and visitor interpretive centre, and loads of artsy little shops, it will signify a success story of tying together the future and the past. The Gathercole exists in itself as a landmark. To not recognize that is incomprehensible to me. I don't want to see my tax dollars spent frivolously on some structure that truly bears no significance to who and what we are - something that just stands there as a giant "thing" that consumed a giant amount of money. I would far prefer to see a focal area that had large spruces and various shrubs and greenery that would be esthetically pleasing, purposeful and dramatically more economic than a giant "thing" whatever it would be. A large spruce or evergreen could be wonderfully decorated each year at Christmas, allowing different community groups to participate in adorning it. It
		X			

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SS	S	N	O	SO	Comment
		X			I am uneasy with the suggestion of two landmarks, the grain elevator and the dream catcher. I think one well throughout landmark is perhaps a good idea, but it needs to be classic, not glitzy or tacky. What goes in here needs to have a timeless appeal, or there will be debate in another 25 years about tearing it down and replacing it. And the idea of two landmarks is, to me, overkill, just like a private yard or garden filled with too many garden gnomes or whirligigs.
		X			The grain elevator concept is fine but since there are so few traditional elevators left is there a problem of appearing out-of-date? I don't think so. The grain elevator is certainly part of the prairie history but not specifically Saskatoon's. A modern grain storage structure would look dreadful. We do need to remember the past and our pioneers as well as the First Nations. A grain elevator, a teepee (both well accepted signs of the past), and maybe, a scaled model of the Clinkskill house would be good examples.
		X			
		X			You are destroying the existing landmark (Gathercole Building). This is a disappointment to me. Some modern landmark (definitely second best) should symbolize the strength and fortitude of the pioneers who settled here. Another possibility is a recreation of the steam boat that ran into the Victoria Bridge. It would make a good summer facility for eating and drinking (like the streetcar near the Bess) and would add to summer festivals. May Queen?
		X			I am in favour of a landmark only if it is grandeur. Otherwise, it would be more effective to use the resources for infrastructure that enhances the area (fountains, cobblestone walkways, lighting, etc.)
		X			For a landmark to be effective, it should be something that already is used as a landmark, that people already associated with the site or the city (e.g., the Bessborough). Perhaps a landmark that is both decorative and functional might be a good idea. There is talk of putting the new public library in this area. A well designed, architecturally stunning building would make a good landmark. A landmark should also be something that the public has access to, making a library a good choice. What has always struck me most about living in Saskatoon is the sunlight, clear skies year-round and long days in summer. Grain elevator is cliché. Also since the site has never been associated with grain elevators, I don't see what relevance this has to the site. I particularly would not want to see any tall structures on the site altering the skyline, anything that would obscure existing views of the area, the river and the opposite banks from downtown.
		X			
		X			A hotel/casino would be nice.
		X			Add a park bench system like the one on Sask Cres across from the Bessborough which has plaques representing time changes, e.g., 1 native people bands who first settled or lived in the area; the colonists; Chinatown; school, etc. It should include Victoria and perhaps Broadway bridge, and so on. I'm not sure about the elevator, it could be a tall brass teepee or Canada goose sculpture. Is the elevator an ornament or a functional building? What function will it have? Will the function be flexible? I have more thoughts about the elevator idea that I will send on a separate paper.
		X			What's wrong with using the front part of the Gathercole Building as a landmark? It certainly symbolizes the history of the city and its people. It's a very pleasing piece of architecture, sort of like a magnificent lion resting by the riverbank, its paws extended either side of its head. Why couldn't the front part of the building be renovated for MVA offices. A move across the street from its present underground bunker with virtually impossible access would be a bad idea. Might attract more tourists, if that the aim.
		X			Once you have seen a landmark once - why would you bother going back? It is not monuments but people places most of us wanted to see on the land we own.
		X			There used to be a grain elevator where Pensioners and Pioneers Lodge is now. They are being torn down all over Saskatchewan, why would we want a glass and steel one downtown? If we yen for something old, keep Gathercole.
		X			Indian history. Barr colonists.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
		X			
		X			Courtyard with European flare.
		X			A central courtyard should be incorporated into this plan.
		X			Future - landmark must be unique and something not done before to attract attention for individuals to visit.
		X			
		X			Requesting suggestions is a good start. I think something from the native tradition would be worth considering, possibly a buffalo.
		X			
			X		Best landmarks aren't planned as such. They become such by social acceptance.
			X		Don't put up landmarks for the sake of having a landmark. The landmark could be the buildings themselves. We do not like the idea of a Dream catcher at the end of 2nd Avenue and feel it is disrespectful of the First Nations community (and has no relationship to what a dream catcher really is). Elevators are being torn down across the province and therefore, eventually may be outdated. If the city insists on a landmark there should be an open competition for design and consideration should be given to placing it in front of the theatre/interpretive centre. A landmark at the end of 2nd will block the view of downtown.
			X		Pioneer spirit - 75 - 100 years ago.
			X		The idea of a dreamcatcher really has little to do with Saskatoon's history. We should pick something that reflects the uniqueness of Saskatoon. Maybe a stylized Tent being that is what the people lived in.
			X		What about adaptive reuse of the Gathercole building? I feel sad that we may eliminate a heritage building that has much potential to be the focus of the area.
			X		
			X		I am not in favour of a large statuesque, single landmark. It is less expensive and more meaningful to have the identity of this place come directly from the series of historic elements themselves reidentified and around the site. (Old buildings mixed with new, old foundations, trolley tracks, cobblestones, the original traffic bridge, location of ferry landing).
			X		I do not think this landmark should be a literal translation of an object, rather it should work on a pure aesthetic level. Many substantial landmarks are unhindered by trying to be anything more than a landmark. On the whole, art features that represent some historical/cultural ideal tend to be over kitsch and because of its specificity they tend to fall vastly short of being a true icon to a community. Enduring landmarks are not made specifically to be landmarks, they become them over time.
			X		I don't understand how a landmark will attract tourists?
			X		I strongly support landmarks only if they are represented by the existing majestic American Elms and spruce trees which at present are the most outstanding and significant landmarks. Fountains and a dream catcher would not obstruct the view - a modernized grain elevator would. Bridges for pedestrian access are acceptable, but a stretch of beach is necessary so the public may come in direct contact with the water. The cost of hiring an arborist to oversee the care of these trees during building and road demolition and construction cannot possibly surpass the cost of planting 300 new trees and keeping them heavily watered, fertilized and pruned for the first three years after planting, the recommended treatment of new trees. I would like to see this issue directly addressed at a forum
			X		Our community is represented by the people. Can we build a Calgary Tower, or CN Tower or the Eiffel Tower? No, so why try. Create a Place for People, a place where people can gather all year round! The landmark should be the "sense of place". The landmark should be the place that people gather. There can be a feature, but we have lots of features in Saskatoon that are not gathering places. We need to think of this space as a "town square". It might have a feature in it but it will not be a Landmark.

Appendix A: South Downtown Concept Plan Public Input Form Responses

B. Key Elements

2. Strengthen Connections & Access

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X					
X					As a frequent user of the trail I am looking forward to new places to explore.
X					
X					
X					Yes, as long as they are for walkers/cyclists/strollers, etc., NOT FOR CARS
X					It would be great to add angling access points on the river for all anglers including some handicap angling access.
X					I am really pleased that you have included plans to improve Victoria Bridge. It certainly needs cosmetic improvements if not structural. Have you considering making it a one-way traffic bridge or solely pedestrian bridge?
X					Great to see both areas on either side of freeway bridge being developed.
X					We are residents of King George. Thank you for being an administration that recognizes the importance of breaking down the barriers to the west side. Let's hope attitudes of some citizens change also.
X					
X					
X					The connection over/under the freeway at midblock must be very strong to maintain the continuity of the community.
X					In the illustration, connections and access are very well planned.
X					
X					Agree with increase in pedestrian access. I am cautious regarding vehicle access to riverfront. It is needed for hotel and for theatre. Also needed for all winter evening activities especially if cold outside.
X					Good pedestrian flow is really important to me.
X					
X					
X					
X					I live in the Broadway area. I'm concerned 20 storey towers at the base of the bridge will DISconnect areas. The plan looks good for a south downtown Riversdale connection. If traffic is allowed make it calm, calm, calm.
X					Roadways and walkways need to be wider and have better lighting.
X					
X					The public should have access. No tall buildings in the way.
X					There should be as much access as possible for the public without having to skirt around many condos and apartment buildings. The cobblestone streetway with cars and people is not acceptable.
X					Pedestrian.
X					The cobble road flanked by 20 storey buildings does not open the downtown to the river, although I agree there are other ways in and out. Clearing away 19m is good.
X					Make it a welcoming place for everyone. Wide paths and side walks. Less walls, more windows to showcase the outside and draw people in. The easier the flow, the better the people will move around and come back. Make washrooms available.
X					It could be the main "Point" of meeting, an interesting pole of wheat shafts and the leaves could point in different directions to other sites, museum's points of interests and give the mileage (this would fall under "Landmark" more so).
X					Straighten out path under Sid Buckwold Bridge.
X					
X					

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SS	S	N	O	SO	Comment
X					Make it as friendly to pedestrians, cyclists, etc. as possible, including points of entry and access to the site. Also, good bike facilities for secure lock up (and lots of it).
X					The more a place or activity is seen or used by people, the more successful in any scenario, right?
X					
X					Bike racks. Pedestrian, cyclists, wheelchair access very important. More bus stops. Less car space. Block off cars on land between cultural attraction and hotel. Have a turnaround near Clinks Fall. Pedestrian enclosed walkways between buildings. Underground or 2nd floor.
X					
X					Very representative of vitality of the city. Takes advantage of and emphasizes bridges and river in life of the city.
X					Not a good question. Who would argue against it?
X					Definitely remove the old rail bridge over 19th. It is ugly and makes the area unappealing.
X					
X					
X					The view in and out is important and well done.
X					
X					The whole area from Ave C to 2nd needs to be emphasized, so connections are mandatory. Try to overcome the freeway which unfortunately acts as a divider.
X					The river flows freely, so should use and access to the riverfront.
X					I would like to see domed walkways. This way even if it is raining, snowing or generally poor out, people can still go for a walk. Well lit with emergency phones for safety.
X					This is a very important area. To have the whole area and riverbank connected would develop a stronger sense of community within Saskatoon. Incorporate the natural environment as much as possible. The river valley's natural beauty if something to be proud of.
X					Parking, parking, parking. Plan now.
X					Go for it! Plan looks good.
X					Art is also important in this area as it encourages residents and tourists to follow those walkways. What is that over there? Don't make boring paths going on forever without points of interest along the way. Budget for sculpture.
X					Would prefer as large area for public use; would be interested in a concept that saw the Victoria Bridge closed to vehicles during the summer months and have the bridge turned into an artisans display centre with places to sell handcrafted wares, fresh flowers, small food vendors, etc. Only bikes and pedestrians would be allowed on the bridge during the summer months. This would encourage foot traffic between the south downtown and Broadway areas, both visitor friendly and tourist important sites.
X					I strongly support the idea of a cultural corridor linking Riversdale with the base of the Broadway Bridge. However, vehicular traffic and pedestrian friendly are to me mutually exclusive. Perhaps an able bodied adult can stroll amongst vehicles, but what about a mother with several children, or a senior with a walker. And where will one be allowed to cross the 2nd Ave., and Spadina extensions into the site? Will people be penalized (ticketed) for jay-walking if they cross at an undesignated point? This defeats the suggestion of the area as a people place. How will traffic volume and speed be controlled through this area? The raised pedestrian walkway across Spadina in front of the Bessborough is supposed to indicate to drivers that this is an important pedestrian crossing, but in my experience, this does little to slow the vehicles or make the crossing safer for pedestrians. I also think that the heavy traffic on the Idylwyld Freeway and the Sen Buckwold bridge will pose problems, both of
X					As a river bank resident and a frequent trail walker to the north and user of the traffic bridge I would like to see the good connections to the south. The improvements will make it much more pedestrian friendly.
X					

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SS	S	N	O	SO	Comment
X					The freeway is obviously a major barrier. The success of any commercial development on the west side of the plan will be dependent on much improved flow under and over that traffic bridge. 19th Street where it goes under the bridges must be made more attractive and inviting.
X					
X					
X					
X					Linking neighbourhoods and providing full access to the river for pedestrian traffic is paramount in my opinion.
X					Access is important, as is parking.
X					I think access to this area from multiple locations is important. The initiatives planned are excellent.
X					Make downtown residential a major part of the plan.
X					
X					
X					I strongly support improved pedestrian links. Any decisions to improve east-west links should only be made after full consultation with the Riversdale community, with impact studies on how changes would affect their neighbourhood. I do not agree that we need to extend 2nd Avenue. The best design for deterring through traffic on 2nd Avenue (suggested in your South Downtown pamphlet) would be to not extend the road.
X					
X					Lots of walkways.
X					It needs to be easy and inviting to get to the amenities near the river, including the new park development.
X					
X					
X					Turn gardener's residence into security central for park.
X					Should be obvious.
X					Street/ground/river level connection between Spadina east/west is a must, even if it means reclaiming land from the river.
X					Linking the downtown area is key. We lost a huge opportunity years ago by building Sask Place in the north. We have another chance here.
X					
X					The question is access to whom? What kind of connections are being thought? Are we going to include Riversdale? Or are we going to keep the great divide East-West divide?
X					My only concern is the fact that there is no plan for a boat launch. In the planning principles, Number 9, you state barrier free access but then fail provide adequate access for people with boats. How does this work?
X					
X					
X					I strongly support the proposed connections and walkways.
X					Visual linkage from downtown REALLY important for tourists and those unfamiliar with city. Good access - obvious necessity. Spadina Cres, linkage/extension YES! Access = adequate parking nearby, as well as foot contact. Also a bike path?
X					
X					There has to be better pedestrian access across or under the river. Make and/or redesign the Victoria bridge as pedestrian only, except during rush hour.
X					Bridges, roadways, crossing are all very good ideas.
X					
X					

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SS	S	N	O	SO	Comment
X					I have always found Idylwyld to be a barrier in the city (I moved here in 1990), physically, psychologically and culturally. Even the Meewasin Trail is a choke point in this area. Using the south downtown development to break through that barrier is very important. In particular, anything that encourages pedestrian and cyclist flow from the west side of Idylwyld into downtown would be very good for the city. I hope it is done in such a way that invites people to move back and forth between the east and west sides of the city.
X					This is an absolute certainty in order to help eliminate the perceptual divide that Idylwyld represents between the two halves of the city, the discomfort between crossing from public property into private, and between a relatively active downtown and the perceived stagnancy of the south downtown waterfront. This is why this site represents an unparalleled opportunity in this city to form a common ground and a central gathering place for all people of this city.
X					Parking has to be a high priority.
X					Lots of open spaces and people friendly areas, please!
X					I like the bridge concept that spans the small bay area. Something a little different to more directly connect one to the river.
X					
X					
X					
X					There is too much of a dividing line (Idylwyld) in this city and by increasing and encouraging traffic flow around this area, will get people moving! If it doesn't seem like they are crossing a line, it will make people more willing to access the whole river front. Pathways, bridges, roads and walkways should make an easier transition under the Sid Buckwold bridge to abolish this mentality.
X					
X					
X					As many as possible.
X					
X					
X					
X					
X					Sky walks link major buildings for pedestrian are necessary due to the climate we experience 6 months out of the year. Vehicle parking needs to be addressed.
X					I applaud all the ideas for increasing accessibility thus far. However, there should still be much more done with the block of city land from 19th to 20th between 1st and 3rd avenues. Unless something is done here, accessibility to the south downtown will be restricted, not physically but visually. The city SHOULD retain some vehicle parking in this area, though it should be paved and well lit. The perfect compliment to the south downtown, however, would be a large park in this region. A well sculpted "Central Park" like location in the downtown quarter would bring many people.
X					
X					
X					Get rid of the railway overpass. It still divides the City. Do whatever is necessary to tie the community together.
X					
X					
X					Congratulations on working towards connecting the Riversdale side with the redevelopment. It is when you add light that you drive away those that love the dark. Shine on!
X					Separate pedestrians from cyclists/roller bladers/skate boarders. Good bus connections.
X					Accessibility means that all people can come to this area and enjoy, not only those paying \$\$\$. This will strengthen connections within our community.
X					There isn't provision for a boat launch, Why?
X					Parking will also be vital to the areas success. Hopefully parkades can be avoided.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					Should be a place that citizens can easily get to via public transport, bringing the existing downtown to the riverfront, i.e., tram down 2nd Avenue.
X					Very important to break down barriers between Riversdale and downtown that were created with the construction of midtown plaza, i.e., pedestrian walkway (gateway) and linkage over 1st Avenue. Improved roads and esthetics for 19th and 20th Street.
X					I'm not sure there is any need to extend traffic so much into this area. We need quiet spaces. ACCESS TO LIBRARY and cultural centre only.
X					
X					
X					
X					Have a visually strong pedestrian walkway over the freeway. Because of the height you may have to incorporate it into buildings. The whole river bank is a feature element that you want people to explore. Develop a rail line/trolley to carry people from the weir to the skateboard park. This could enhance the Landmark by showing how rail lines were involved with elevators, etc. Because of the higher age levels and area that needs to be covered, provide the additional transportation help for people so they can easily enjoy the area.
X					
X					
X					I hope that the proposal will help the downtown businesses.
X					
X					I'm a cyclist. Make sure you put the bike paths where they are accessible during special events like the river road.
X					
X					Expand people and park places. Keep cars and underground. Use a rapid, mini trolley system for the area.
X					
X					
X					Walking bridges would be popular. No traffic circle, if it can be avoided.
X					No on-street parking. Leave more space for pedestrians. Move parking towards the north side, along 19th Street.
X					But don't extend Spadina into the site! A cleverly hidden parkade. Widen the green area between the river and the hotel.
X					Be careful about the visual linkages to and from the Downtown. No skywalks anywhere. Be very careful about the visual access to the Traffic bridge. Development should be stepped back to allow for the view.
X					Free trolley/bus services to the south downtown from designated pick up spots in the city. Then hopefully people would consider that, instead of drinking and driving.
X					
X					
X					
X					Thanks for planning great "drop off" areas. Keep parking central to downtown as is presently available in the site plan. This will encourage a circular destination from midtown in the north to the river's edge entertainment in the south.
X					
X					
X					
X					
X					Better police patrols (foot), curfew 9:00 pm, kids.
X					
X					
X					

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					Shuttle boats from across the otherside of river could be considered. Well developed connection for vehicles and pedestrians under Idylwyld Bridge.
X					
X					I agree with all proposed ideas.
X					
X					
X					
X					Sight lines should be preserved as much as possible. It saddens me that as construction continues along the river, there is often no hint that a river is even there, until you are within 50 or 100 meters of it.
X					
	X				Boats, ferries if economical
	X				
	X				I feel it's important for visitors to be able to access this showcase area easily.
	X				But - open up to pedestrian use.
	X				
	X				
	X				
	X				
	X				Good pedestrian flow and access
	X				Please include as many green spaces as possible. Much needed in an urban landscape. Can you do something to spruce up the Traffic Bridge?
	X				More limited access for vehicle traffic. Pedestrians and cars will not mix on 2nd Avenue
	X				
	X				
	X				If you are going to have tables and chairs outside, have some shade.
	X				
	X				
	X				I think that the area needs to be mainly pedestrian (bike) oriented. I don't see the need to extend 2nd Avenue (opposed to it) at all nor is there a need to provide more car parking on the riverbank.
	X				Try finding a parking spot to go to a movie is at times impossible. Parking must be accessible and affordable.
	X				
	X				Covered walkways are important. Take into account the weather 9 months of the year.
	X				The idea of connecting the Riversdale section is good, but there seems to be an inadequate amount of parking built into the design. If there are big events, or even a farmer's market, people need to be able to park without walking many blocks.
	X				
	X				Good ideas. Now provide electric/motorized vehicles like in Switzerland for tourists/elderly.
	X				Public access to the ENTIRE south downtown is very important.
	X				South good, go for it.
	X				I support new PEDESTRIAN connections. I don't understand the concept of building expensive roadways that deter vehicle traffic?
	X				Pedestrians, pedestrians, pedestrians! Limit speedy car roads that require traffic lights, etc.
	X				Public access and parking will be essential if this area is to become a community gathering place.
	X				
	X				New pedestrian thruways are very important.
	X				
	X				

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SS	S	N	O	SO	Comment
	X				A pedestrian bridge OVER 1st Avenue on ramp could cause problems with tall loads. Better access would be under the freeway. Parking should not be allowed along the extensions of 2nd Avenue and Spadina Crescent on the site. Should use the street parking along 3rd Ave, 19th Street and surface parking under the freeway (may need some covered access from parking for winter).
	X				
	X				
	X				Having access to the riverbank makes sense for this area.
	X				
	X				
	X				Access is important.
	X				Close Victoria bridge to traffic and make the bridge a walkway and cycle (bicycle) path.
	X				Traffic access and parking availability is important. Riverfront area - more important for pedestrian traffic.
	X				
	X				
	X				
	X				Assuming the financial burden on the taxpayers is not onerous.
	X				Important to keep Meewasin Trail part of the concept. Should be ample parking to support events that will occur in the area.
	X				Good access is needed.
	X				Pedestrian access grants more public access, and a redevelopment of these accessways, so that the areas don't present a high risk of crime is important. In the Meewasin Valley keeping people moving about is important for we emphasize the historical and environmental concerns regarding our river front.
	X				Nobody likes a lot of traffic, good access ensure that people would come to the area.
	X				My main concern is that a bike path be available from Broadway through to Avenue H. We currently bike up Broadway then turn onto 19th Street to get up to Avenue H, and out to the Valley Road. It would be nice also if the pillars in the overpass could somehow be made more interesting and pedestrian friendly. (lighting, security cameras, foliage, paths).
	X				Closing off roads for events is okay. I'm not sure about a regular through traffic roadway which may interfere with pedestrian traffic, speed would need to be low. Extra parking which could be used for other functions would be good.
	X				
	X				
	X				I'd forget the cutes-poo bridges and focus on the Meewasin Trail. More entry/exit points to the trail are preferable to expensive cosmetic enhancements. If the aim is to make the site more accessible to pedestrians, you don't want to construct too many new roadways that force the Pedestrians to run for their lives from the cars.
	X				
	X				
	X				
	X				
	X				There is a need still to identify the area with one land mark. An area facility, sports, hockey, basketball, football.
	X				
	X				
	X				
	X				Must have safe pedestrians access across the river as well.
	X				
	X				

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SS	S	N	O	SO	Comment
	X				You mentioned "visual linkages" to the river front. Wouldn't a 20 storey hotels and/or apartment buildings interfere with this? The illustration showing a landmark at the end of 2nd Avenue is attractive. I can't say that having the view from 3rd Ave. ending at a tall hotel or apartment building would do much to excite anyone, or make them rush to the area.
	X				
	X				Efforts to bridge the divide between east and west are welcome.
	X				By connections, I assume that you mean bringing people together. I think that this element is essential in the downtown development. Access to the river itself is not as important as access to the scenery that the river offers. We have no restaurants on our waterfront - that would be a welcomed addition to the downtown area.
	X				Question how much pedestrian overpass would be utilized. Although we realize tunnels are a security and safety risk.
	X				
	X				
	X				I do not think there should be a road that runs through the Gathercole site. A short access road is enough. I like lots of pedestrian and bicycle connections. I think the idea of linking the Broadway area with Riversdale is very good. I think there should be more provisions for pedestrians to travel inside during the winter while traveling in the south downtown. The more places elderly people can go in the downtown without risking slipping on ice, the more attractive it becomes as a place to live. I would like most of the ground level storey of buildings south of 19th Street to be accessible to the public and have ways for pedestrians to walk through from east to west.
	X				
		X			Would like to see grassy areas in it. We do not want a "concrete jungle."
		X			We should want as little vehicle movement as possible on this readapted site.
		X			
		X			
		X			
		X			Linkage across freeway important. Second Avenue extension in my view is not necessary and does not fit with the history of the area.
		X			
		X			I really strongly believe that east and west Spadina Avenue should be joined.
		X			It will be great for those who live in the residential development and who stay in the hotel, but what would the other people in Saskatoon come there for?
		X			Road traffic not needed here.
		X			
		X			Find a way to thread Spadina all the way through without having to go back to 19th.
		X			We are in favour of the riverfront connections. We are not in favour of the removal of the former railwa bridge (as it provides access to downtown). Nor are we in favour of raising the 19th Street road. It will be very costly and the 19th Street "dip" is interesting and maintains part of the history of the area. It should be kept as is. It needs new lighting though and murals along the wall would beautify it. The ramp over 1st Avenue in all likelihood will be very unsightly as it will have to be covered over similar to the link of the U of S. If this must go ahead then it should be wide enough to permit rest stops along the way; and pedestrian and bicycle traffic should be separated. Extending 2nd Ave is okay but the landmark at the end of it is not. Extending Spadina and being designed so that it can be closed for special events is okay.
			X		Bend 2nd Avenue to make a lazy S.
			X		Can't see the point of the new road.
			X		Connections and access are important but I would like to see Spadina run closer along the riverbank. We could use 2 routes, the one that runs through Gathercole and A.L. Cole could have a 10 k limit and also use the 19th St. roundabout. We would create a tour route of the river for residents to take tourists and relatives. Avoid lights, use 4 way.

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SS	S	N	O	SO	Comment
			X		Funnels too much traffic onto the narrow Victoria Bridge.
			X		I don't want traffic any closer to the water than it is now. It should be a people place for vehicles. I would like a water taxi system as is in place in Vancouver harbour. It could also have a tourist component such as a bit of a drama/historical dialogue with passengers similar to the people who take you through the tunnels of Moose Jaw. Tourists would ride it just for the stories. They could talk about historical persons, events, etc.
			X		I wholeheartedly support development of quality pedestrian corridors into the downtown and onto the riverbank area. However, I am opposed to opening up 2nd Ave. to flow east to Spadina and west to Ave. A. This city has a poor record when it comes to traffic planning. More roads and wider roads are not the answer. Encouraging more foot traffic, in particular with this kind of development, is the norm in any other large city. In Vancouver, the downtown planner follows four simple principles for areas that draw large crowds in: Pedestrian traffic; cyclists, rollerbladers and skateboarders; public transit; vehicle traffic, always in that order.
			X		I would rather see only pedestrian access, with roads farther back from the river than already exist. When you are downtown by the Beesborough, the traffic is still a constant and obnoxious part of the experience.
			X		Keep vehicle access to a minimum. Finish 25th Street (move city yards). Complete Spadina long whole river (tunnel under Broadway bridge, close Victoria Bridge and under Buckwold Bridge). Complete 2nd Ave to River. Victoria Bridge (pedestrian and bike only). Future LRT line linking main city. 2nd Ave, 8th, 22nd, Idylwyld. Surface parking and parkades waste taxable space. Go underground!
			X		Pedestrian mall would be great. No cars please.
			X		The description for connections & access bear no relationships to your description. It IS important to improve pedestrian links and access. Having traffic along the areas mentioned above would discourage pedestrians from both a safety issue and because of ongoing fumes (also a safety issue). The entrance to the hotel facing the river is also a deterrent. I do not believe that there should be a hotel on that spot at all; however, if there is one, the entrance should be on the other side in order to encourage visitors to our city to utilize the downtown (where is your master plan on revitalize downtown as well as the south downtown?) as well as the facilities along the river bank. I am also absolutely against the circle shown at the edge of the bridge. I believe that such a design would tie up traffic and since I don't believe that there should be cars on the roadway to the west of the bridge, there is no need for a traffic circle. This design does nothing to provide a visual linkage to the riverfront from the downtown or vice versa.
			X		This area should be designed for pedestrian traffic ONLY. Cars should be kept off site. The previous DCD1 guidelines that previously reflected a 90 meter setback should be respected instead of adopting the new proposal of only 60 meter set back from the river. Also in the current drawings the setback is only 54 meters and this measurement was done for me by one of the partners of Crosby Hanna. He could not explain why they were not respecting the 60 meter setback. Increase the amount of green space. Where is the public area? There were public forums on the waterfront design, but little seems to have come from that (i.e., public ideas).
			X		We need hike and walking paths here not more roads to accommodate the CAR. Please think of the future.
			X		
			X		All these discussions of connection seem moot, since you can not see the river from downtown due to topography. Because of this topography, the river is only truly experienced only when in close proximity and most uses tend to run along the bank, not to and from it.
			X		Get rid of the ROADS. They block access. Make 2nd Avenue a promenade for pedestrians. Do not join Avenue An and Spadina.

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SS	S	N	O	SO	Comment
				X	I presume you refer to connections and access for automobiles. I do not agree to the claimed need for making it easy for people to drive almost to the edge of the river. Parking facilities could be built on the edge of the south downtown area and a well designed system of walking paths (accessible by wheelchairs) could lead from there to the south downtown and the river. This would free up more space for parks, allowing the mature American Elms to stay and, e.g., be incorporated into sculpture gardens and the surroundings of well designed buildings, with a minimum of cement and paving.
				X	I strongly oppose any changes that allow for ongoing vehicle access. I realize that during construction vehicles will have to be present on the riverbank, as will delivery and service repair personnel, thus restricted roadways will have to be built, but must have minimal impact on the green areas. Walking, wheelchair and bike trails only must have regular access. Limit parking to 2nd Avenue to encourage motorists to walk into the newly developed south downtown. What happened to In Motion? Does it not apply here.
				X	The concept suggests 20 storey towers on two corners, did not address the Legion issue, widens 19th Street, which is a barrier for pedestrians, closes off the only view of the river from 3rd Ave, complicates the intersection of 3rd Ave and Spadina with an island in the middle of the roadways, forces pedestrians and traffic to compete along the extension of 2nd Ave and adds roadways east-west across the site rather than building on the linking of the east and west by making Spadina a continuous link only two lanes (like the rest of Spadina) from under the Broadway Bridge, connecting up with a narrowed 19th Street, between 3rd and 4th Avenues, continuing down a narrower more pedestrian friendly Spadina Crescent (formerly the 8 lane 19th Street and the main highway through Saskatoon), under the freeway (yes, rebuild the subway but use the cobble stones and recreate a historic interpretive feature around the history that includes the different bridges and links that have occurred over the past 120 years at the site between the river and what is now Midtown Plaza. Tell
				X	We need the extra auto traffic bridge.
				X	
					accessibility from one side of the site to the other, and of noise for outdoor theatre activities and other street events. Some method of alleviating the noise and dust, and the physical presence of this heavy traffic must be considered!
					As an underlying principle of design this is a given in any site. Place less emphasis on the automobile and make this plan more geared toward the other means of circulation. Remove the extensions of 2nd Avenue and Spadina in favour of winding walking paths and plazas. Allow any traffic to circulate slowing around the existing and new buildings, and allow the pattern on site to be different than the rest of the city grid - after all this would help signal that you are moving into a different district.
					Extend Spadina but not 2nd Avenue. Access was okay for 75 years when the school and rink were busy.
					I am not quite clear if raising the road at 19th street necessitates the closing of 19th street to traffic. I don't think this would be a good idea. This would mean the existing traffic on 19th would be enforced to use 20th Street and 22nd Street. These two streets already have large volumes of traffic. The intersections on 22nd Street in the downtown area are already stressed as are the intersections on 20th Street between 1st Avenue through to Avenue H.
					If it is not easily accessible, with lots of parking, people won't come
					Keep high rises away. Lower structures better.
					My concern is the lack of a boat launch. Have been using the river for 35 years now I will be unable to access the resource. Please rethink this plan.
					Pedestrian and vehicles don't mix. Your computer generated images of people walking down the centre of 2nd Avenue mixed with cars is ridiculous. You are congesting an area with vehicles by putting road where they don't need to be.
					Road traffic not needed.

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SS	S	N	O	SO	Comment
					<p>story where it happened) then continue by bending a new Spadina Cres to the south west up the hill and across the A.L. Cole site to link up in a smooth flow of a two lane street with angled parking along both sides from the Broadway Bridge to Ave. C. The space is there! The need for parking is there! It will be easier to cross than the present 19th Street between 1st Ave. and the bottom of the Broadway bridge. Correcting the intersection of Ave A and 19th Street would also improve what has always been one of the ugliest intersections in town. One should be able to vision this as a mini park, buffering the freeway on the east and the marble shop on the north while turning the road away from 19th Street West and back towards the more scenic river views. Outside of the east west Spadina Crescent connection, the rest of the connections, accesses, views, links, etc. should focus on the pedestrian, not the car!</p>
					<p>This could mean anything! Access - for whom? If you mean for a few condo owners and hotel visitors - who cares? Just don't spend \$36 million of taxpayer's dollars on this. If you mean to 1 million new visitors drawn to the site each year, ASK the citizens, in a REAL, broad, open, honest public consultation. Saskatonians will tell you, with far better, more throughout ideas than your consultant can dream up alone. But this needs a process to seriously engage them, not a two-day open house.</p>

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B. Key Elements

3. Mix of Land Uses

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X					
X					
X					
X					
X					It is critical that there be a mixture of condominiums and hotel rooms for increase traffic flows (pedestrian) and a destination meeting place.
X					
X					I really like the live/work townhome idea. I am unsure of the need for another hotel in this area. Parks, theatre, restaurant, interpretive centre. All great ideas. Question: Will the area be designed as a whole unit? Or will the proposals lead to "piecemeal architecture."
X					Strongly support marina and barge platform concepts. The closing of our only public boat launch on the river needs to be addressed. I would suggest the city include two new public launch sites. One below and above the weir and better yet add a boat lock on the University side of the weir. Plus put a temporary
X					Looks good but I do have reservations about high rises dominating and perhaps forming a barrier between riverbank and downtown.
X					A bit concerned about 20 storey buildings.
X					Would be very excited to see the inclusion of retail/condo's. Ottawa's Spark St. is currently doing it to try to revitalize their downtown. Would like to see the space by the Farmer's Market also available for usage such as the Byward Market - lots of fun in summer.
X					
X					The existing plan has too much residential and not enough "destination" uses. Also need strong public "indoor" gathering spaces opening visually onto the river view. Presently none exist in the plan. These are needed to attract visitors in the winter.
X					IMAX theatre with the performance theatre next to branch library, science or first nations museum.
X					Housing and a hotel are absolute requirements for this area. People must become part of this area or it will become a crime area, like the new skate park.
X					A spa sounded like a great thing to have in this Park
X					Support the draft proposal. A good balance is presented.
X					Need public and private spaces.
X					
X					I really like a lot of the ideas presented in the concept plan, but would strongly encourage some retail at grade level. For instance small antique vendors, fine handcraft and perhaps an open air fleamarket in the Riversdale Square. We REALLY need an enclosed (glassed-in) gathering place where people can meet for a drink and a light meal (after the symphony?) and look out over the river.
X					
X					"Vibrancy" comes from mixed uses. Local owners should be preferred. Chains, i.e., Starbucks, McDonalds, will make it look like any other "Mallified" waterfront.
X					I am impressed with the mix of development, except long term residence as in the Apartment complex. I think with all the cultural activity, noise pollution along the freeway, and events, it should showcase more venues for temporary use instead.
X					
X					
X					

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SS	S	N	O	SO	Comment
X					Very good idea. Try and incorporate mixed uses even in the SAME BUILDING. Not just on the whole site. I've spent time in Victoria downtown and they have got it right! Farmers market, library, theatre, etc., all great ideas.
X					
X					More pubs, restaurants, little shops. In Singapore there riverfront is lively, pedestrian based and lots of waterfront seating. More people watching space. All ground floor windowed pubs, coffee shops. Nothing for winter. A plastic dome for seating. Heating. Need more green space.
X					I like how the land is to be used for a variety of purposes. This gives it a sense of community instead of just another business sector and I think with the variety of land uses the community will last longer.
X					
X					
X					To reflect a community all uses must be considered. Public, private, not for profit, profit, etc. Recreation, arts, entertainment, business, etc.
X					Variety is the spice of life!
X					I question the need for a 20 storey building even if it is back from the waterfront. We have lost the skyline to the Delta Bess and the Churches, on the otherside of the bridge and area. I like all the other uses, theatre, park, etc., I buildings are tall they have to be architecturally delightful. No boxes like the Clinkskill Manor!!!
X					A residential component will enhance any commercial development and support after hours traffic in the area.
X					Prefer the mix to favour park areas, live entertainment venue, small business and low-rise residential - NO hotels and keep the 20 storey highrises beside Clinkskill Manor.
X					I like the mix of suggested uses, however, I think that 20-storey buildings are out of place south of 19th St. Tall buildings subconsciously intimidate pedestrians; people are much more comfortable with surroundings on a smaller scale. This is one of the reasons Broadway Ave is so popular. Also, to cluster so many very tall buildings in one small area would create a visually unbalanced view to the riverbank and the downtown. I also worry about the potential effect of creating a concrete canyon effect along the riverbank. One of the charms of our river is that it is, both physically and visually, very accessible to residents of and visitors to Saskatoon. I am not convinced that the corner of Ave C and 19th St. is the ideal location for a Riversdale Branch library as it is on the east edge of the community. While Riversdale needs a branch library, it should be located more centrally to provide easier access for all residents of that community. A new space for the local history room of the Saskatoon Public library would be a better fit as would a children's
X					I like the mix of land use and the thought of using the revenue from the private site to support the public developments. I think that this mix will draw people and make it much more of a people place. I have visited many of these examples used and believe that your plan is as good as any of these.
X					Strong arts presence is essential.
X					The plan will succeed only if it can attract people so a mixed of retail, hospitality, arts, recreation and housing is essential. I fear that the commercial microbrewery or restaurant on the west side is in danger of being "orphaned" located, as it is, away from the more commercial east side. It would also need more parking.
X					I love all the different ideas of land usage. I really think that having Persephone Theatre in this area would be great for all of the city as well as the various potential tenants.
X					More surface parking is needed. I don't think I would feel safe using the parking under the bridge because of the pillars cutting off the view and also providing hiding places for attackers.
X					

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SS	S	N	O	SO	Comment
X					The design of Clinkskill manor is not suitable to the area. It is imperative for the City to encourage a more pleasing design for the Princeton Development residential and office building. I support a strong well designed residential component in this area.
X					I would like to see Persephone develop a multi-type of theatre/entertainment complex there which could be utilized by other community organizations.
X					I am in complete agreement with all the proposals but I would add that the theatre should accommodate all sizes of the live theatre groups in the city. If it could be built for those by small groups and the largest would suit the purpose.
X					
X					Needs to be an integrated facility. Must look minimum of 50 years ahead. Same as midtown plaza and centennial auditorium. Must have a long term view!
X					An appropriate mix including Persephone Theatre.
X					Diversity is key to Saskatoon. Parks protect/accent our river's beauty. Residential units bring/keep people downtown 24/7 (no more seniors complexes. Young, working people keep neighbouring businesses alive built to attract them). Public facilities only cost money, they provide no tax revenue and don't need to be near the river on our most valuable land.
X					
X					A true mix of land uses would include affordable (not for profit) housing, this seems to be missing from the concept plan. As this development creeps west, through Riversdale, current housing stock will disappear. There needs to be long term planning to ensure that low income families have access to affordable housing. I strongly disagree with the proposal of high rises on the river front. The Hotel Association has concerns about the addition of a hotel between 2nd and 3rd Avenue, I would defer to their opinion. A microbrewery on the SE Riversdale site would be a mistake, the community needs more family oriented amenities. What demographic would be attracted to a microbrewery and how would it impact the neighbourhood? Improved/additional park space is appropriate. The plan seems to be missing an indoor public gathering place. Many of the concept plan proposals were incorporated into the Market Landing EOI, but were concentrated in the Gathercole building. I believe that this concept is far more accessible to the general public, and has proven successful in numerous North American cities
X					
X					Theatre, shops, outdoor farmer's market, art gallery, outdoor stages.
X					
X					
X					I think bringing all aspects of the city into one great area is wonderful, and will help to draw more people into the downtown area. This being citizens and people from other places.
X					Support Persephone Theatre moving to this area.
X					
X					
X					Sounds good for Riversdale businesses.
X					Getting a city centre community going will liven the place up. NO office blocks. NO big department stores. Should be plenty of parking. Good use of open spaces for walks. There should be a mix of small stores, café's and restaurants with an on-street, open feel.
X					People should live/work downtown.
X					
X					Upscale condos and a hotel and spa would be appropriate for this area.
X					Definitely an indoor market, featuring all sorts of vendors, some permanent retailers others open. Performing arts should be prominent, including auditions for street performers such as major centres have incorporated. Definitely a wide variety of restaurants, upscale pubs, hopefully an Imax theatre as well.
X					How is the City ensuring the acceptance of the cultural diversity of the city of Saskatoon? How these communities can be represented or present in the proposed plan?
X					

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SS	S	N	O	SO	Comment
X					
X					I strongly support the proposed mix of land uses. The private development will ensure that some landmark buildings are constructed on the site. The public land slated for arts/culture, park space, and special events will enhance existing events and entice new events such as small outdoor concerts and performances. The farmer's market location is perfect.
X					Don't overdue added hotel space. Like the housing mix proposed and could there be at least one artist's loft-type residence? Like performance theatre; not too small (Biway theatre okay now) and very flexible space needed. CONSULT arts community! Microbreweries very good draw for younger people: Yes. Farmer's Market (indoor and outdoor) space a REAL asset all year.
X					
X					
X					
X					
X					I would very much like to see a broad mix of land use, including residential. Of all the cities I've lived, where residential existed near downtown, the downtown remained vibrant. I'm not particularly fond of highrise development in this instance, however. When I lived in Vancouver, there were lawsuits over buildings that blocked people's views. Buildings had to be reduced in height after construction. The public held strong beliefs that certain views were public property, not to be taken away. I've always liked that about western Canadians, in contrast to the way the waterfront seems entirely inaccessible (either physically or visually) along most of the length of Lake Ontario. It presents a very stifling feeling in that part of the country that I positively would not want to see introduced here.
X					I strongly support a broad mix of land uses, but I don't support a high degree of private ownership of the land. These are two separate issues. The success of this area depends on a broad range of uses, a broad range of times used through the day and the broad range in time of year that activities take place. This stimulation of diverse activity is what underpins the successful adoption of the site by Saskatoon's citizens as their central gathering place.
X					Lets of private investments.
X					It is important to presume taxable components to the site, to build on the city's tax base, but to also include public facilities, such as a performing arts centre. But parking will be essential to make all of this a success.
X					Roadways at reduced speeds to encourage foot traffic - or - better - no vehicles. Lots of lawn for families and games: catch, scrub football, etc.
X					
X					
X					
X					
X					A mix - yes, but NOT weighted to such as farmers' market and "free" space. This area MUST pay its way.
X					It is very important to be able to use these areas in both summer and winter. Plus by mixing uses it will allow versatility for events and ever changing needs of a community
X					
X					
X					I think there is a good mix in your plan.
X					We have to get people living in the downtown core otherwise it will be dead. Lofts, condos, community centres, hotels and convention centre.
X					Lots of variety in one area would diversify the type of people that would be in the area. Different attractions would keep people coming back to the area over time.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					A variety of uses is a good thing as long as it is carefully planned, and that standards are maintained. The 20-storey height restriction is way too high. Please don't tell me that they will never build that high because they need to provide parking. If they won't build that high, then make the maximum realistic - no more than 12 storeys. In addition the shadows cast along 2nd Avenue need to be taken into account. I am absolutely against a hotel on the property as shown. I don't really think that we need another hotel downtown, but if City Hall insists, I believe it should be moved north of 19th Street where the huge parking lot now exists. I have been told "but the business on that part of 2nd Avenue are poor". Let's find a way to change that and revitalize the downtown. I would like to see the comparative costs studies of adaptive re-use of the Gathercole verses the new culture building that is proposed. I would also like an
X					
X					
X					
X					The land between 19th and 20th should allocate for the hotel and the space between 2nd and 3rd should be allocated for more shops, restaurants and the farmers market as the hub.
X					I think if Granville Island and the magnetism that it holds for so many people in Vancouver. It is a place to live, work, buy amazing food, and be entertained. While I support the use of space for an apartment complex, you might consider the use of some condominium space to allow the people of Saskatoon some true ownership of the south downtown complex. I know that I would consider purchasing a condo in a revitalized downtown.
X					
X					The hotel has too high a height limit. It would be far out of proportion to the rest of the skyline. And the classic proportions for height to width of buildings is 2/3: 1/3, so if the base of the hotel is 8 storeys the total height should be 12 storeys. This should be an amendment to the recently revised DCD1 guidelines. It would go along way to alleviating people's fears of high rise buildings blocking off downtown and the 19th Street bridge.
X					Would like to see an amphitheatre on the Riverbank, which could provide a great venue for the jazz festival, Shakespeare, etc. Covered stage, retractable coverall roof, 3 seasons.
X					
X					
X					We are so fortunate to have public access to our lovely riverbank, however, it is business that is the lifeblood of any community. A good balance of public/private is good. I like your plan. Bring on the wrecking ball. Good by to the hotel.
X					Appropriate size live theatre a priority. Farmer's market should be year round.
X					City parks and public facilities.
X					Have different buildings developed for different uses. I like the idea of a farmers market and spa and hotel.
X					
X					More commercial space. Not too much residential.
X					
X					
X					
X					Great mix of residential, private and the arts.
X					
X					

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SS	S	N	O	SO	Comment
X					Great plan, although more shops in a closer radius for easy shopping. Consider the beautiful tourist attraction of Whistler village in Whistler BC, there are many shops, boutiques and with the mix of restaurants and pubs. Most of the shops are open 7 days a week 10:00 am to 9:00 pm.
X					I support the idea of mixed use, but this plan seems to concentrate commercial east of the Buckwold Bridge and residential west of the bridge. Couldn't there be more of a mix.
X					The mix in the concept plan is good.
X					We need to ensure that the area attracts people, to ensure viability and safety. However, I don't see the need for high rises. I'd like to see the Farmer's market closer to the river.
X					Interpretive centre. This is a WINTER city. We should have a gathering place INDOORS - all season. I would LOVE to see an indoor plant conservatory. I am not in favour of a skating rink, as we already have one and it can't be used half the time because it is too cold. I approve of housing on the AL Cole site.
X					
X					
X					
X					We must have tax paying businesses there in order to support the development. They should be a FIRST consideration. I am not a strong component of farmersmarkets, after all we have tax paying businesses in this city who in turn give back to sports groups, etc. I don't think it is fair we should give freebees to self serving groups.
X					An Imax theatre, live theatre, restaurants, hotel.
X					Mixed residential is needed.
X					
X					
X					
X					
X					
X					I love all of the suggested ideas: parks, condos, theatre, restaurants, interpretive centre, library, farmers marketc, etc. I especially like the micro brewery idead. I would LOVE to see a Spa - look what a spa did for Moose Jaw!
X					
X					
X					I feel the parking has not been well addressed. People may walk large distances for a special event (outdoor), that would be cancelled in bad weather; but I can't see them walking in the rain or in the winter.
X					I agree the development should involve an enclosed market arena and library. But the library and especially the market, could be nearer to 3rd Avenue. I say this because markets attract middle and higher income buyers, the kind who live in nice condos nearby and nice houses through the city. People will drive a long way to a skating rink.
	X				Public uses important. Incentive. Examples for downtown residential development-redevelopment.
	X				But let's not sell what belongs to the public now.
	X				
	X				More restaurants, more things towards family with kids, think year round use a bit more.
	X				
	X				
	X				Tall structures east and west will cut off morning and evening sun. Will likely cause wind tunnel (north/south), effect on 2nd Avenue.
	X				We need to get with the rest of large centres, Saskatoon has a lot of green space. Let's make this an area that all people want to go. Not just seniors.
	X				Are there businesses in place that will commit to being part of this development.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				What's being done to develop block 146.
	X				A strong residential component to support the business development is necessary.
	X				
	X				
	X				
	X				We already have enough hotels and condos without putting them along the riverfront.
	X				Good ideas, but the sub-station needs to GO! It blocks access to Riversdale. If City Council is truly interested in rejuvenating Riversdale they will need to invest \$ to make it happen.
	X				
	X				I would like to ensure public access to the river all the way along. I realize that you need a mix of public and private development but I would like to see the public spaces having the best choice.
	X				Need to designate "specific sculptural and symposium work areas." This will attract the general public and tourists.
	X				The farmers market is an important destination. It would be better located ON THE RIVERFRONT, with specialty shops and cafes close to it. There should be space there for both indoor and outdoor market. Winnipeg's The Forks should be used as a model.
	X				
	X				Rethink the branch library in consultation with the SPL Board. The skating rink is great. Housing is good but the focus must also be on bringing people downtown from the "burbs."
	X				Residential use is essential to keep people downtown. A mix of public and private, a theatre and opportunity for festivals and cultural events is important as well. However, the library, where it is located is not a good idea as it's on the edge of the community it is to serve. Also, should the library board be consulted? I hope it will be a library for all people not just native.
	X				A branch library at Avenue C and 20th will not work. It needs to be closer to the core neighbourhoods of King George and Pleasant Hill.
	X				Area for "youth" activities will bring greater mix and introduce beauty to more people.
	X				Get public input. Not necessarily public money. I would like to see Phase I, II, II, etc. Some of the buildings are too high (ex. Hotel). Max 45 degrees.
	X				Would like to see more space for the commercial market.
	X				
	X				The river edge should be public area all along, i.e., the farmers market is hidden at the back, switch with front placed residential.
	X				
	X				Not sure I want to see too much housing. More markets, theatres, park areas would best attract tourists and citizens to the area.
	X				Live work. High rises not good. How stable is this land?
	X				Affordable housing, mix of housing for EVERYONE. I like the live/work townhomes. I like the restaurant/brewery ideas. NO BIG HOTELS.
	X				Sounds like a nice blend of uses. I'm pleased you are taking care of farmer's market. I think it should be something we proudly support. I shop there every week and take visitor's there. International guests like the market atmosphere.
	X				A blend of commercial businesses (such as restaurant and craft stores) with farmer's markets and art would provide pleasant aesthetics and a blend of services for tourists and locals.
	X				Please include the library branch (child friendly staff would be important) the programs and out reach for the under literate of our community are crucial. Considering adding the idea of a Children's museum or IMAX.
	X				
	X				

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				Definitely do vary the land use keeping in mind that not all people are into sports and "forced" fitness activities. Encourage walking with shops and retail plus a spa and convention centre. Having the Farmer's market in the Electrical garage and having space for it to be outdoors in summer is a very good idea. Just don't have the farmer's market in the Gathercole Centre.
	X				
	X				I strongly believe the riverfront area should be a place for ordinary residents of Saskatoon, not just wealthy people who can afford condos and hotel accommodation by the river. I think a new main branch of the public library should go in Block 146, and the branch library concept should be abandoned.
	X				There is too little in the way of SMALL retail/restaurant amenities included. I think of Vancouver's Granville Island/False Creek as a model here. We need a few places for riverfront dining, coffee places to grab a cup during a walk or after visiting small shops for buying Saskatoon crafts, etc. I mean SMALL, LOCAL businesses here, not chain stores!
	X				Very few items in this plan should require tax dollars to support the operation. Park, library ONLY.
	X				A natural history museum would also be excellent here or a science centre/IMAX, a real hit year round.
	X				Of course diversity is good for a region. I think the way a mix is devised is the crucial bit. Each function needs to be amicable to the others. I see a serious problem with towers on the river bank. Shadows from high rise towers will destroy solar access to the river front making it less appealing as other areas easily accessed along the river.
	X				Over time. Don't rush in with so a wide mixture that risks reducing the impact of people themes.
	X				Unique shops - I can't recall anything in regard to the setting up unique areas for shopping/tourism. I believe the area needs more than a microbrewery. Areas that I have seen in other cities - art galleries, live theatre, nightclubs, ethnic shopping areas. I realize it is not possible to incorporate all of these, but from a tourism point of view it might help to have main attractions/themes to market.
	X				Within reason. You can't be all things to all people. Pick a theme and stick with it. Don't spread the concept too thin. Parking, restaurant(s), housing, condo (apartment & townhouses) are great ideas. The dock idea has merit too.
	X				Residential use should be high priority. Perhaps encourage business and professional people, not just seniors.
	X				Area for street vendors to operate. River view deck with several mini-restaurants attached.
	X				
	X				
	X				Keeping all the stores to have a diversity of architecture is important. This river front would symbolize much of our growth in technology and socially. Keeping it diverse removes the sterility of an environment and creates interest in the area for further investment.
	X				The more varied the activities, the more varied the individuals who will be interested in the south downtown.
	X				I would like to see a park along the river front, a place to congregate for special events such as running races. A curved market place building would be nice as well with restaurants and pubs.
	X				Public money should be used for the land/park development. Private sources should provide for the development of other amenities/buildings/businesses, i.e., hotel, condos, theatre, restaurants, Farmer's market, etc.
	X				A skating rink could go on lawn with no major expenses just like beside the Bessborough. Do not put a food and beverage place near a water sewage dump if it has an odor. A hotel or condo should not interfere with our goal to beautify the south downtown. Is there a need for more hotel rooms? How will it impact the hotel industry?
	X				

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SS	S	N	O	SO	Comment
	X				
	X				A hotel down in that area probably should be supported by some sort of a convention/meeting area.
	X				I would like to see the market closer to the riverbank like on Granville Island. I also like the layout in Steveston, Richmond, with the restaurants overlooking the water and the boardwalks. I like the theatre, restaurant, apartments, microbrewery, parking indoor and out door markets.
	X				Makes an area more viable.
	X				
	X				
	X				Not keen on hotel on site, but in favour of residential condos and culture, i.e. library.
	X				If there is a theme, i.e., sports facility, everything else will be able to feed off of this.
	X				Tourism attraction should be very important, a spa, a casino, IMAX theatre or equivalent.
	X				
	X				I support mixed land uses with reservations. Comments in the media by some proponents were made that a 20-storey hotel would fit in with the Radisson. The Radisson is not a beautiful building. It is a brick and glass tower which casts a large shadow as seen in the photo with the superimposed plan. Why would we want another non-descript tower casting an equaling unappealing shadow across 19th Street and down 3rd Avenue? The Persephone theatre proposal is very attractive!
	X				I question locating the library in this area as I don't think the users will only get their reading materials and leave without taking advantage of other amenities. IF the library is relocated, City Hall could move into the library and put an "overhead" walkway joining the two buildings.
	X				
	X				
	X				It depends on what is in the mix. I would prefer more land be devoted to parks and people places.
	X				
	X				Emphasis on public spaces. No buildings over 4 or 5 storeys. Incorporate entertainment, cultural venues. Small branch library, but not at the expense of other service in the 20th St. corridor, especially once the book trailer service disappears in 2 years.
	X				Too much emphasis on hotel space. Have 10 storey's maximum. Otherwise, the mix is okay.
	X				If you have too much residential areas then you might run the risk of noise complaints and disputes between businesses and residents.
	X				I think we have enough parks on the riverside. We could use some commerce (and resulting tax dollars) to keep those parks as pristine as they are. Giving up a little park for a substantial tax income is worth it.
	X				Farmer's market would require a lot of parking. It is hard to find parking for farmer market in Minneapolis.
	X				More mixed residential preferred.
	X				More residential.
	X				A diversified area would greatly improve and enhance businesses in our area and attract more consumers.
	X				
	X				
	X				
		X			
		X			Too many high buildings. Worry it will feel inhuman, cold, concrete boxes not attractive especially in winter. Don't see anything that will attract people 365 days a year as a large public market building would.

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SS	S	N	O	SO	Comment
		X			I am concerned at the suggested 20 storey hotel on the east side facing another high storey building on the west side. These would effectively cut off sunlight except during the middle of the day in summer and create a wind tunnel. Not needed in Saskatchewan.
		X			
		X			
		X			
		X			Does this mean that private input will dominate the area? Are we giving away the downtown to the private entrepreneur?
		X			Live/work townhomes and microbrewery are excellent ideas. NO BIG HOTELS, PLEASE! I am absolutely horrified by the proposal of a 20 storey building any closer to the river than north of 19th.
		X			Many of the suggested uses have very much to offer. The problem is that the proposed concept is not founded on information that has been properly researched as to how much of what is required. Good planning begins with proper programming, relationships, good feasibility and utilization studies and concepts that test those parameters. One would not undertake the design of a major institution without first establishing the requirements. The mix of land uses give no consideration to how much and where things should be.
		X			Not sure of intent of question. What is land use. Zoning, designated uses?
		X			The attempt to include too much is not going to please anyone. Is the site going to be a public part or is it going to be a commercial/residential development? If people are going to be living there I imagine they'll want a full service grocery store. Otherwise everyone will need a car to get their supplies. All the cars coming and going won't do much to attract tourists/pedestrians.
		X			Farmer's market could have better, looks like old tin shed. They need open air type venue which is multi-seasonal.
		X			
		X			
		X			More residential.
		X			If residential highrises are going to go on the property they should border 19th Street. Hotels should also border 19th. All buildings should tier upwards from the river and we think there is an opportunity to create a flowing effect if the buildings are different heights, mimicking the river. We're okay with the parks and think the boat launch should go where the consultant's originally proposed it - in Victoria Park. We're okay with the live performance theatre and restaurant. This historical/interpretive centre should be situated in the theatre complex. This complex should also contain a children's museum as this is an attraction that will keep residents and visitors coming to the area. The site for the farmer's market is okay. The site for the library is okay too but ONLY if it does not replace the downtown branch. The parking looks okay. Keep office space to a minimum on higher floors. Offices are dark at night (consider what downtown looks like now). The area should predominantly be residential and funky retail shops should be encouraged at street level in a
		X			As long as it's the market place deciding on the use, the public gets to vote with its dollars as to what they want. It's presumptuous of people to think they can decide ahead of time where people are willing to spend their own money best, decides the use.
			X		Hotels not needed here.

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SS	S	N	O	SO	Comment
			X		I definitely support a mix of land uses but very little of what you are suggesting here. Some residential yes, but 20 storey buildings? Absolutely no. A microbrewery? Not a chance. I know what they do because the past council allowed one to establish 30 yards from my home. Bars cause problems, no matter how much you beef them up or claim what they'll do for business in the community. Market it as glossy as you want. Microbreweries attract beer swilling, four wheel screeching, whooping and hollering twenty something people who sport \$3,000.00, 80 decibel bass boxes that vibrate your windows at 3:00 in the morning. Period. A bistro or restaurant that served alcohol I would support, but a bar (that's what it is) on the riverbank and in Riversdale will serve to do two things; create more problems and draw more prostitution into the area. Is that what you want? Because that is what you will be giving the people of Riversdale.
			X		I would like to see more park space. This looks "Hodge-podgy". Our forefather's were correct in giving us PARK SPACE along the river's. Let's extend that park!
			X		Not enough space for expansion of market/parking. Hotel is too prominent. If it must remain, lower. No more than 4 storeys. It has a prime view. A footprint occupying only 2/3 of the area.
			X		Private development, keep Meewasin and municipal/provincial government out.
			X		River space should be "booze" free. Too much booze is not good for the kids.
			X		The land south of 19th Street should be kept in public (government) ownership and used for public, civic, cultural, educational and recreational purposes. It should not be sold to private developers and used for private condominiums or hotels or offices. A farmers and crafts market and a children's and science museum and a main library and theatres and ice skating (preferably indoors) are all good mixtures of uses. Much of the land should stay open green public park. A Chinese garden would be a good way to remember the Chinatown that used to be on the spot. The government could lease out some upper level apartments if there is a need to have people living in the area to provide greater safety.
			X		There is no focus on coherence to the proposals as I read the plan.
			X		This concept is poorly planned. The idea of a public private mix is good (in fact the city should thank the Gathercole Initiative Group for doing a lot of their work that shows this is good). But what the city has not provided is the break down of who is paying for what. Certainly the public should not pay for any private development. Nor should the city go after any provincial or federal money that benefits a private developer.
			X		This space should be "people's place" reserve for the community.
			X		We need more recreation facilities for soccer rather than building the new soccer centre directly across the river from the other one. A downtown one would be good for the inner core and south Saskatoon. In Regina they reduced the police budget and gave free bus rides to kids after school and created more activities for kids.
			X		All the best parcels of land are given over to hotel and residential use. It will be great for those who can live there or stay in the hotel - but what about the rest of us? I resent our city land being handed to commercial and residential interests. There is absolutely nothing to bring children here!
			X		As it is now. So far what I see mostly is just ANOTHER business district, not much different from any other expect that it is in a wonderful place that is nothing.
			X		I am against private ownership if that is what you are asking. The City and MVA should be owners of the land, controlling what is to be built and what is to go on there. Rent would still provide income to the City. I do agree with a mix of uses, in the sense of parks, a special preserve for the mature American Elms and a variety of residential, institutional and commercial activities, all owned and controlled by the City.
			X		I strongly oppose the idea of a hotel or condominiums, etc. as a major part of the development of this area. Let private developers of accommodation go somewhere else. On the other hand, a mix of facilities and amenities here is good.

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SS	S	N	O	SO	Comment
				X	I support mixed use only if building height is limited to two storeys and that the buildings are positioned so they do not obstruct the river from public view. A view of the river is imperative if we expect residents and visitors to be attracted to and feel invited to the new area. Parking should be outside of the river view areas. The Farmer's market and parks should all take priority in being located on the riverfront, not behind high rise condos, apartments and shops.
				X	Keep highrises out of this area. This city doesn't need another hotel downtown or more highrises. I understand the need for increased downtown accommodations. Put them on the lots farther back from the river and keep the river front, if not completely public land, then at least publicly accessible private land like restaurants or the Farmer's Market.
				X	Keep the land public.
				X	Library don't need one this close to the main one. The plan has too many tax drains for the # of tax generating ideas. Land use should be tax generating not tax draining. We should be encouraging private enterprise rather than using tax dollars to build and then sustain. Try to reinterest some past.
				X	No off sale (just adds to crime issues). Hotel. Put on block 146. Any building over 2 stores. Needs to fit in visually with the river. Community public library on edge of Riversdale. More need to be centralized for use of Pleasant Hill, Meadowner and King George. Support public open space, farmers market. Open space for festivals (fringe to children's festivals). A water spray park (huge) and multi-purpose playground for families to use - bring people to Saskatoon.
				X	Strongly opposed to the building of any high-rises on this site. Would completely destroy the ambience of the site and also the skyline from across, along the river. A very large hotel here would be detrimental to the business of other hotels in the city. The downtown core would be further harmed. Do we really want this city to have a dead downtown as has happened in other places. On a personal level we are very disappointed that there appears to be no provision for non-profit groups such as the Children's Discovery Museum. We made representations to the original Stantec study and to the previous City Council.
				X	
					Public library would be a better fit, as would a children's museum/environmental education centre. What goes into this site must include something for all the residents of Saskatoon; if the site draws the residents, then it will be of interest to outsiders. I am not sure that a large hotel is necessarily a good idea; do the occupancy rates in the existing hotels indicate a need for another large hotel?
					Again, as an underlying principle, this is a given for any public gathering place. The mix that has been indicated however is not nearly diverse enough. We want more creative public components, not more "for lease" signs for commercial components. A full public market, year around, warm air programmed space, less linear division between public waterfront and rest of site, don't hid freeway but use it through lighting as a sculptural element on site, re-interpet the ferry landing into the waterfront, break the site into many smaller segments to encourage larger mono-use elements like hotels to locate just adjacent to the site, but not directly on it.
					Any "people attraction center" must have a smaller street of shops, boutiques gifts, art galleries, souvenirs, etc. Magazines, little coffee shops with outside seating.
					Careful the corporate businesses don't take over and removes any desire to come down to the river.
					Definitely a theatre centre, but not library. Microbrewery and small shops, restaurants (but not fast food or franchise operations) would definitely be assets. But also must ensure green space, flower gardens and trees.
					EVERY proposal to date, bar none, has urged a mix of uses, public and private. However, the only way to assure a harmonious, well planned development is to start with a Master Plan created by broad, full public participation. Starting with a road, a bulldozer, and the sell-off or giveaway of parcels of land is a certain recipe for another pile of boxes, like the rest of downtown, which people will.

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SS	S	N	O	SO	Comment
					Gathercole site. Strongly support mix of land uses, but do not support residential housing, apartments, hotels. A.L. Cole, strongly support mix of land uses including residential of all kinds.
					Good idea. Please ensure there is only 1 building, 20 storey in height and that the architecture, would be admire and celebrated by the people of Saskatchewan and visitors to the city. Possibly of a museum and a butterfly room and zen garden attached to another facility. No boxes, example Clinkskill Manor.
					Good mix. Are the winter/extreme temps taken into account.
					I do not approve of big tall hotels and condos on the riverfront that block the view for many people. Private developers should not be given special privileges to public land. Saskatoon has enough hotels and condos.
					I like the idea of everything between the roadway or walkway and the river being a park with everything else being private (tax producing). We have to attract people both in the daytime and the evening.
					I like the idea of strong use of the river for recreation. I want to see this development! Keep high rises under control, don't want too many of these in this concept because it obliterates view of city from across the river.
					Microbrewery not needed, restaurant is better. Centralized: Have fun water uses like Disneyworld (fun sidewalk circles that has lovely water to jump over, etc.). Library is frivolous.
					open accounting of all costs, money resources, expected revenues. I do like much of the plan west of the free (except for the substation). I do believe that, if you are adding residences, there is a need for grocery shopping over and above the Farmer's Market.
					Please put in an IMAX for quality, different entertainment that we don't have to go to Regina or west to see.
					Residential & Hotels (living or population density) as critical. A wharf/dock area similar to Washington Potamic Downtown and San Antonio Riverwalk with restaurants and shops with theatre. Aquarium, special event areas is great. Keep the Meewasin trail a centre piece to the plan.
					Rest on the strip only.
					Saskatoon doesn't need another hotel. The location should be open to everyone, not just hotel clients. This area belongs to Saskatoon residents. The market belongs on Gathercole site as does the children's theatre.
					The area for public activities is limited. The green space along the river is small, the outdoor amphitheatre could seat? Also the space for the farmer's market - adequate? For a full PUBLIC market with vendors of many types inadequate. The renovated indoor space shown looks small in the photo display.
					Too much high rise residential, which will discourage similar construction on the empty sites downtown.
					With the exception of hotels, I support there being place for interpretive centre and green space with limited buildings, i.e. condos or hotel.
					Would like to see more public buildings, children's discovery museum, indoor greenhouse (for winter use), child/family friendly activities.

Appendix A: South Downtown Concept Plan Public Input Form Responses

B. Key Elements

4. The Riverfront as a Stage

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X	X				
X					
X					Use the river as an attraction. More than what it currently is. Love the river stage idea. Laser shows on the river!!
X					
X					There must be a mixture of indoor and outdoor facilities.
X					
X					I would like to see more encouragement for use of the river.
X					
X					
X					
X					Great
X					
X					Please try to include a theatre in the area. Much needed in this city.
X					We use the river for so much in terms of who we are. We can use the river for so much more.
X					
X					
X					Fabulous!
X					Please include an amphitheatre for live music and theatre!
X					There is not enough open public space for large crowds to gather - even when the road is closed. Look at an aerial view of the Forks in Winnipeg to see what I mean.
X					
X					
X					
X					I support large and small events and would encourage free musical events whenever possible. Popcorn vendors would be welcome too.
X					
X					
X					Not just on weekend, make it available to dance troupes and musicians can use it. An outdoor sound system available to be connected so music can be played. Enough space to bring a chair and sit or stand for a river front show. May be north east of Victoria Bridge could be best for entertainment purposes.
X					A few years ago, I attended Symphony Splash in Victoria BC. It was awesome.
X					The idea of open space for festivals, markets, concerts and winter skating. I don't believe the space allowed for this is enough.
X					Every year there are events along the river and there isn't at times enough space to hold venues, people, washrooms, media, displays (portapotties are brought in, power cables are unsightly and obstruct walking, inclement weather can blow around portable tents or no shelter if there is rain). Having covered venues would be very beneficial to outdoor events.
X					
X					There should be a new theatre building, possibly a multi-use.
X					
X					

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SS	S	N	O	SO	Comment
X					Excellent. Try and allow this year around (e.g., winter festivals). Anything to get people outside and active.
X					I am 13 years old. I am a wakeboarder. I got first in Saskatchewan for my age group and I was 4th in Canada. The river was basically where I started wakeboarding. I went on it when there was still ice on the side. This year I wanted to go out when the ice was on, but there is no boat launch and that made me mad because there is no where else to ride right now and that is not right. I also think that we hosted the 2002 - 2003 Canadian finals and now where are the riders who come back going to ride on the river. They can't and that is not right either. I think everybody should be able to ride or just go out and enjoy the river.
X					If a person wants to walk along the river, they can on the Meewasin. If a person wants to live on the river, they can. But if a person wants to actually use the river with a boat or recreational watercraft, they can't. We need a boat launch.
X					
X					I think that anybody who wants to just take their families for a cruise in their boat is fine with me and I think that. I am a wakeboarder and the river helps me in my training. It really helps me when I go on the river and go wakeboarding. Please help me train so I can make my dream come true by being a professional wakeboard. I am 10 years old and we need a boat launch.
X					Cars could run over kids at events. Block off. More buses. Buskers good.
X					The riverfront as a stage would be an excellent idea, one could incorporate a restaurant in with the theatre to maximize usage; go for dinner then a show.
X					
X					
X					We need a boat launch and a marina in the Victoria park area. Ideas like the Harbour light show is a great idea.
X					For the Persephone! Great idea, etc.
X					
X					
X					If the opportunity is there, grab it. Once again by highlighting and using all available resources we can maximize the potential of this development.
X					
X					Great, Great, Great. Important to focus on the economical aspect this can bring. Lots of street markets, theatres, etc. Focus on the arts.
X					Once this is developed, ensure it is utilized to its full potential!
X					Build it but be sure it will be utilized. Planning coordinating events essential. Involve the whole community. Cultural events, symphony, fireworks displays, dragon boat races, waterskiing competition, river roar, 1st Nations powwows, Ukrainian Vesa, bring some folk fest events to river front, etc. Meewasin riverbank outdoor theatre.
X					Yes to concerts, festivals, markets. No to loud music/talk that wrecks every quiet weekend in my own backyard (e.g. River Road).
X					Design of skating rink too close to the river. Some nut will think they can go on the river ice.
X					
X					Great idea. The riverbank would have to be landscaped in a way to allow large crowds to gather to see the show. Bring Canada Day fireworks downtown.
X					
X					
X					

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					Good idea, but would closing streets some of the time confuse people? Would it be better to design so anything that might be closed for events, would be closed all the time.
X					
X					The arts and culture are essential and made even better if connected to a Conference Centre and hotel and Casino!
X					
X					The best idea in the project. We need venues both indoor and outdoor for all types of festivals (music, art, cultural, sports, theatre) an open air amphitheatre (bowl) that could also be used for winter skating, jazz festival, cruise night, riverbank cinema, river roar could all benefit from a permanent 2000 seat venue. Wouldn't cruise night be wonderful if all the cars were lined up along a completed Spadina instead of a broken up clogging the cities core.
X					
X					Again, I look to the Marketing Landing concept of holding concerts, special performances, markets, etc., inside the Gathercole during inclement weather. These kinds of activities would then spill out onto the riverfront during the summer/spring months.
X					I really like to see a winter skating rink as proposed.
X					ENSURE that events like River Road which require riverfront access and accommodation for the pit crew (as was previously housed on the Gathercole Building parking lot) continue to have access. Moving River Road "pits" to (perhaps) the Victoria Park area will not be a practical alternative, as it will be too far away from the "Taste of Saskatchewan" site at Friendship Park. These two events need eachother in order for both to succeed.
X					There is a difficulty in that noise pollution could be a problem, particularly for some residents directly across the river! Provision should be made for some form of shelter (temporary?) for outdoor events in case of rain.
X					A very good idea for tourism, but first you must have something to encourage the tourists to come here in the first place to see.
X					Absolutely. Outdoor (amphitheatres) that can be multipurpose, day and night use. Incorporate art into the design so that it is pleasant to use for lunch time relaxing and night time theatergoers.
X					Strongly support the development of a new performing arts theatre where shown on the concept plan.
X					
X					
X					Sounds wonderful for west side people. Will east siders show confidence and buy condos here?
X					About time. People should be drawn to the river all the time, not just for the one or two annual events held there now.
X					This should be future home of events like Canada Day, unlike Dief. Park with only one access and causing traffic nightmares.
X					
X					
X					Make sure this stage is not blocked by big and ugly buildings. We do not want another Queen city with no view to the river.
X					
X					Due to strong current flows, if a floating stage is to be used, it must be well designed for the load and current at both high and low waterflows.
X					

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SS	S	N	O	SO	Comment
X					I think the "riverfront as a stage" concept is one of the strongest components of the conceptual plan. Saskatchewan people love to be outside in the summer. Utilizing the river and shoreline will provide an opportunity for unite performances that the audience can enjoy outdoor.
X					The more people friendly the park is, the better. Concern that public washrooms, well policed would be good. The city should include a large fireworks budget for festivities on many summer evenings.
X					
X					
X					
X					Much of our riverfront is not suitable for this purpose. This location, however, seems that it would make a suitable stage for festivals and events.
X					The water is the uncontested central feature of this site, and of this city for that matter. This is why the man made water feature/creek made in a naturalized form, seems to be an unthought out detail competing with the central water feature already there. By using the water in other abstracted ways (as a stage, as a transportation means (docking), pumping the water as a water fall, as an ice sculpture and for skating) the diversity of water is demonstrated and celebrated in an unwasteful way. Water in this semi-arid landscape is a very powerful symbol, let's celebrate it in a dignified and respectful way.
X					We already approve of the plans that you talked about.
X					Great idea.
X					Outstanding - and a place to take wedding pictures, and host people events, like venues for outdoor theatre, and folk and jazz festivals.
X					Great potential as a gathering place for outdoor venues, theatre, dance, river productions. Chance for the business community to become involved with performance companies to attract business to the area.
X					Lots of space for buskers and hot dog vendors!
X					
X					There is so much talent in this city without a venue. Band shell just doesn't fill the bill. Should be an outdoor amphitheatre as well as new theatre (Persephone) facility.
X					
X					
X					Just been to Disneyworld where a few shows were done with water. Fireworks displays could be done in this area which is more central than Diefenbaker is now.
X					Good feature.
X					
X					
X					Maintaining public access and interest means for us to increase activity within the area. A full access stage and lighting, and increasing the special events creates tremendous activity and interest by the community. The difficulty is maintaining the interest of the public, and diversity of entertainment does not create a prejudice interest.
X					The more facilities the more events and festivals.
X					The river is beautiful and should be used in any way.
X					I would like to see the study that looks at the stability of the land in those areas.
X					
X					
X					
X					

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SS	S	N	O	SO	Comment
X					What effect will this have for people living across the river on the other side in terms of noise and lighting?
X					It will be nice to have a gathering place for significant events. Currently we use EVERY park and open space downtown to meet the needs of festivals and events. I would like to see the Jazz Festival, PRIDE celebrations, fireworks (July 1), and Winterfest activities use such a centralized cultural gathering place.
X					But there's no need to block off roads for these events, if you don't put them right on the riverfront to begin with.
X					I agree in the sense that we need theatres, both indoors (e.g., the Persephone proposal) and outdoors, and facilities, tastefully and ecologically well designed to allow access to canoeing, etc., on the river.
X					
X					
X					The city could provide the necessary bylaws to enable businesses/citizens to operate their events. Additional consideration will need to be developed for planned use of our riverbank during our winter months.
X					
X					
X					
X					Awesome, it's a great city and it's fun to gather. It gives the city life.
X					
X					Saskatonians love to party and nowhere more than on our beloved riverbank. Take any number of our events; as an example, Taste of Sask/River Roar. It is a week long festival of fun, food and frolic.
X					Permanent outdoor stage. Main venue for Jazz Festival.
X					
X					
X					But give us more public and open area between river and first structures.
X					
X					
X					Cruise night, etc.
X					
X					
X					
X					Yes to all, and a skating rink would be perfect to bring people in during the winter.
X					Provide a skating rink on the river bank. Use geothermal technology from the river to help keep ice for longer periods of time. Doesn't have to be full year ice. This can replace the rink at the Bess which has trouble with grass and timeliness of the ice. Can a skating surface be created on the river similar to "The Canal" in Quebec? Create diversion for the warm water that flows along the bank and keep the water from freezing. Make the roadways a part of the parade routes.
X					
X					Using the riverbank as a focal point for activities is a great idea. But the activities must be geared towards all people from different walks of life and of differing ages.
X					However, I do think the farmers market should front the river.
X					Provided it does not become a gathering place for only those with money. Things like the fringe festival or Louis Riel Day where everyone who wants to can attend regardless of wealth are okay. \$100.00 per ticket rock concerts are not. The latter will exclude certain segments of our population.

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SS	S	N	O	SO	Comment
X					
X					Single water jet in river, lit at night, would be eye-catching.
X					
X					Music and fire! Having a fire show while listening to music would be a big hit. A Vegas hotel is popular for water shows, we should be fire.
X					It has been referred to by friends that are from Toronto as "best kept secret", "unspoiled beauty" one of the "best running paths in Canada."
X					
X					
X					I love the idea of a Riverboat.
X					Our river is unique and beautiful, and our downtown river structures are concentrated so they will be easier to plan and afford. We can be the "stage of the prairies", much of it under the "living skies". Culture and environment facilities will be a far larger draw than sporting venues.
X					
X					
X					
X					
X					Great idea. Would love to see the "floating" stage.
X					I think there could be three or four stages or theatres in the south downtown, including an outdoor stage on the riverbank.
X					
X					
X					
X					The success of the various river based activities and street fairs, indicates that this is a winner.
	X				Cost has to be acceptable to lower income citizens or it becomes elitist and further separates the "haves" and "have nots"
	X				
	X				Meeting place for different groups/families. Develop in ways to allow "stage" to be used by non-profit and community groups at no cost.
	X				
	X				Added outdoor venues for the jazz festival would be great.
	X				
	X				
	X				
	X				
	X				Like Granville Island in Vancouver.
	X				
	X				
	X				Saskatoon needs a great meeting place, public square. Business arts, etc., will follow.
	X				
	X				When concerts and entertainments are held here, there must be adequate place (space) for such activities.
	X				I support having concerts, musicals etc on the river bank but there has to be enough space for large groups of people. All the plans big buildings don't reflect this.
	X				
	X				

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SS	S	N	O	SO	Comment
	X				
	X				As long as there is adequate parking, the idea of multiple use would be excellent. It has to appeal to all groups in the city and be alive at night. If it is only a business development and a few cultural spaces, it will not attract the public in the evening.
	X				Have a place where ice castle can be built in the winter time.
	X				Not in favour of too much tax money going into it.
	X				
	X				Festivals, markets, concerts, and other performances by local artists would be great. Noise restrictions are necessary.
	X				
	X				I support the use of the riverfront as a stage with qualifications. As a resident of Nutana, we are already bombarded with unwanted noise from the River Roar which makes our backyards unusable for several days in July. Any activities on the riverfront need to accommodate the fact that people must be able to carry on their lives and to sleep on their own schedules, not on the schedules of special shows and overblown citywide activities. That said, I love the Fringe Theatre Festival and would love other daytime and evening events with a low decibel level!
	X				
	X				Capacity would be limited to smaller productions such as plays or recitals. May serve as a venue for special events such as weddings or graduations.
	X				Less important to me than the other parts of the plan.
	X				
	X				
	X				Public events would be facilitated by an outdoor amphitheatre in summer, built in such a way that music is directed AWAY from river so that it doesn't annoy residents across river.
	X				
	X				Once again, if this is the plan, room for people, not cars, is necessary. A village green with ample seating on benches and lawns would invite public participation. The present low level of the river would present some kinds of entertainment. Communication with water source personnel at Diefenbaker Dam as well as Alberta authorities is in order. The nature of the entertainment should be environmentally friendly, i.e., no motorized boat races and food fairs that promote waste materials and garbage. At present the village square is behind proposed high rise buildings. It needs to be on the riverbank, first and foremost. Noise control is imperative.
	X				Current design/concept do not provide this. Vistas do not support this view.
	X				
	X				
	X				Use the waterfront commercially "on the water".
	X				As long as there is room for parking.
	X				
	X				I would like to see a board walk. Again similar to what Jacksonville, Florida has done.
	X				Not sure about a floating stage.
	X				Saskatoon needs a theatre or two in the downtown area for live theatre. We don't need a 1000 seat unit just for the Jazz society.
	X				
	X				
	X				
	X				
	X				
	X				Live theatre, open air bleachers, for river activities.

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SS	S	N	O	SO	Comment
	X				
	X				
	X				
	X				Support as an outdoor stage. Concerns regarding the proposed 900 seat theatre and its effects on Centennial Auditorium.
	X				Yes, but develop block 19th - 20th Street first, then work your way to the riverfront. Infrastructure already in and paid for. A parking block we don't need.
	X				
	X				
	X				
	X				a variety of performance venues is a great idea.
	X				
	X	X			Support street events all year. Oppose season to short for stage productions, would take away from river activities. Shakespeare is already established (don't take away from that).
	X				
	X				
	X				
	X				
	X				
	X				
	X				From where will this "stage" be seen? The tops of the 20-storey buildings? If all the sight lines are blocked, for whom is it to be a stage? Those who can squeeze onto the narrow Meewasin Trail? The river is our greatest asset as a city. Where's the sense in hiding it with towers of cement and glass? (By the way, we can close any old street right now - don't need your "concept" for that. We want something BETTER. Tourists don't flock to a "close-for-a-day" street!)
	X				Outside yes, but very expensive and all public money to build an indoor stage - hope there will be WILDLIFE space left too for other species. Too much grass means high chemical residues, gasoline use, etc. NATIVE plans and permaculture methods should be used.
	X				Not essential.
	X				
	X				Would the area compete against other riverfront activities to the north? Ensure enough events to permit use of current area as well as "new" area.
	X				What does this mean? If it is limited to small parks and roadways, it will not be a year round "people place."
	X				We must remember what our temperatures are. During the summer there is good opportunity for this. But that represents three to four months ONLY. The remainder of the year is very limited.
	X				Keep in mind the limited season to utilize the open spaces for outdoor activities. Avoid duplication of similar venues elsewhere in the City.
	X				
	X				I have mixed feelings about using the Riverfront as a stage.
	X				
	X				
	X				If it's quality calibre.
	X				
	X				Arts groups don't need PRIME real estate.
	X				An outdoor stage in Saskatoon can only be used for a few weeks of the year. It would require a large parking area. In my opinion this would be a waste of the space. An indoor theatre would also require a large parking area.

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SS	S	N	O	SO	Comment
		X			It will be great for all who live in the adjacent residential developments, though they will likely protest the noise.
		X			Any "stage" area must be multi-use. It doesn't make any sense to have large spaces used 20 days a year.
		X			If the river was cleaned up, I would support this idea, but until the north bank looks cleaner I have no decisive opinion.
		X			
		X			Stage usage not limited to Persephone Theatre. Must be available to any group show!
		X			
		X			
		X			Entertainment is important, but I don't think it should be the primary focus of the area. In addition, we have enough larger venues in our city and we don't want to rob their critical mass of users. Small venues would appropriate.
		X			Smaller park, utilize Victoria park better.
		X			Make a smaller park area as so much is already around and near by.
		X			Less park as it is not needed.
		X			
		X			No permanent river barges please but temporary barges that could be used for productions might be okay in the long term. Also consider where the barge would launch. The wind whips through that part of the river and would likely make an unpleasant place to view a performance. And you'll never get the whole symphony on the barge because they need too much space. The river can be used as a stage as it was for the River Dance several years ago which was a spectacular event.
		X			
			X		I think this would necessitate controlling flow of river. Shared spaces should be further up the bank. The river itself needs a buffer.
			X		Let's have an indoor, year-round, gathering place.
			X		Not likely given the current and keeping the barge stable and besides, how could you get the performers out on the barge seeing as there is NO provision for a BOAT LAUNCH.
			X		
			X		
			X		
				X	A community of 200,000 have no need for such cheap theatrics.
				X	Firstly, Shakespeare on the Sask, made a decision several years ago not to seek a site in south downtown when studies revealed that there would be problems with interference with traffic noises. We should pay attention to the experts. Secondly, the idea of a floating stage is neat but even Expo 86 choose not to use this concept other than for fireworks and Vancouver has more favourable weather and a much longer season than Saskatoon. Thirdly a small intimate open air space could be developed but remember previous attempts have failed (go to the area between the Shakespeare site and the Mendal Art Gallery, all the power and sloped area is there but it was never used!). Lastly, our dollars could be spent much more wisely on space for people than a limited use feature.
				X	
					A people place needs to facilitate all the plays, musicians, poets, story tellers, dances, painters, sculptors.
					Does this mean a stage or staging area. This should not be the major emphasis. My comments relate primarily to Gathercole area.
					I can't see a lot of room for people to sit/stand to watch performances on the river. What we need is stages for 25th Street, Le Troupe de Jour & Sons.
					If private money supports the project, fine, but not with public money.

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SS	S	N	O	SO	Comment
					Mentioned above. The space seems limited and a lot of hard surface, which can be very attractive but need to be softened with green.
					My major concern is whether people will be able to hear if the symphony is floating on a barge on the river. The noise level from traffic will be prohibitive. Theatre. Excellent. Parking needed. Ensure lots of groups have access.
					Of course. But don't make the water front so linear and lateral, allow it to spill up in throughout the site and diversify the program of waterfront to include larger gathering, more boat docking, riparian habitat demonstration, chronology of the river valley, geological regions of the rivers path, ecological path of the rivers past and future, a river taxi and drop the artificial creek, its cheesy.
					Outdoor events that provide an opportunity for the public to enjoy the open spaces and the river ensure that public enjoyment is optimized. Is it practical to have a skating area on the river?
					Personally oppose the road on 2nd Avenue. A more artistic endeavour could give access to the river.
					The riverfront from the iron bridge to the freeway is too narrow.
					We have a gorgeous river. We should show it off and use it. Why not consider an outdoor amphitheatre? We already close streets for special events, nothing different here.
					Where is Mariyama's input which we paid for regarding boat docks, etc. Look to Mariyama's plan!

Appendix A: South Downtown Concept Plan Public Input Form Responses

B. Key Elements

5. Ambient & Special Event Lighting

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X	X				
X					
X					Something to make the city "sparkle" at night.
X					
X					The adjoining bridges can be given special lighting.
X					
X					
X					But not bright white light.
X					Lighting is crucial to the night ambiance.
X					
X					
X					
X					
X					Our riverfront is one of our best features, let's enhance it even more.
X					Lighting the Buchwold Bridge is a bad idea. Its ugly enough without emphasizing it.
X					
X					
X					
X					These effects will increase and improve the esthetic appeal of the area and draws people in. I believe that this is an important aspect of any distinctive area and creates an exciting atmosphere that attracts people.
X					Ambient lighting in South Downtown would serve to strengthen Saskatoon's skyline, creating an attractive view along the river. In addition, lighting provides a safe environment in the evening hours.
X					The lighting of the bridges needs to be actual appealing light, not that orange street light, dancing lights make the Victoria Bridge as colourful as the northern lights. Northern lights on in the city. Changing patterns, maybe make it visible in the winter. The lighting needs to create. We need a place to take out of town visitors to impress them.
X					If a landmark was built, such as a "grain elevator" which dominated the prairies and is now practically extinct, would need lighting as well as whatever river front walkway lighting, light reflecting on the water are just a few of the many lighting ideas that could be incorporated.
X					
X					
X					
X					Good idea. Keep energy conservation in mind too (solar lighting, perhaps a wind turbine?).
X					It looks awesome and appeals to young people too and makes the city look modern or futuristic.
X					
X					Lights are festive and cheery. All year round.
X					
X					
X					
X					Lighting on other bridges beautifies the downtown. Imagine driving along Spadina from 25th to the new developments, all of it lit up. It would be fantastic.
X					
X					Ensure there is a uniform design of all lighting and lampposts.

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SS	S	N	O	SO	Comment
X					Uniform lighting, clear small lights in trees, bridges, light soft, enjoyable, "fairy" lights. River fountains, light barges viable to our weather, i.e., ice in winter, etc.
X					Don't get too goofy with water features that end up taking away from the natural beauty of the river. Think about the birds and animals and people who live around and in the river. I support heritage look and artistic/architectural lighting.
X					
X					Good lighting will promote safety.
X					
X					Strong lighting is essential to provide sense of security for tourists.
X					
X					Lighting should be designed for safety and beauty but also beware of light pollution. Be part of the dark sky movement.
X					
X					
X					An important concept. As much lighting as possible would add to the comfort and security of all.
X					A residential tower with a hotel tower would augment a tall light bridge and other "large" pieces.
X					
X					Isn't this the city of bridges? Put these beautiful, unifying structures in the spotlight (light up all of our bridges, use them for signs, fireworks, etc.). Close Victoria to vehicular traffic.
X					
X					Attractive lighting is very important to draw people, lighting from the riverbed is also a good idea.
X					
X					Need to be able to access this at all hours. Safety is a big issue.
X					The area needs to be inviting from all directions, including during the evening.
X					This would be a wonderful idea. It would attract a lot of people to the site and encourage people from all over to come and see the downtown Riverfront area.
X					
X					Lights are great for hitting with rocks. This idea is impractical.
X					Virtually a must. We have some beautiful bridges, etc., light them up.
X					Observation decks on all bridges and lighting provide a great view of the downtown/riverbank and are inspiring to locals and visitors.
X					Lighting up the Victoria bridge would really highlight the whole riverbank area.
X					
X					There should be lots of lighting effects, especially on the bridges.
X					Well lit walkways and streets are a must.
X					
X					
X					I strongly support the proposed lighting. I think that lighting the bridges would add a great ambience to the area.
X					A good sound system adds a lot to the fireworks display and music can further the ambience.
X					
X					
X					Lighting will define the whole area at night when many visitors are here. Lighting the bridge would be fantastic.
X					

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SS	S	N	O	SO	Comment
X					
X					Lighting too is a very powerful tool in celebrating Saskatoon's historical district. Strong lighting up against the rich and dramatic stone carved features of the Gathercole building, the steel traffic bridge and other meaningful elements will bring maturity and warm strength, lending integrity to this most prominent site at the center of Saskatoon.
X					
X					Great.
X					Lighting is good for security, beauty, welcoming people to the area in general.
X					
X					
X					
X					
X					
X					Lighting would definitely draw people down to this area, especially during summer evenings. Would help the restaurants and bars in that area.
X					This is a great way of advertising for the area. Get's people to remember the area and to think that there is something exciting happening.
X					
X					
X					I love the way the illuminated bridge example. The way we decorate our old brown (I can't say black because the bridges looks like a sorry brown from so much rust) steel bridge at Christmas time is pathetic. Most of the lights are white now (from years of exposure) and half are burnt out. This old bridge could look fabulous but doesn't.
X					The current lighting on the CN building downtown looks good, this should be a place to want to be at all times of the day, special lighting would be an awesome attraction.
X					Looks really cool at night and tends to attract people passing by.
X					
X					
X					
X					
X					Please utilize lights on the Victoria.
X					
X					I like the idea of being able to adapt the lighting for special events. People in Saskatoon ALWAYS gather for special events. We have the second largest Canada Day celebrations, the Fringe continues to grow and is a major part of the Fringe circuit, and so on.
X					
X					I would like to see the neon like lighting on our bridges similar to what Jacksonville and other cities have done.
X					This would be a good location for gatherings for fireworks.
X					
X					I appreciate the lighting concept for Victoria Bridge. Suggest you consider turning the bridge into a pedestrian and cycle only bridge. It has become to narrow for vehicles and it is now only 2-3 blocks in either direction to very good auto bridges. A pedestrian bridge would be a good tie to south bank parks.
X					The only "however" is that we should use the new very low wattage lights, LED, I believe is the terminology. It would save us a bundle in electrical usage if they could be used.
X					Great ideas! Especially lighting up the traffic bridge. Lots of light is inviting, and it also adds safety. Wouldn't it be great to have fireworks here?
X					

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SS	S	N	O	SO	Comment
X					Lighting will bring it alive and encourage people to go in the evening. Lighting will make it safer and more inviting.
X					
X					I believe light shows would provide a lot of interest to area at night. I think that if they were held on certain nights only it would be that much more special.
X					
X					Need for security and safety of people if they are to use at night.
X					Lighting is important to the look of any space as well as safety.
X					
X					It is consistent with present bridge lighting and can be very attractive.
X					Love it.
X					
X					Great and the river fountain idea - brilliant.
X					Use natural gas for street lights. Lighting on the bridges and waterways is good but I see zoning , etc blocking this once officially proposed due to this creating visual distraction for drivers on the bridges.
X					
X					
X					
X					
X					Buckwold Bridge is dull. Improve with lighting, décor, water jet. How about something underwater; shining upward.
X					Go for it.
X					
X					
X					
X					
X					Investing in the infrastructure now will save millions in the future to install in, under and over existing structures. Nothing is more discouraging to promoters than areas unable to accept events due to inadequate power, water, sewer or accessibility.
X					
X					
X					
X					
X					
X					
X					Another great idea. I've been waiting to see the Victoria Bridge lit up.
X					
X					
X					
	X				
	X				Lights = Action = \$. Lazer shows are good!
	X				
	X				
	X				
	X				

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SS	S	N	O	SO	Comment
	X				Not crazy about light shows, but ambient lighting good.
	X				
	X				
	X				
	X				
	X				The lighting will be important!
	X				
	X				
	X				
	X				Within reason, we are trying to cut down night time lighting, so we can see our natural light. Stars, moon.
	X				Can't quite see how it would fit in among all the residential areas. Must be worked into overall plan.
	X				But please don't have too much lighting and no bright spotlights that hurt the eyes if you walk towards them. Too much light pollution is not good.
	X				
	X				Adds "life" to area, especially in winter months.
	X				
	X				
	X				
	X				Please do not use colored lights unless you can truly reflect the northern lights and its spectrum.
	X				For year round use, lighting is extremely important.
	X				
	X				Lighting the landmark yes. Anything else would just contribute to increasing light pollution. It is nice to see the night sky!
	X				As long as people living close by don't have to deal with it.
	X				I wouldn't support the idea of continuous lighting of the Victoria Bridge. It would be expensive and unnecessary. Some special event lighting I could support. Of course new lighting will be needed for the new promenade on the riverbank, but let's not go overboard with light pollution.
	X				If the cost is reasonable.
	X				It will be a beautiful place. Let's make it even more beautiful. This is important but could be a little later in development.
	X				
	X				Good lighting plays into the plans for security. Both are vital as is being experienced at the skate park.
	X				
	X				You'll need LOTS of lighting for the parts west of the freeway bridge, especially if you expect library workers to come and go at night. There should be parking underneath the building for staff (I think a branch library in that location is a bad idea).
	X				Lighting during special events is acceptable. Because of energy costs and concerns regarding migratory bird catastrophes, it should remain on only when necessary. Small white lights in the existing spruce trees would be effective at all times.

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SS	S	N	O	SO	Comment
	X				I take it that plans to illuminate the Victoria bridge simply that this landmark will be with us for some time to come (see it's a landmark because it's already there). I like the idea of lighting that let's people feel secure when passing through the area and tastefully illuminates certain features. I most definitely would not support lighting that calls attention to itself simply for the purpose of calling attention. I think the riverfront environment deserves to experience night, and I think that people spending time in the area deserve to be able to see the stars at night. We are getting too much light pollution in the city; I've noticed even in my own neighbourhood that the view of the sky is not what it was 10 years ago. I've always liked in Saskatoon that a person can look out the windows of their own home and watch the northern lights. This is something they should be able to do along the riverfront, without having their view obscured by development in south downtown. It would be a terrible shame if we had to declare an artistic representation of the Okay, but this would add sizzle; having the steak is more important
	X				
	X				Elegant, tasteful and relaxing.
	X				Having an attractive SAFE environment at night very important.
	X				
	X				
	X				
	X				This lighting would have to be a permanent installment. As well, it would have to be maintained increasing costs. However, is it doubled as security and natural evening lighting, I would suggest that such is uniquely designed so it does infer that this area of the city is just like all others.
	X				Yes, as long as it is well designed, not too bright and not too intrusive ecologically.
	X				
	X				
	X				Do not use taxpayer's money to do too much extra special lighting. Light shows, etc, can be sponsored events.
	X				
	X				Don't go overboard.
	X				
	X				Will add a new and exciting dimension to the river front.
	X				
	X				
	X				Those along water front could be gas lights for a warmer feeling.
	X				
	X				The need for brightness is important.
	X				
	X				
	X				
	X				You mention illuminating the Victoria Bridge, but if there are 20 storey buildings almost directly in front of it, what is the point? The only way you would see it is if you are right on the riverfront. The bridge and all activities would be obscured from the downtown area. So how would visitors be drawn there?
	X				Have you also considered a lighted "waterfall" (water pumped through a pipeline that falls into the river) on the Victoria or Buckwold Bridges? The waterfall and light shows on the waterfall might take place three or four evenings a week. There would have to be dry spaces left for boaters to pass through the waterfall or for the half hour or so the show was on, boaters would have to stay on whichever side of the falls they were on.
	X				
	X				Use solar, be "green".
	X				

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SS	S	N	O	SO	Comment
	X				
	X				
	X				
	X				
	X				Creates a mood for the great summer evenings we enjoy in Saskatoon.
	X				Lighting of the bridges should include walkway lighting to ensure security of people walking the riverbank after dark. Make the illumination of the river bank one of the utmost priorities.
	X				
	X				
	X				
	X				Light is better than dark, but two things bother me: the garishness of some lighting and the reality that we are burning coal and polluting the atmosphere to produce the electricity to power the lighting. Some prudent amount of lighting scheme would seem in order.
		X			
		X			
		X			
		X			I represent the Saskatchewan Light Pollution Abatement Committee. We are VERY concerned that the project will choose unshielded globe lighting or other period lighting that will add to Saskatoon's already bad light pollution. Our group is already in front of C of S's Administration Committee and we will provide further correspondence and suggest non-polluting lighting methods.
		X			Keep lighting to a minimum safe level.
		X			I support this if it is energy-efficient. I strongly oppose any so-called "City of Lights" concept which involves profligate use of energy for no good reason.
		X			Suggest low tone. Not too bright/loud and maximize efficiency/conservation.
		X			
		X			
		X			There is a small matter in reference to your plans to cluster the riverfront with condos and hotels and apartment buildings on public land.
		X			This is supposed to be an underlying principle? It sounds like an added element with quite an ongoing expense.
		X			
		X			Lighting features are nice and can be done reasonably economically, but if not done correctly can be costly to maintain or a problem with nearby residents. Lighting and tall glass buildings are a problem for birds. One would question why the MVA would be supporting any major lighting features combined with glass structures?
		X			I'm not sure that ambient lighting would add to the magnificence of an evening prairie sky.
		X			
		X			
		X			Apply latest principles of energy conservation, perhaps dedicated solar and wind generators?
		X			
		X			This place should be open to the public day and night, winter and summer.
		X			Private money.
		X			Lighting for the trail, yes. Expensive lighting for the sake of spectacle - probably no. Perhaps solar collectors for lighting, like the small ones available for gardens. At any rate, something as nearly vandal-proof as possible.
		X			
		X			Once more, these will provide a nice effect for those in the hotel and residential developments. For the rest of us, perhaps we will resent having to pay for them..
		X			

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SS	S	N	O	SO	Comment
		X			I do not like the lights theme. Saskatoon's heritage needs the emphasis. Saskatoon as the hub city as it started in 1882. Circle of Friendship.
		X			
		X			
		X			Depends on cost. Who's paying it?
		X			
		X			Ambient lighting along the riverbank and illumination of the Victoria Bridge are good ideas. Suggestions of lighting the landmark at the end of 2nd suggests the landmark is a done deal. Please do not put light shows on the river. We envision an Enchanted Forest type of show being suggested that will cheapen the beauty of the river. Currently the Peace Flame is only lit for a few hours a day - so why was it put there in the first place (does peace only happen at certain times?). Also consider that lighting is expensive financially and environmentally.
		X			
		X			Should have good general lighting. Special events should supply own special lighting.
		X			Don't make the river too "busy", visually, noise-wise and the like.
		X			Given the problems with global warming, this does not seem to be a good time for unnecessary lighting.
		X			I oppose this because it will negatively impact wildlife; lead to light pollution and be a waste of energy.
		X			Light pollution.
		X			Lighting is an expensive feature to do properly and I do not believe we are dedicated to this idea enough to make it of substantial value to the community.
		X			Not a viable thing to do considering the river flows, sand bars not mentioning blocking a federal waterway.
		X			There is little public space, what is going to be lit?
		X			We don't need too much lighting or spotlights, but enough light so people feel safe. It would be nice to be able to see the stars at night and really look at the sky.
		X			We should not be starting anything using more power unless strictly functional. Global warming is with us. We should make some gestures to meet our Kyoto obligations.
		X			Within reason, properly installed lighting, particularly for intermittent/temporary use could be useful, however strong illumination will only increase light pollution and will also add to the costs of installing and maintaining the site - to be paid for by the city (taxpayers). Special event lights should be used with discretion. City of Light is a bad idea.
		X			
				X	Hate the lighting at the weir. Moonlight, natural light helps connect us best to a wonderful natural resources - our river.
				X	High structures cast too much shadows. Low buildings will be better accepted. Special lightings when needed.
				X	I would be willing to accept some lighting of a few features, but I feel that the light pollution in the city centre is already high, and does not need to be added to. The suggestion of river fountains and synchronized light shows leaves me very cold. Our riverbank is a beautiful, natural resource and does not need or deserve to be started up to be interesting! It is like putting a hat and red coat on a monkey or bear, and making them dance for our entertainment! And what would it do for the wildlife? Last week a friend and I stood on the Victoria Bridge (Traffic Bridge) one evening and watched two beavers swimming west along the river edge. They climbed out on shore along Rotary Park, just over the bank from the Peace Pole and proceeded to feed. What a wonderful sight! And three weeks ago, this same friend and I watched as three bald eagles (one mature and two immature) followed the river valley to the north east soaring effortlessly on the updrafts! How many other cities in North American can boast of this kind of experience? What will the beavers, geese pelicans etc with flashing light and sound displays? And what of the residents along the so
				X	Lighting needs to be environmentally friendly. There is no need for adding to the light pollution. No light shows.

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SS	S	N	O	SO	Comment
				X	Please consider the people who live in this neighbourhood and more importantly, the lights effect on the natural environment.
				X	Too much light pollution already. Gas (natural) running out and will get prohibitively expensive. Lights already blinding for those using MVA trail near Broadway Bridge. How about a solar powered fountain for summer?
				X	
					Ambience and activities should be planned for year round (from Jazz festivals to Winter festivals).
					Ambivalent about this. Lighting can be gaudy and Vegas-esque.
					I oppose a lot of special lighting as an environmental problem, except with limited light.
					Not a main seller. I want a market landing that's alive daytimes, not just nights. Don't pour millions into lighting, especially if it will only mean public subsidizing of the lighting up of private hotels, spas, condos, et. Al. That sort of subsidy over the next hundred years is a HUGE tax drain.
					Of course.

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B. Key Elements

6. Heritage & Environment Interpretation

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X					
X					If this question is serious, save the Gathercole - see "the Forks" in Winnipeg. Roads and cars are not environmentally friendly and are not necessary here.
X					
X					
X					Our children need to learn about their roots - to value their city and future. Tourists love to learn about the history of a place.
X					
X					But will be very sad to see the Gathercole building disappear. Replacing a building of this nature with a plaque is a disservice.
X					A new interpretive centre could be developed in conjunction with the current MVA interpretive centre.
X					But please don't get carried away with made-up plastic representations!
X					
X					Include history, native, settlers.
X					
X					The Gathercole should be incorporated in a significant way with the south and east facades remaining intact - even if the rest of the building goes.
X					Keep the trees on the Gathercole site.
X					RE A.L. Cole site, a European and other ethnic cultural components, e.g., Riversdale square (marketplace) or landing area where there is a central gathering place for small business in a market setting for people to shop, visit, etc., Envision a Piazza like setting, cobble stone pedways, etc.
X					
X					Please see my comments in the "Landmark" section regarding heritage. I prefer NOT to see 20 storey buildings in this space. The more trees the better.
X					
X					
X					I am a teacher and along with my Grade 5 students, I've been digging into the early history of Saskatoon. We have a fascinating history. I would like us to celebrate our heritage.
X					Too bad we have to tear down the technical college in order to put up a panel to highlight it. I don't see why it can't be adapted for reuse. Traveling to Europe shows the beauty and foresight of good planning even when a building is gutted and a new building is put in the shell.
X					I feel that being the "Hub," the "Point" to meet as the theme, heritage and environment interpretation is a must with buildings or displays promoting Saskatoon, our community and our province unlike the current museum's we have, more of a showcase to promote them all.
X					
X					
X					
X					Don't forget about this! Keep in mind, nature and First Nations.
X					Riel Rebellion history. Need lots of Saskatoon berry bushes, mini wheat and canola field.
X					
X					Ensure heritage sites are identified with story and photos if not some replica or actual preservations. E.g., Cobble stone exposed where it still exists.
X					
X					
X					
X					
X					Continue with similar panels that are already along the Meewasin trail.

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SS	S	N	O	SO	Comment
X					Develop a facility dedicated to mental and spiritual health (i.e., meditation centre). There is an opportunity to feature the natural resources surrounding Saskatoon, perhaps you could have a science centre or a natural history museum. All new construction should be "green" construction, take advantage of the federal program to go green.
X					Take advantage of federal programs for "green" projects. Use the Gathercole bricks as the cobble stones in the area for walking. Fundraising idea. Selling so people can purchase and have their name engraved in it. Idea was used in Esterlogy for their park area with. Sell of benches with name plaques and trees with plaques also. Reduce, reuse, recycle. Put this into action and pacify people who are attracted to history of Gathercole and heritage issues with respect of the environmental study.
X					Most definitely. Now all together, say GA-THER-COLE.
X					Saskatoon needs a facility that will interpret its history, both human and natural. At present, there is no one place where residents and tourists can find out about Saskatoon, the city. Wanuskewin interprets the aboriginal culture quite well, but there is nothing but the tiny, basement Meewasin gallery that talks about how Saskatoon came to be. Saskatoon residents barely know about the Marr Residence, don't know who John Lake was, or James Clinkskill or Frank Martin, or the Trounce family, whose early Saskatoon adventures are chronicled in letters written home to England; these letters were kept by the family and donated to the Saskatchewan Archives branch at the U of S. They give a fascinating account of life in the pioneer community of Saskatoon. The local history room of the Saskatoon public library is in great need of new and larger space; it too is a little known resource, although some of its holdings are in semi-permanent storage and are almost inaccessible. Interpretive panels are fine as an adjunct to a proper city museum. A children's museum would also be a most Good. The information panels along the Meewasin trail are informative.
X					Community interpretive centre would assist tourists in learning about Saskatoon and our diverse cultures.
X					
X					Yeah, but you are suggesting the major heritage feature on the site be removed as the starting point. If that is where we begin, then these are only words on paper! I have little or not hope that there will be money for any such features. If anyone can truly show me a concept that is developed based on the real heritage and respect for the environment (I refer to Green building planning and concepts, applying for brown space grants, heritage preservation, saving mature trees, etc), then I will do everything in my power to see that a cup similar to the GREY CUP, originally donated by Mayor Clinkskill is placed on display for the people of Saskatoon. But if heritage is lost, so will my offer be.
X					I like the idea of information panels and artifacts. Demolish the old tech school.
X					
X					
X					
X					Already mentioned it must be integrated residential, business, arts and multicultural
X					
X					These will be very important.
X					I would prefer to see the Technical Collegiate left standing rather than reading about it on an information panel. There are numerous stakeholder voices missing from this plan. The City needs to engage the Aboriginal & Chinese communities, heritage & environmental organizations, QUAIN, community associations, the Library Board and the community at large.
X					
X					
X					
X					Adds interest.
X					Pointing to the history of aboriginals, and the pioneers.
X					

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SS	S	N	O	SO	Comment
X					I still believe that the outer walls of the Gathercole Building should be retained and incorporated into an overall design. Bit by bit we are losing our built heritages, the very thing that gives a city its character. Imagine Victoria, or Montreal, or Quebec City, without their heritage buildings. There's a REASON why tourists flock there! Which are considered the most beautiful cities of Europe -- the ones that weren't bombed in WWII, such as Venice, Paris and Prague - because they still have the ancient buildings that give them distinctive character!
X					These activities would attract people for cultural and social reasons. Persons could view art and other exhibits at no or low cost.
X					As long as all cultures are included.
X					Make sure the heritage represents the real City and not just a particular community.
X					
X					We have great heritage and history. USE IT.
X					My first idea to draw people to the location in the summer time and I do think that it is a very realistic in terms of investment vs. long term gain is the building of a breakwater and creation of a beach. This would provide crowds and form the population base for all activities. I envision being able to spend the day at the beach, intermittently wandering up to a patio level cafe in my bathing suit to purchase a meal or a drink, ice cream, etc. I would like to be able to throw on my beach cover up and stroll through some art galleries (hopefully displaying my art). Go to an IMAX or take in a play after dinner. A free public change room/shower would certainly be inviting. I could take a water tax across the river and be home in minutes.
X					
X					
X					
X					
X					I strongly support heritage and environmental interpretation, and more important DIRECT INTEGRATION of existing elements into and around the site. However, I do not support simple historical panels in place of the opportunity for retention and integration of the elements themselves. Panels in place of the real thing are not an engaging means of capturing a visitor's imagination for centuries to come, about how Saskatoon and its river alley took shape.
X					Mixed heritage, with clear first nations linkages.
X					All great ideas of interest for locals and visitors. Also a pleasant surprise for the exploring visitor, especially when strategically placed in a number of locations.
X					
X					
X					
X					This is a great way to support the community and help people to take a personal interest.
X					
X					Saskatoon's community heritage, friendship and family values are what make Saskatoon such a great place to live, a focus on Saskatoon's and individuals achievements would be great as well, music stars, movies, sports, etc.
X					Again I emphasize that I would like to see comparative cost studies of adaptive re-use of the Gathercole versus the new cultural building that is proposed. I would also like an open accounting of all costs, money resources, expected revenues.
X					
X					
X					
X					
X					
X					Yes, and as I said above, the American Elms on the east side of the Gathercole should be the focus of a heritage park, with a well designed natural area there to ensure a healthy environment for the American Elms, yet allowing public access on walkways, with signage and other interpretive material to educate people as to the unique 100 year heritage of the trees and the fact that they can be there for another 200 to 300 years - for many many generations after us to enjoy.

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SS	S	N	O	SO	Comment
X					
X					An indoor interpretive center along with outdoor information panels will ensure winter as well as summer use.
X					
X					Saskatoon is "science city" so should include a science centre with emphasis on local science strength - agriculture, medicine, synchrotron, bio tech (as related to agri and medicine).
X					Very important as this is an area of Saskatoon that has a great deal of history of the beginnings of our community and continues to, education about the river and the riverbank and water is also important.
X					
X					
X					The esthetics should mimic the tradition "market place" for example, Granville Island or Oclair Market (Calgary).
X					A science centre (along the river) attached to the library (which would include an indoor/outdoor restaurant). Could also include Meewasin's info. Meewasin does not need to relocate offices. That building they are in needs to stay public, not business.
X					
X					
X					
X					If similar to the information system at the weir.
X					Provide space and resources for MVA. Recognize the past. Aboriginals, Chinese and other contributions and time periods
X					
X					An interpretive centre should emphasize the importance and history of the RIVER, construction of the bridges, etc. Also the interesting history of that area of the city.
X					
X					Enhanced Meewasin Valley center; otherwise, everything listed on info sheet, plus the history of the river (aboriginal, fur trade, steamboats).
X					
X					Interpretive centre. Strongly encouragement of retention of remaining heritage elements by developers. These elements should be listed in the call for proposals. Site of Clinkskill residence could be preserved if a developer used a courtyard approach. Elements from the Gathercole Building should be reused to provide texture and a sense of history. Identify mature elms and encourage their retention. They should be left onsite for the developer to incorporate into their proposals. Identify line of elms in Friendship Park which mark the former Spadina roadway. Proposed Riversdale Square should be renamed Immigration Square. Much opportunity here to interpret this part of Saskatoon's history.
X					
X					
X					We are at the dawn of society appreciation of our heritage and will soon be forced into environment interpretation and protection. Saskatoon is fortunate to be one of the last bastions of eco-nature and our small population will propel us into an eco-tourist destination. Let's promote it now and be ready.
X					
X					
X					
X					
X					
X					
X					
X					We should keep the south and east wings of the Gathercole Building. To preserve these parts economically we may need to reuse the whole building. What about enclosing the courtyard of the Gathercole and making it a place for eating and dancing, and possibly ice skating?

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SS	S	N	O	SO	Comment
X					
X					
X					
X					Associatedly, I would like to see the east façade and foyer of the Gathercole building preserved and incorporated into a new building.
	X				But what do you plan, of heritage value, to be interpreted? A piece of stone from the demolished Gathercole? If you don't plan on leaving anything standing, this is a moot question.
	X				There is much to show about native culture, prairie ecology, environment, Saskatoon and area history.
	X				
	X				The Legion Hall should be incorporated into the sight as a museum/tribute to our veterans.
	X				
	X				Far better to have REAL heritage in retaining Gathercole as large public market with atrium for 12 month use, public and private, why not?
	X				
	X				
	X				A children's museum or place of learning and interactive play and learn areas like Toronto's science center. An outdoors area for children is not enough. We are building this for the future. They are not only the future, they are the present.
	X				Make sure of plenty of actual true park space.
	X				
	X				We supply ONLY IF lighting is controlled to be non-polluting. Heritage and Environment are both very important, but you cannot compromise on damage to the environment. As above, we will suggest a lighting scheme.
	X				
	X				
	X				I suggest the idea of an inland aquarium should be re-examined (like Pierre, SD has); it would offer a unique and potentially major tourism attraction.
	X				
	X				Please see my comments under "A" & "B".
	X				Gathercole elements worthy of saving should be included in the site.
	X				Consideration should be given to both heritage and environment.
	X				Saskatchewan is a province of wide open spaces, lakes, parks, writers, artists and a heritage by our strong pioneers. Why not have our environment centre or science centre to celebrate our heritage and our children, our precious resource.
	X				
	X				Gathercole should go. Save some artifacts for use in new buildings. I'm not sure how the excavation site should be handled. Could it be incorporated into a small green space in front of the hotel/spa building.
	X				Science museum would be terrific.
	X				Don't use too much of this form of planning.
	X				
	X				Okay.
	X				Kind of like arguing against motherhood. Not a huge value to me as I've only lived here 15 years.
	X				If highlighted in a landmark, must be represented in other areas as well.
	X				
	X				Reuse of heritage elements, e.g. bricks. Highlight the history and heritage of the area. History and environment should be key themes.
	X				Some information about the past heritage but focus more on the environment and most on the future.

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SS	S	N	O	SO	Comment
	X				Panels often become defaced, but are a good idea. Would like to see a Children's museum established, something different from what is available in other cities in our province and a place where children could get hands-on interaction with historical items, artistic experiences and perhaps some agricultural experiences as well.
	X				Visitors especially like to know about the history of a site. However, I believe our area doesn't have the historical significance of say, "The Forks" in Winnipeg.
	X				
	X				Kickoff this whole huge project with a bang, let's have a Las Vegas style implosion celebration to turn that ugly useless waste of prime real estate (Gathercole) into a jobsite for the future of Saskatoon. Bring the river back to the people. Open up lower banks as well as the upper so that people can get close enough to appreciate it. River ecological pavilion to teach us all about the SSR, where it starts and ends, what's in it/along it, what it is used for. There is a great place at Diefenbaker Lake that tells all about it, us this as a model.
	X				
	X				
	X				
	X				Theme it around prairie history, heritage, environment. No foreign art, statues, etc. We need to celebrate ourselves.
	X				
	X				Keeping in touch with the heritage of the city is very important and I welcome this to the site.
	X				Perhaps we should be thinking of improving the MVA centre rather than a separate interpretation centre. Though I agree with information panels and the placement of relevant artifacts.
	X				I think the environmental aspect must be emphasized over heritage, and all other components of the plan.
	X				Steam boat, paddle wheeler.
	X				
	X				I think bringing back some of the lost heritage of the area would be a good addition to the site. When waling or cycling in the area, I often try to imagine how it must have looked before the freeway was pushed through and when the A.L. Cole site was still in operation. People have a certain fascination with exploring ruins and abandoned sites. This is a large part of the appeal of Moose Jaw's tunnels, the Baltimore Collieries, and Le Roi mine, for example. I would like to see the historical relevance of the south downtown area recognized.
	X				An interesting option.
	X				Environment is important. Heritage can be overdone. We have Waaskewin, Chinatown, etc. It should be all encompassing, not focusing on ANY ONE in particular.
	X				
	X				Good for our own citizens. Should be of interest to visitors.
	X				
	X				
	X				
	X				
	X				
	X				
	X				The Meewasin is and will continue to be one of the most important parts of our city. When friends visit from other cities they can't believe how beautiful our city is, because they just think of it as a flat boring place with no enough people. I'm proud of our city and anything that can be done to continue respecting our environment and the history of Saskatoon. Again, aboriginal involvement for honouring our diverse past will be important.
	X				
	X				This could be supported with partnerships - WDM, MVA, Provincial Government. City could open the door but not financially support this initiative.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				
	X				
	X				
	X				Several types of kiosk restaurants can help celebrate our diverse cultures.
	X				
	X				
	X				The site must be environmentally friendly. Heritage should be incorporated but not necessarily "at all costs."
	X				
	X				People's heritage is important and should be considered in the development.
	X				
	X				
	X				
	X				Be careful how this is conveyed. Similar type of info panels along MVA trail are now bleached out. Long term maintenance has to be kept in mind. Does this create a "must see" attraction. I don't think so.
	X				
	X				
	X				
	X				Not that I don't support culture and history, but it's boring and you are not going to attract a constant stream of people with it. Locals will flock to the area and applaud it for a while then interest will slowly slip and you will have a flop of a project on your hands. I think a plan for innovative attractions and consistent change would be a better long term plan.
	X				
	X				We must keep our history alive. Talk to people (like my husband) who grew up in the area and remembers running through the stream engine smoke, all six of the downtown theatres, CN train station, Hunters bowling, Old Tech, etc.
	X				
	X				
	X				Promoting a safe environment for nature within the park would be very important to me. I don't think the park itself is the most appropriate or effective place for information panels.
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				We already have the MVA building.
	X				The title sounds wonderful, but why destroy the in place historical and put up some "panels"?
	X				It's hard to get excited about destroying a building that has heritage value (the Gathercole) and then creating a display about it. This seems backward to me.
	X				
	X				Often these things end up being too boring to justify their cost.
	X				Preservation of the electrical building is very good (though not previously mentioned as an option). We should be actively reusing our old buildings. Has an assessment of this building been done to determine its value, if so was the Gathercole building done at the same time?
	X				Only as an MVA project to avoid duplication.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
		X			
		X			
		X			The issue of heritage and environment is similar to the landmark issue. Unless the interpretive markings are unique and "first class" it would be better to invest the money into infrastructure.
		X			This is unfortunately inevitable. Interpretation for history is a well accepted practice, it replaces a need to actually know or care for history with shiny plaques and points of interest.
		X			We do not consider that the Gathercole Building is of any heritage value.
		X			
		X			
		X			If Meewasin Authority uses the common sense it has used in the existing river bank area, the result should be satisfactory. Any further "heritage and environmental interpretation" would be too much. Again, a mix as outlined in brochure. DO NOT KEEP any part of Gathercole.
		X			I think these elements are good to maintain and strengthen. Such as bronze statues, and bronze plaques to maintain awareness of the area for the public is important.
		X			
		X			A renovated piece of Gathercole Building could be used as an interpretation centre. Most historic sites around the country have such indoor display areas. Information panels outdoors tend to weather badly and attract vandals. I'd be cautious about investing in too many of these.
		X			This isn't what the development is about for me, but I do value the environment and encourage careful development in this regard.
		X			This is an important factor which has received only minor consideration, if any, in the concept plan.
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			We have a ton of environmental interpretation in the river valley already. Focusing on the unique points of our heritage may give this area a unique selling point.
		X			Sounds okay.
		X			
		X			
		X			Bulldoze Gathercole. Leave the riverbank for the ducks, fish.
		X			Destruction of \$2 million worth of Saskatchewan bricks is a bad way to start.
		X			Not enough heritage in plan. Gathercole should remain to be main site if heritage is really sought! Other buildings if needed could be built by private developers on land leased for development. Acreage should be owned by COS and leased.
		X			Not enough to highlight.
		X			We already have old buildings, churches and statues that remind us of the past. They are great, but there is no need for new stuff.
		X			We have the Meewasin Centre nearby.
		X			What about adaptive reuse of the Gathercole building? I feel sad that we may eliminate a heritage building that has much potential to be the focus of the area.
		X			
		X			
		X			
		X			A River Interpretation Centre would be boring after the first visit. Emphasis should be on getting people to re-visit the site regularly. Let's create a real "magnet" for tourists and residents.
		X			Information panels will only serve to keep current tensions alive. Panels would be better placed in the interpretive centre.
		X			

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
					Architecture should be of older style to give an appearance at least of age. I.e., culture stylings of Europe.
					Concern for present retailers downtown. Promote ALL of downtown.
					Connect with museums with this area.
					Considering the historic importance of the traffic bridge area it seems minimal why isn't the theatre complex, etc., here and the hotel complex to the west. Also where is the children's museum? You could develop a charming one as a gopher home creating a low hill (at foot of bridge) that wouldn't interfere with the sight line to the river along 3rd Avenue with "hobbit" or "Mole" style round doors and windows facing river. Also it would be across from the Meewasin Centre and could complement it with more nature oriented aspects. Further an earthen hill building would be a great example of energy conservation and echo the first prairie homes - sod shacks.
					Doesn't show much promise.
					Gathercole building is heritage. You would be wise to save it. Too bad our mayor and councilors don't have the vision and desire to develop this heritage site. Other cities have their historical sites (Winnipeg, Vancouver). We tear ours down? (during the night yet!).
					Have you considered the cost of maintaining those extra roadways into the Gathercole site. What of sanding in the winter and the resulting mess in the spring?
					I am less in favour of simple interpretation and would rather see the sites varied and layered history driving the concept of the site, with all other land uses working around historical components of the site. This is Saskatoon's birthplace, and this will become increasingly important starting with our centennial celebrations. <u>Let Saskatoon celebrate its birth place.</u>
					I am strongly in favour of emphasizing the heritage of our city and the Gathercole area, in particular for this project. But I don't see that putting up a few panels without some concrete examples is going to attract much attention. Would you preserve the foundations of Mayor Clinkskill's house? It's much more interesting to see an actual heritage site than have a marker saying "this used to be."
					I strongly support current plans, just so long as the old Gathercole Building is GONE! I would like to see some vestiges of the structure, but not the building!
					I would like to see lots of beautiful flower gardens. Maybe an annual contest between our local green houses. Dutch Growers Floral Acres. Wilsons, etc. A good civic gesture on their part. Benches and tables could be purchased by families as memorials for loved ones. The price should include the bench or table plus engraved plaque.
					The Gathercole place has been on the site for a while, recognition should be considered as I understand that Dr. Gathercole's family are still around and I feel it is disrespectful to demolish this place without comment.
					The markers such as are on the other parts of the Meewasin are a good idea. But, please, let's keep our heritage for all the citizens and not only one group such as pioneers, aboriginals or whatever. <u>Let's be ONE city.</u>
					The river needs a buffer. Environmental interpretation is great! Environmental preservation is even better.

Appendix A: South Downtown Concept Plan Public Input Form Responses

B. Key Elements

7. Streetscape & Public Art

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X					
X					
X					
X					
X					All arts need support, drama, dance, music.
X					
X					
X					
X					
X					
X					Granville Island.
X					
X					Plenty of pedestrian space. Good lighting.
X					
X					Based on the panel displayed, there needs to be much more major focal point public art in the development. Incorporate art into road paving designs, handrails, etc. See what the U of R recent construction has done with "incorporated" art.
X					
X					
X					
X					
X					This redevelopment provides an IDEAL opportunity to incorporate public art in the form of sculptures, murals, pathway mosaics, banners, etc. I think a percentage of the cost of the development contributed by private and other stakeholders should be invested in the redevelopment project. The strong architectural and scenic elements will be GREATLY enhanced by the inclusion of art in every part of the project.
X					
X					
X					It has to be interesting. Even in Italy, which led the world in art and architecture, allows artists and designers to experiment in their public spaces.
X					Could have a few more sites.
X					I think this will add joy and excitement to the development.
X					
X					Vendors and artists could have their place, have you every walked in Stanley Park in Vancouver, along the riverfront in Victoria? Artists are plentiful and are attractive to the community. Applications and monitoring of activity is essential to maintain quality and fairness to all who want to participate.
X					
X					The art in our city enhances our image.
X					
X					
X					Lots of trees and shrubs. No unnecessary grass. Only grass where people will use it! Art is great. Make sure it is locally made. Native landscape, low water use, mulch, drought tolerant plants, good lighting, nice roads, sidewalks, planters, benches, garbage bins.
X					
X					Streetscape and the art is what adds beauty to Saskatoon's streets, it adds to the whole package of the community and makes the streets warm and inviting.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					
X					
X					
X					I would strongly support arts/natural arts and support community arts with a place for crafts and display, and classes.
X					
X					Adds yet another dynamic dimension to what will certainly be a destination point within our city.
X					
X					Local artists! A gallery of sorts perhaps? Feature artists at different times.
X					The bricks from the Gathercole building could be used as cobblestones, which people can purchase (sponsor) and engrave the names in the bricks. Ensure streetscape, public art, furnishings, building facing have (tasteful) colour that takes advantage of our wonderful summer days and sunlight exposure. I want to see colour as I drive over the bridge to Saskatoon's waterfront.
X					Public washrooms. Availability not noted in plan, especially in heavy use areas. Colour in the outdoor cafes, the cobble stone streets, the banners on light standards, baby change areas in both bathrooms (men/ladies) for single parents. Artwork for cultural heritage. NO PIGS PLEASE.
X					Anything that encourages local artists is much needed and appreciated.
X					Lots of effort and money needs to be put into this aspect. The place needs to look attractive. Comfortable benches (not like the ones at Friendship Park!).
X					Budget for streetscape art in all areas, public business, and residential. Hire local artists to make the public art.
X					It looked to me that a lot of thought went into this aspect of the plan. As a downtown resident I appreciate the streetscaping efforts todate.
X					
X					Getting back to the landmark nature of this project, the streetscape must not be merely utilitarian but must also have beauty.
X					
X					Yes, but remember streetscape and public art is placed there for the people to enjoy. If there is no place for people, there is no need for art.
X					Don't let the art get too modern. It needs to be beautiful and artistic. It could show the former uses of the site and/or Saskatoon's accomplishments.
X					
X					
X					
X					Go for it. Must build a 21st Century city that sets the stage for doubling the population for city in 30 years.
X					
X					
X					The artistic community should lead this initiative, not just be encouraged to participate. Design concepts should be presented at public forums.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					After attending the open forum last night, my understanding is that there is no specific budget with respect to the South Downtown project for public art in this area. Is this actually the case? Is the intent to carry on with streetscape plop art which is grossly underfunded? Currently this program seems to be having problems enticing successful artists to complete projects they have been awarded. The incentive is very low when it comes to putting food on the table. I personally know of 2 projects that are currently behind schedule (1 of them at least 2 years). From looking at the current drawings, I am disappointed with the allocation of art in the public areas. With respect to the couple of areas that are currently allocated will these be permanent competition works? Also with respect to the general streetscape in the residential and commercial areas, I don't see any allocation for the placement of streetscape art. I believe this is the optimum opportunity to allocate such space to facilitate pedestrian/vehicle traffic and line of site problems. To date artists
X					Would need to have a committee with true artists well represented to ensure that good (artistic) choices are made. We do have some really bad art around the city right now. We should be user to include indigenous art and also some art from various ethnic groups.
X					
X					see other answers.
X					Part of Saskatoon's character, although this shouldn't detract from the function of the businesses that are encouraged to locate in this area (but rather should complement them).
X					
X					
X					Start slowing if you go with this project. Ask groups to contribute.
X					Look down the street from the Midtown Plaza to the Bessborough. That the sort of scene we should be seeing right across the downtown. But again, beware of too much abstract which becomes dated. Tell me how many people remark kindly on the Metal Head! to the north of City Hall.
X					Gordie How HAS to be moved!
X					
X					Should have lots of seating which would include small group seating areas. These areas could be funded by selling memorial plaques or corporate sponsorship.
X					These activities would attract people for cultural and social reasons.
X					Rotating feature artists, especially focusing on young artists. Perhaps a volunteer board could meet every few months to select new exhibits.
X					Make sure, city artists are given priority to really show the quality of our people.
X					
X					
X					Strongly agree. The City seems to have a good handle on streetscape considering the existing riverbank development.
X					Public performance art and lots of gallery space to show local art would be very welcome as there is a prolific arts community here. Also, if you hired someone to coordinate the space and curate/book visual and performance art it would be great. People attend events that they know someone performing in or whose are they admire especially if they are local people known in their communities. There should also be a gift shop of the caliber of the Art Gallery in Regina (The McKenzie). Local arts and crafts as well as other Canadian artists work should be sold there. All things Canadiana for tourists travelling from other countries, i.e., maple syrup, Quebec wood carvings, native handicrafts, etc.
X					
X					Marvelous, but I also fear potentially devastating to the place. Please see my comments on the Landmark feature.
X					
X					
X					These features make an area accessible.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					Extensive streetscaping, and public art is central to the cultural atmosphere of this site. It should be taken further, however, the amount of road on site should be reduced, particularly where Second avenue extends into the site.
X					Lots.
X					As a local sculpture, that has a number of monumental streetscape sculptures located on 20th, I definitely would have to support this concept. I would suggest that this area provides the opportunity to take the streetscape art program a step further. That is to setup a program and budget to purchase major pieces of sculpture on a timely basis. Currently the lease program provides artists with exposure and minimal remuneration for the monumental work currently placed. To encourage artists to propose and create work on time adequate compensation must be in place.
X					
X					
X					
X					This is very important because it helps to create a feeling for the type of area this is. If it is made to look like the rendered pictures on the south downtown insert, this will be a great looking "outdoor" environment and the low, unique style building create a feeling of community.
X					We should encourage riverboat café style eatery's using large patio's during the warm seasons. During winter the patio's should be cleared and converted to walking trails. A very cosmopolitan flavour.
X					
X					We should maintain public art, large sculpture and paintings maintains peoples interest in the arts. These are important to create cultural awareness as well social interest.
X					An obvious addition to any development.
X					
X					
X					
X					
X					
X					Anything to bring people downtown, everyone.
X					
X					Yes, this is essential, to ensure a well designed plan incorporating input from local artists, both in the overall area and in the specifics of art work to be on display there.
X					
X					
X					We have done a good job on this in recent years - perhaps a special spot for professional artists to display their wares, outside of city funding.
X					
X					
X					
X					Encourage street performers, magicians, musicians, etc.
X					
X					This adds to all environments and show cases the talent in our community
X					Definitely - great Saskatoon artists - free venues to showcase work.
X					Architectural consideration and streetscape feature should be visible to drivers passing over Buckwold Bridge.
X					An outdoor sculptural park would be ideal or sculptural walk.
X					
X					

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					The black, "street furniture" design is beautiful. Also for the streets and sidewalks, think about cobblestone and how it creates a beautiful and comforting atmosphere.
X					Sculptures and art are good, but if these could be replaced with new pieces every so often would create more reasons to come down.
X					
X					Is there going to be an area where sidewalk performers (NOT panhandlers) ply their art. In many cities you can sit and have your picture drawn for a few dollars.
X					
X					I would like to see one of the conditions placed on developers be that buildings along 2nd Avenue be set back from the sidewalk with the resulting space be used for landscaping - low growing bushes, flowers, etc.
X					
X					
X					
X					Space for artists to work, where they can interact with public (children especially), to discuss their work (pottery, painting, metal work, etc).
X					
X					This is where culture and history should be promoted. Have a street with really good artist painting outside and selling their work. RCMP should be patrolling area in traditional dress (I'm not sure if that's possible - just tossing suggestions, do they do that anywhere else in Canada?)
X					
X					
X					Beauty in architecture and street art is essential to expanding our cultural and family life. Society constrained to a box soon withers and family life disintegrates through a lack of imaginative regim of close activity. This family time is greatly enhanced through parks and cultural activities. Saskatoon landing will promote such involvement.
X					
X					
X					
X					
X					
X					Area with paving stones.
X					I love Broadway, 21st Street and other streets like these. This would make South downtown look great.
X					
X					We support public art, but feel the committee should be more discerning in terms of what goes up. Some of the sculptures around the city are really bad.
X					
X					Artists should be part of the project. Artists should be asked to submit ideas and projects.
X					
X					I'm not enthused about modern sculpture, but it's still better than an empty spot.
	X				The "streetscape" has to be accepting to a wide range of public likes and dislikes – a middle of the road approach. A dramatic landmark would be great but the rest has to be for all, young and old, large and small - difficult!!
	X				But don't invite artists in at the end, to "put lipstick on the pig" after a jumble of boxes has been put up. You identify a Rich capacity here; why not involve the artists now, in helping to DESIGN.
	X				
	X				An artistic feel to this area definitely makes it more attractive.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				
	X				Wish Farmer's Market area could be bigger and more central to attract artisans and boutique uses, and people all year round.
	X				
	X				
	X				
	X				Angle parking on roadways would be a hindrance to traffic/pedestrian flow and streetscape. Make these roads "drop off" access only. NO PARKING on 2nd Avenue extension.
	X				
	X				Would love to see Gordie Howe's statue moved where we can enjoy it more.
	X				
	X				
	X				
	X				Saskatoon and Saskatchewan as a whole has many noteworthy artists and writers. Consideration should be given to these individuals and their work and thought should be given to all forms of art.
	X				Saskatoon and Saskatchewan are blessed with many outstanding artists and writers, potters and sculptures, etc. A centre for artists to display their works and perhaps hold sessions with students, seniors and others would be in order.
	X				A great idea. I would love to WALK around and enjoy it.
	X				
	X				But must be designed into the overall plans before construction is approved.
	X				Involve artists in designing this project. Ensure the art is good. Get it juried properly. Some of the current sculptures are pretty awful. Lots of trees and shrubs.
	X				I like art that looks like something, i.e., bison, buskers, piano sculpture. I hate rusting scraps of metal that look like an untidy farmyard.
	X				Added incentive to make the trip downtown.
	X				Same question as #4?
	X				Yes, but not \$1 million art that nobody gets!
	X				
	X				
	X				The murals in Riversdale and Broadway area as well as large sculptures are welcome sights that add interest to our city streets.
	X				The streetscape (and any public art) should engender a sense of warmth, of comfortableness and that will make people want to spend time there.
	X				General improvements of aesthetics.
	X				Recognizing the seasonal extremes of Saskatchewan.
	X				
	X				Use the river as a template for all landscaping and greenspace designs. Keep it natural and simple.
	X				
	X				As long as the art is tasteful and not paid for out of the public purse, I support this idea.
	X				
	X				
	X				Helping artists display their wares is a wonderful idea and would also encourage the young and may be the old, to take up a new skill.
	X				
	X				
	X				Art is fine, actual heritage buildings would be infinitely better. Possibly commission a statute of captain of the riverboat, or a model of the boat.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				
	X				Keep the permanent statuary to no more than two, that reflect our culture.
	X				
	X				I like the streetscape and public art has to be tasteful - it is not necessary to give venue for every artist if they do not fit in the concept. E.g., the pink symbols in Riversdale are not necessary.
	X				
	X				
	X				Art is so subjective, like that idiot that won the Governor General Award!! Classy, quality displays are fine. But who is the judge?
	X				
	X				Anything to make the area attractive and interesting will draw citizens and tourists alike.
	X				
	X				
	X				
	X				
	X				
	X				Make it look nice, responsible art and street lights.
	X				
	X				
	X				Could we incorporate more of the stone/rock that is used on the U of S. campus.
	X				
	X				
	X				Streetscape is a good idea. Bring on the street entertainers, hot dog carts, and vendors on a blanket.
	X				
	X				Why not?
	X				It would be attractive, if the furniture and artwork were all designed much like the "Boom town" era.
	X				
	X				Not sexually provocative.
	X				
	X				More of this which included our multicultural is needed.
	X				Lighting is important in this theme.
	X				Unfortunately it leads to graffiti.
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				I support this but I am worried about too much STUFF. The sites are not very big and I think the riverfront park looks awfully busy already. Sculpture should be strategically located and less is probably more. Streetscape needs texture.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				
	X				Important to create a mood and make pedestrian traffic feel comfortable.
	X				Most public art is attractive in the city at present (I say MOST). All public art should have to pass an appointed art critic committee before being allowed to exhibit. Get some of our better known graffiti arts involved in an art program.
	X				
	X				
	X				Why not have a graffiti wall? A graffiti structure like an old rail car that can be graffitied, repainted, etc., over and over! School kids, elementary and high school, great artists. Don't need to be professionals to do great art.
	X				
	X				A good street furniture is a must but must be careful regarding some so called "Art" being placed.
	X				
		X			
		X			Why not put in a large teepee which can be "art" and used as a meeting place.
		X			
		X			
		X			
		X			
		X			
		X			Parks and greenery, even trees with waterfront are nice. If there's art, please have artists or artistic juries involved in selection. Right now there's lots of bad art in the City.
		X			Plan to change it every 5, 7, or 10 years. Have temporary art displays.
		X			This should be an assumption? Not a stated objective.
		X			This is such a value-laden question it cannot be answered completely by me or anyone I know. What is good art? Some of the examples you have used in the visuals are not great art in my opinion. How do we decide what is displayed. Also the benches in Friendship Park. Have you ever sat on those?
		X			
		X			This city saw incredible waste of tax dollars to certain streetscape projects in the downtown and Riversdale areas during Henry Dadyday's reign. If we are to spend money on more of these types of projects, I believe there should be a portfolio of work from various artist candidates for the jobs made available at City Hall and the libraries for citizens to cast a ballot in the selection process. Some of the duds that we footed the bill for are quite unattractive and don't serve any purpose.
		X			
		X			
		X			
		X			I prefer trees and shrubs to bad public statuary. The city doesn't need any more Gordie How/Denny Carol/Ray Hnatyshyn monuments. Or murals of cute kids.
		X			It is difficult for me to be an enthusiastic about this since it will primarily increase the attractiveness of the area for the new residents and enrich the developers at the taxpayers expense.
		X			
		X			
		X			
		X			
		X			I don't think we should include statutes, they would be too controversial. We need a place of beauty and contentment for all our citizens.
		X			Too many tree block signage. Not what they presently have.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
		X			
		X			Not a good place to spend money. Let individuals fund this.
			X		Belongs to museums.
				X	Don't clutter this, potentially beautiful area with "local artists" contributions.
				X	The theatre concept is good BUT what about the other professional theatre groups. Persephone seems to have been chosen (through several private meetings between the city and Persephone) by the city to develop a theatre plan at this site. The other professional theatre groups cannot live under the control of Persephone theatre, as was identified by Anderson Fast Report. Each professional theatre group has their own identity that MUST BE RESPECTED . That cannot happen if one theatre is in control. We need only to look at Regina where the Globe theatre was chosen by the city to be promoted and supported. There are now no other professional theatre groups in Regina. How sad. Please refer to the Anderson Fast Report.
				X	
					As long as 2nd and Spadina are walking promenades only and Ave A does not extend to Spadina. Automobiles do not enhance a streetscape.
					I don't understand this. What on earth is "street furniture" and where is it? And what does this have to do with the south downtown.
					Of course.
					Public art and street furniture, a worthy effort to encourage people to visit, rest, or stay a while!
					Public art is great but please avoid the type of thing that "graces" the front of the Dental College building at the "Gates" at east road on the campus. They are grass.
					Public art needs to be included along our river bank, the subject of many artists. How can the MVA be allowed to resculpt our river bank, but sculptors are not allowed to place their pieces along the river?
					This is not a big area and very walkable, parks, low rise buildings and art would make it an attractive space.

Appendix A: South Downtown Concept Plan Public Input Form Responses

B. Key Elements

8. Development Form, Design Details & Controls

Please add any particular comments or suggestions

SS	S	N	O	SO	Comment
X					Exception - theatre not a viable option if based on monetary returns alone. Population not large enough to support it. Cost to average "theatre goer" probably excessive - making it for the \$ elite. Also would spread events from Sask Place and Centennial Auditorium.
X					
X					
X					Everything looks great.
X					
X					
X					I believe the plan is innovative and exciting. Keep up the good work.
X					Yes, no more high rise buildings - we have enough.
X					
X					Please make sure private developers are NOT given free range to do whatever they like.
X					GREAT!
X					I'm so proud that I'm here to see this move forward. Very exciting. Thank you for going forward.
X					Design controls have to be very tight to ensure all street front faces are pedestrian friendly - offering outdoor cafes, and other uses that relate inside and outside at the building perimeter, thus softening it. All facades should be people zones both inside and outside the building.
X					
X					
X					
X					Carry on.
X					I think that it is such a large area that a common design, and feel should be maintained throughout whether it be a park or hotel or restaurant although diverse, they should coordinate to be aesthetically linked as much as possible.
X					
X					Medium rises. Not high rises. 20 storeys is a little too tall!
X					
X					I like how the city is planning to help control development. I like the idea of smaller skyscrapers because after seeing the prediction, the whole community seems warm and tall skyscrapers do not.
X					Well thought out without necessarily destroying areas familiar to people from 50/60 years ago.
X					
X					Just do it.
X					All are necessary so that the end and overall sense of area will be varied and yet unified as well.
X					
X					
X					Public washroom placements should be investigated. Since you want people to congregate in this area, adequate washroom facilities are needed including unisex baby changing room(s). Ensure design of this area is attractive to the eye, pleasing to the senses, and worth the price of a postcard. Ensure an environmental assessment is complete before the construction begins.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					Colour, Colour, Colour. We need colour if you look at the picture on the inside of the handout, it is all BEIGE except for the colour boxes. Halifax has great colour scheme. Also Halifax has some wonderful terraced condos along the waterfront harbour where the land was terraced with green lawns. Really classy. We want the "Waterfront" to stand out and be a focal point in aerial photographs, pictures from the other side of river bank, be an example for other cities to use. <u>Ensure environmental assessment is complete before construction begins.</u>
X					No 20 storey buildings. We don't need another phallic symbol like the Ramada/Renaissance hotel. Tall buildings should be on the other side of 19th Street. Limit height to 4-8 storeys.
X					
X					Controls will be important.
X					I would hope that development controls reflect what is best for the site and for the city and its residents as a whole, not primarily what is best for the developers and a moneyed few. Tall buildings and heavy massing of these buildings create an oppressive environment which is not welcoming. Also tall buildings create wind tunnels and air currents which make for an uncomfortable environment (try standing at 5 corners or at the intersection of Eastlake Ave. and 12th Street). Whatever structures built on this site need to be of a classic, timeless design, that will not scream 2005 in the coming decades. We have one opportunity to do it right; let us make sure <u>that we do!</u>
X					I believe that the City should maintain strict controls over the south downtown including architectural feel and appearance. Prospective developers should know upfront what the rules are. <u>These rules should be enduring, that is good enough to survive land flips.</u>
X					This is extremely important. The frontages particularly on 2nd Ave and Spadina must be inviting and open with lots of glass. There must not be long blank brick walls. The developers must be required to create buildings of lasting architectural interest, that are people friendly. It would be a crime to give a developer the hotel residential lot and allow him to construct something like the Quality Hotel (formerly Holiday Inn) on 22nd. The major buildings (hotel, theatre, office or residential buildings) should have street level retail/restaurants/coffee shops/bars open to the street.
X					
X					But, why a design that does not respect what was originally in place and the wishes of those who donated their time to providing comments on the review of the controls. In attending the DCD1 reviews I heard no support for increasing density, raising building heights, removing Block 146, reducing the MVA control Zone. Yes there was support to include the A.L. Cole site (congratulations you are 1 for 4 right). What ones sees happening is the rewriting of the rules to <u>match the design. Wrong, Wrong, Wrong.</u>
X					I want to emphasize again the need for lots and lots of free parking so people can just drive down and park and enjoy the site. This will encourage people to come.
X					
X					Only low profile buildings should be permitted near the riverfront.
X					Strong controls must be in place. Todate, anything to do with Meewasin land has been done first class. This must continue.
X					
X					
X					
X					I agree that there needs to be tight control over density, development form and design details. What about height restrictions? The amended DCD1 Guidelines do not reflect the concerns raised by citizens at the February meetings. I understood that the overwhelming response was to not allow for 14 & 20 storey highrises on the site. The concept plan does not address the need for a Community Development Corporation, Trust, or other such administrative body to oversee development and maintenance of the South Downtown. Would venders put proposals to City Council for <u>approval of each new initiative?</u>

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					
X					
X					
X					By the way, no cobblestone. Hard to walk on.
X					It is crucial to ensure that adequate parking is provided for.
X					
X					
X					No repeats of that ugly box called "Toy R Us" please.
X					Mix of modern and old juxtaposed tastefully.
X					Congrats to mayor Don and everyone on council for pursuing our long awaited downtown development with some real ambition!
X					
X					The proposed design is very good. The modifications to this plan should only be allowed by the developer, BUT put cash (non refundable) on the line first.
X					I believe the city should have strong architectural controls on the development. Every building that is constructed in the area should be first class and unique.
X					We think this is an excellent lay out of south downtown.
X					I've always thought that Saskatoon doesn't take advantage of natural light the way it could. We tend to build high structures to the south of lower structures, when it would make so much sense to develop areas so that sunlight can fall on the street for as much of the year as possible. This would encourage people to be outside for more of the year (improving security in the area) and also make other nature features more effective.
X					We support the overall concept that we saw proposed during City Council meeting.
X					
X					
X					
X					The artistic approach of this makes a community unique from any other, and plus you encourage local artists to be involved in the community.
X					Clean lines, modern look, low maintenance solar power lighting with photocell timing.
X					
X					
X					The first concern of the architects is to emphasize the landscape and to keep it full access to the public. Keeping public access is important, especially pedestrian access, means that the community has more interest and has more access, which means more participation within the area. The emphasis should not be placed on roadways, except for special events. The designs should include diversity, and should not replicate elements of the rest of the downtown core in full. We should include elements but should show growth through some modern architecture elements.
X					A strict design and control environment will preserve the beauty and enhancement of this project. Controls are the way of designing any development and must be a mandatory addition.
X					
X					
X					
X					I get frustrated when I drive through our downtown right now. 2nd Avenue is blue, 21st Street is Black and so on. I think our downtown is too small for so many design controls. I think having ONE design idea for the entire complex will ensure that the entire complex is a warm and inviting place.
X					As mentioned above, the City and MVA should retain ownership and control, and that all planning and implementation done with professionals, fully reviewed by the public and non-government heritage and environmental groups before a given plan is committed to.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					
X					I agree with lower buildings near the water front, if there is a need for a highrise hotel perhaps it could be north of 19th Street, there it could be 12 - 20 storeys high with lots of views, parking, access to the midtown plaza and centennial auditorium plus become a landmark of its own because it will be a backdrop to the new south downtown look.
X					
X					
X					
X					Some attempt should be made to prevent spot rezoning to suit a developer's wishes. An integrated plan should be made before the wreckers' crew move in. In my opinion and in particular - the Gathercole building (and the trees in front of it) should not be destroyed before its known what will be replacing them.
X					Please ensure that pets and responsible pet owners are considered so we may bring/walk our dogs onto the site. Unlike the area of the river's west bank between the bridges where we cannot take our dogs and enjoy with them festivities such as moon concerts, the Jazz festival, etc.
X					
X					By qualified professionals.
X					I feel it is important to take down the Gathercole building and replace it with new facilities.
X					Please, no hotels. Keep the residential away from the river. It needs to be green space for everyone. The downtown land mark needs much thought.
X					
X					
X					
X					
X					Keep the land where Gathercole site as city land. Use long term leases for business developers, i.e., hotel. Future generations will thank council for its vision, if you do keep the land and use long term leases on the best property
X					Try to maintain the traditional look as done with the Midtown Plaza and other restorations such as the CPR station. Use materials such as wood, brick, stone as much as possible. Try to minimize the use of steel and glass which give a cold feeling. I hope the Mayor and Council will resist any pressures to get something started and allow a relaxation of controls which could lead to poor development. Think of the Clinkskill Manor.
X					
X					Yikes - the buildings are too tall; they overshadow the public space. Max 4-5 storeys.
X					The Heritage Society has submitted its concerns about the DCD1 Guidelines as proposed. I personally support those. I am hoping that the Architectural Control District Guidelines will address the relationship between mass and open space. I think, if they don't do that, there may be the possibility of a development along 19th Street between 2nd and 3rd Avenue. I am pleased that there will be architectural control to ensure design quality. I am very concerned about design controls for the proposed hotel.
X					
X					
X					
X					We have waited a long time and have a truly unique opportunity to plan a coordinated architecture and street design. Alerting all potential designers of the parameters of a master plan will avoid vast sums of money invested in designs that do not fit the scheme and also avoid anger and disappointment if plans are rejected.
X					
X					

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
X					
X					
X					
X					The development and its design will play a key role in how the project is perceived and utilized, specially on the Riversdale Hill. Centre Square concept (European feel) recommended. Residential, (middle to upper trendy type); Commercial aspect; Farmer's market is a definite asset but the developer needs to determine if this project is private or government run.
X					Strong controls of the south downtown are needed to reduce the chance of ugly and bad design. Much more green space is needed. The government should retain ownership of the land south of 19th Street.
X					
X					With community inputs and experts. No high rise please. No hotels!
X					
X					
	X				
	X				
	X				
	X				
X					DCDI guidelines should limit height to 4-6 storeys. Limit parking for private vehicles.
X					Looks generally good, but the hotel/residential building (red) should be 12 storeys high at the east side, not 20. This is too high. Will interfere with sightlines and will not be in scale with the rest of the development heights.
	X				
	X				
	X				
	X				
	X				
X					I would like to see buildings with fewer storeys (like those near the Broadway Bridge on the Nutana side. I don't like urban wind tunnels.
	X				
X					I have trouble with all the residential being in the front of the riverbank. The farmer's market and square should be nearest the water.
X					Don't build too high. More shrubs and trees and plants and seats.
X					Sounds good. What does it mean?
	X				
	X				
X					Yes, the area needs stringent controls, but 20-storey buildings that will block view of the riverfront - are you guys out of touch?
	X				
	X				
X					Keep structures under 14 floors high.
	X				
	X				
	X				
	X				
	X				
	X				
X					Must be done with caution. Too many people may be afraid of this concept. Find another way.

Appendix A: South Downtown Concept Plan Public Input Form Responses

SS	S	N	O	SO	Comment
	X				Please apply some higher standards to development here! There should be an architectural competition to award some of the larger buildings. A unique looking site will draw people in more than this still landmark idea.
	X				
	X				
	X				Low density is essential to incorporate all the rest of walkways parks, etc. Will 20 storey structures stick out - maybe they should be a little smaller.
	X				Open process with public input here would be important.
	X				Would like to see a building stepped height approach from the riverfront back. In effect the entire building frontages would create a valley to the river below.
	X				
	X				
	X				
	X				
	X				Brochure outline looks good, if private investment is heavily involved and area is a tax contributor and NOT a tax burden.
	X				
	X				Design it, let privates put up, not taxpayers where possible.
	X				
	X				Enforcing a style of building for this area is necessary if the city is interested in creating a location with a particular feel.
	X				See comments under #3, they become very important in this context.
	X				I do not object to buildings 20+ storey's as long as there is a mix of buildings (your preliminary plans show this mix). Progressive cities have highrise towers along their riverbanks.
	X				
	X				
	X				I am not opposed to buildings 20+ storeys at the outskirts of the development (Oclair Market - Calgary).
	X				I've read many peoples complaints about the 20 storey buildings proposed for the sight but if the large buildings are placed correctly, away from certain venues, I think they have the potential of being landmarks themselves. Perhaps if modern architecture was incorporated into their design people would see the idea differently.
	X				
	X				
	X				There needs to be an "extreme theme" toward the use of "state of the art" technology through this part to attract foreigners and youth (from outside of Saskatoon, and Saskatchewan).
	X				
	X				Architectural control is just one company's idea of what is good. Designs and trends change over time and new buildings might be hard to fit in then without looking like they were designed 20 years ago. Design control similar to the university.
	X				Twenty storeys sound a bit high for riverfront development. How about the height of Clinkskill Manor as an upper limit. Commercial enterprises are not allowed to include "the park across the street" as part of their open space requirements.
	X				
	X				
	X				
	X				Forcing development to have a common look creates a mood for the area.
	X				

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SS	S	N	O	SO	Comment
	X				
	X				
	X				
	X				
		X			
		X			
		X			
		X	X		Less generic.
		X			
		X			Maybe encourage the use of lots of bricks. Bright colours are attractive for our long winters.
		X			
		X			Don't scare away development with too much red tape like what happened with the theatre complex on 20th /2nd Ave. We don't need another fully serviced city block sized parking lot. Remember whose money you are all spending and stop wasting it. Let the developers start now or they will simply choose another city for their next project. This site has been wasted for my entire life. Millions in lost taxes because of city non-action. People are elected/hired to make the tough decisions needed to grow Saskatoon.
		X			
		X			If people do not participate, they will not support. Inclusiveness is the key to growth.
		X			I am not sure about the density issue. People make things happen. If there are lots of people living in an area they need goods and services, i.e., Yale town in Vancouver. Good bakeries always draw people too.
		X			
		X			IMAX theatre requested.
		X			
		X			
		X			
		X			Concept is not clearly presented in printed material and hence will be subject to manipulation by residential developers and by city council.
		X			
		X			Still love the Spa concept as an attraction.
		X			
		X			
		X			Quality design control
		X			With much quality design control
		X			Good design controls needed
		X			DCD1 guidelines need to be revised. Yes there should architectural control and it should be included in all vendor conditions. Care should be taken to ensure we don't end up with a dog's breakfast of design in buildings.
			X		20 storeys is too high this close to the river. Situate these buildings (and let developers build them) on Block 146.
			X		I disagree strongly with the 20 storey building. It does not belong on the riverbank.
			X		I OPPOSE the plan to erect large condos, office buildings and apartments, 14 and 20 storeys high on the riverfront. A theatre, library, restaurant, museums, art centres, etc., that reflect Saskatchewan people and their heritage should be the focus.
			X		The plan doesn't hang together for me.

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SS	S	N	O	SO	Comment
			X		You note that DCD1 Guidelines are being revised. I absolutely feel that you need to have more public consultation first. I am told that you are meeting with stakeholders. There are no more important stakeholders than the citizens of Saskatoon and the future generations that will live here. Two open houses don't cut it. There needs to be wider public consultation and forums.
			X		
				X	Building height needs revisiting. Guidelines must include existing trees. Greenspace and a village square on the water is imperative.
				X	Concept plan should be including the Gathercole building and further this whole area as being the prime gathering site of all our early pioneers and settlers who came here to build our City of Saskatoon.!
				X	Concept plan should include Gathercole building. It is part of our history that's viewed by old and young. This is supposed to be a people place, not just for a hoteliers or condo developer to put their building on site and enjoy by a few people who can afford to stay there. This site belongs to ALL people.
				X	Especially tall buildings. I am particularly concerned that there is no mention of environmental responsibility in the "Planning Principles." Specifically I mourn for the old elm trees and the green space. I am also very concerned about the abundant light pollution that will be caused by the proposed "light features" and the effect of fountains and 20-storey buildings on our riverfront. PLEASE ensure that an environmental assessment is done before construction.
				X	I am appalled at the changes to the DCD1 guidelines make to directly accommodate this development or should I say the developers. Council and administrators approach to this was corrupt. Myself and many other citizens attended one or more of the meetings and gave our input, which I know almost unanimously said the same thing. Don't mess with the building heights and distances in from the riverbank. And yet look what's being proposed. Unbelievable. I can tell you that the decision to jack the building heights to twenty storeys along has made people pen happy to sign our petition. Thank you.
				X	I don't believe the guidelines are strict enough. Who needs 4 to 20 storey buildings on the riverbank. These buildings would be better off on Block 146 and leave the area for public to use for festivals, farmers markets. Having gone to Manitoba and Moose Jaw's spas, the water is the attraction, location is not what brings me to the spa.
				X	I really don't think that by dropping the maximum building height from 30 to 20 storeys is going to improve any views that are present. Even with the current DCD1 guidelines in place, I do not see tall structures in any way interfering with anything. By limiting building height you are limiting the creativity and innovation that is present in today's architecture. Tall buildings are a symbol of a strong and healthy economy, why would we want to put limitations on that? I know that Saskatoon does not compare to Calgary, but judging from their impressive skyline, the way they do business does not limit, it encourages economic growth. If this city wishes to be known as business friendly we should never limit anything that will encourage prosperity.
				X	Limiting the height of buildings will limit investor participation and limit the number of people regularly coming to the site (i.e., apartments, condominiums, hotels).
				X	No high rises, hotels, condominiums or office towers in this area. There are plenty of other areas in the city for this type of development. Block 146 would be a good location for a hotel. Still close to the river and the development.
				X	Strongly against 20 storey buildings on Gathercole site. Public ownership is of utmost importance to us. Please don't sell our riverbank!!!! Nothing especially exciting in this plan, but that would be acceptable if publicly owned.

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SS	S	N	O	SO	Comment
				X	This completely bypasses any significant public participation in creating a Master Plan together. What the public doesn't own, the public won't support, nor visit. The dream of this concept strongly risks being nothing but smoke. And to think the City of Saskatoon has a once-in-two-centuries chance to create something GREAT and LASTING - way beyond your tenures on Council.
				X	This is too broad a question not to be broken up into several questions. Density is a welcome element in my eyes when taking this area from its relatively sparse state to something that feels lively, visually complex, and culturally alive. I do not support the use of public space being incorporated into the calculation for open/green space requirements of private development parcels. I would like to see the present DCD1 guidelines filled out in more detail and further refined over the new ones that are being proposed.
				X	Very poor designs. Those there to answer questions were unable to, not only to me but other around me. There was too much promotion of the present concept and not enough listening to the people who came.
				X	We are strongly opposed to 20 storey buildings (do you have a particular developer in mind?). Such extremely high buildings will be a visual insult and would also case large shadows over many other buildings. 8 - 10 storeys seems more than sufficient. The South Saskatchewan River is quite low at present and forecasts are that we will see even more sandbars in the coming years. Is the city going to respond to boat owners and water skiers to pay for dredging the river? What about the noise pollution from watercraft roaring up and down the river? What about erosion of the river banks and destruction of natural habitat for birds.
				X	
					A print out of where the 36.5 million will come from would allow for a wider understanding of the project.
					Are there not more than an adequate # of hotels in our city?
					As you may have gathered from my previous comments, I am strongly opposed to any high rise development in this area. Luther Tower on Temperance is an example of a high rise that is very functional, but sticks out of the landscape like a sore thumb. Any buildings on this site should be visually appealing and BLEND IN with the rest of the development, not overwhelm it.
					Being flat, there are not a lot of places in Saskatoon for the public to have a vista view of Saskatoon. How about a view deck on top of the freeway bridge with a view of the river in both directions, possibly with a restaurant attached. As a bonus, rivers are free from mosquitoes. Alternatively the hotel and restaurant could have a 2nd or 3rd storey deck overlooking the river.
					Boat launch is needed now, before old launch is removed.
					Can we convert Clinkskill manor into a more "youthful" condo? We need people who will help create vitality and spend money.
					Don't understand the question.
					Don't understand what "support" would imply. I'm in favour of minimum regulation and maximum choice for the public.
					High standards MUST be enforced. Developers cannot be allowed to encroach, cheap out, etc. There is a massive public investment down there.
					I believe that the construction of large, high rise buildings should not be placed along the river front, thus blocking the view of the river and park.
					I believe the farmers market should be closer to the river front.
					I do not appreciate the ongoing "input" of Meewasin Valley. They should stay to their mandate, i.e., approve suggested projects that have been approved by the City.
					I favour development by Vendor's conditions for developments. I think this method would bring the widest possible design ideas to the table.

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SS	S	N	O	SO	Comment
					I have concerns regarding the possibilities of eliminating the traffic bridge to cars. Traffic on Broadway bridge will be too great. Also feel parking will have to be considered as may be a problem.
					I really hope that most of the buildings along the riverfront will have glassed-in areas over looking the river and the park (an enclosed winter plaza?) so people can enjoy the space in all season.
					I say go for the tall buildings. Give Saskatoon a skyline! Imagine if the controls had been in place limiting building height during the boom years. There'd be no Bess!
					I strongly support development controls. Please do not allow any more buildings made from brown brick. That seniors high rise there looks terrible. I approve of the spa, the plans look beautiful. Encourage the use of fieldstone or light colored brick and of course beautiful lighting. I hope soon that Saskatoon will truly "shine".
					I think this needs more work and more public input. It lacks much imagination. Some good features, but I really dislike the high hotel/res complex on 19th & 3rd. It will create a canyon effect for 19th and not fit in. If the structures are lower along the river, business on the north side of 19th could have river views.
					I would not want to see the rest of the cityscape obstructed by too many highrise structure around the park. Keep them reasonably low.
					It is important to "take care of business" in our older parks as well. The parking lot at Rotary Park continues to be an eye sore, health hazard to the citizens who live across the street. When will the City address this adequately?
					Let's do this thing and be proud forever! Enough delay.
					Looks to me like there is nothing much here to attract people, especially in winter. Hotel? Stores? Also will take LOTS of public money to make it work.
					Lots of jargon here I don't understand. Important to have a "consistent look" without becoming boring - a contradiction? Need enough commercial/private properties to generate taxes.
					No building over 5 storeys.
					No higher than 10-storey buildings.
					No high-rises. What's "majestic" about a 20 storey building, please explain that. It blocks the light and the view. What is the public to do in the winter months. Sit in a high rise hotel lobby.
					Please do not extend 2nd Avenue into new development. Pedestrian strolling and vehicle traffic do not mix!
					Please put the overall plan up for an architectural competition.
					Put the tall building back on 146 block to give tiered approach from river.
					Remember bike paths and walking paths. Tax generating initiatives needed. Not sure what the fine print is on the ones mentioned on the pamphlet.
					Remember that this is Saskatchewan and we have unfriendly conditions for almost 6 months out of 12. So get grass that we can look outside in the winter.
					Take your time this city wasn't built in 20 years. I have lived here since 36 and think it a great place.
					Tall buildings to serve as a focal point.
					The focus is too much on high priced condos.
					The form and design to the site and planning is crucial. I am very suspect of the process, and do not believe it has been addressing the appropriate concerns for the place. The bureaucracy has seemingly settled on a vague plan that's only feature is a 20 storey residential tower on the corner of Victoria avenue. A child could do better.
					The new DCDI guidelines do not conform to the views expressed at the public consultation. There is no public, year-round community meeting space.

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SS	S	N	O	SO	Comment
					The placement of the hotel acts as an impediment to the site. It will destroy the visual integrity of the river park area. Place the market garden in that spot and the hotel on the A.L. Cole site.
					Under an architectural control district you could further reinforce the notion of a "Historical district" (make the underlying principle the coupling of "innovation and history").
					Use the Gathercole building - it would be expensive, but no more so (or little additional to) all the financial incentives and subsidies the profit sector will obtain by access to such prime public property.
					We hired those to make decisions. JUST DO IT! After tossing around all the ideas, I trust you'll make a good forward thinking decision.
					What does this mean? Where are people going to par (especially if Block 146 gets developed). When Toys R Us lot is full? Will there be parking under each building? I'm glad you're planning a theatre building and a space for a farmer's market etc, but I'm disappointed that there is no plan for a new MAIN library building, unless you put it in Block 146.
					Why are you spending thousands to fix up old rundown shell buildings for the farmer market and destroying the Gathercole. Move the farm market to the Gathercole, the hotel keep you tall buildings for further in the downtown and maintain lower buildings at river.
					Why build so small? Why only 4 storeys? Why not build for 22nd century? Will this attract investors and immigrants? Will this be a city of the future?
					Why were the people involved with the DOIS not at this dog and pony show, to give the citizens other options.
					Would like to voice my concerns over the library location. If this is a branch then its okay with me. However, if it's the location for the new main library, I think it's too far away from downtown and don't like the unsafe Riversdale area.
					Yes, but not to the extent that McNally-Robinson can't use most of its 2nd Floor. That seems like a ridiculous rule to me. Let's get at it! The table agrees, get going!

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C. Overall

Are there any other comments, ideas, or suggestions that you would like to provide?

Comments
Riverspace Community School Association has not been asked to come to any meeting for this South Downtown Proposal. We feel like an "Ex-Girlfriend" and we have issues with this. We would like to meet to talk more on this. Ward Two Alderman did not set up a meeting, nor the "Management" so let's do a meeting soon. Vernon J. Linklater, President, Riverspace Community & School Association.
The money for the waterfront park should go into developing Riversdale. A simpler design and concept plan would suffice. The public money would be well spent developing a library in Riversdale.
Would have felt more included if there was a chance to debate, enlighten each other, rather than. Please consider native prairie plants for the green space. These plants are part of the prairie heritage - our heritage. They are hardy and beautiful and do not need water/fertilizer inputs once established. The city will need to consider the use of water for citizens in the future - why not lead the way in using plants that do not tax the environment. Kathy Robert, North Park Wilson
Lets do this. If we continue to wait and try to please everyone, nothing is going to get done. Just like the last 20 years. I'm not saying that I agree with all the points presented, but you got to start somewhere. I'm in my early 30's. I'm tired of retired people running the agenda of this city. We must use this as a tool to keep young professionals in this city.
FEEDBACK FORM: 1. Yes. The public input should have been started much sooner. I attended a DCD guidelines meeting and every concern brought up at that meeting was ignored in the final guidelines. 2. Start earlier. Show what specific changes have been made due to public input at each stage of design development. 3. Yes. 4. See other public input form.
I want to be able to walk my dog (on leash) along the river. When I have had a chance to think about it a bit more, I might have more suggestions.
I applaud Saskatoon for movement on the South Downtown Project as well, I am quite excited about all of the development ideas. I however, have GRAVE concerns that the substation will not be removed. Though there are sound/noise/sight reductions in place for the north and east end, this DOES NOT attend to the LOUDEST AREA of noise, electricity pollution on the WEST side. There is an extraordinary amount of noise created by the substation as the sound and waves of electricity bounce off of "Shirley's Service." It is a CORRIDOR of noise and electricity pollution! I believe it would be in the City's best interest and good PR to deal with the sub station appropriately NOW and remove it from the residential area.
We don't need condos and hotels as part of the plan for neither off public access or allow for cultural diversity. This simply represents a way to allow public land to be used for private profit benefiting a few investors. Saskatoon has an ample number of these already. Tall buildings block the view of our beautiful river and parks and contribute no esthetic value. The public should have access to such things as a science museum for children; an idea proposed by Brenda Baker as a way to celebrate our most precious resource or an Arts Centre where our artists could display their work and provide artistic instruction sessions for the public.
If fully developed as in concept drawings the whole "Gathercole" site is a mass of bricks and mortar, apart from the 2nd Avenue extension. There needs to be much more open, park-like space as well as the River bank. I still believe that all the things proposed for the "blue" area could be accommodated in the Gathercole building. Overall, as shown in the concept drawings, there is too much building on the Gathercole site. There is no all weather public gathering space. AS a resident of downtown, open space is what I was looking forward to. I'm disappointed.
Ambient and Special Event Lighting. Again cost factor. But timing the lights on each bridge. Do all three, Broadway, Victoria and Sid. I think the water fountain in the river would be excellent. Think of the Belliage hotel in Vegas, people will stand and watch the water fountains for hours on end there. Why not here. We have a ton of water, and the know how. If all else fails, make the south downtown a place where once completed that not only residents will want to come back, but will want to bring out of town visitors. When people come to this city for conventions, or visiting from small towns, or driving through, make them want to stop, make them want to go home and stay "hey, have you ever been to Saskatoon. They have
If the 19th Street underpass is removed, could you please preserve the cobblestones beneath the streets. These could be used in this area (similar to the Forks in Winnipeg). The Gathercole and (I believe) the old arena took over the original Chinatown. The Chinese businesses were condemned and the businessmen forced to move to Riversdale. I would like to see some recognition of the racism that took place then (1929 or so). Could our Chinese community be invited to contribute to this design in a unique way? At Barkerville in BC, there is a small Chinese museum to recognize the Chinese community that was part of the Gold rush. I would like to see a Children's Discovery Centre - this could combine history, science and technology and ecological issues. This could anchor the destination aspect of this downtown area. Your partners could be the WDM (history), the U of S and Synchrontron (science & technology), and the Meewasin Valley Authority (ecological issues). Children do not come to a museum on their own. Adults
I don't see the need for large buildings on the river bank. They would be better off on Block 146. Why empty the area north of 20th Street for south downtown. Microbrewery and off sale take away from residential use. Check crime stats around city's microbreweries. Fine to have a restaurant/pub atmosphere if it closes at 1 am, not 4. Library on the edge of Riversdale is a poor use of a library/community centre. Needs to be located in a central west end location for more public use. 20th & Ave. P, 20th & W, Ave H and Gardener's House are all better locations and reach more people. A landmark spray park and playground for kids. There is no real spraypark on the west side. It would bring tourists to the City like the skateboard park brings parents and their kids to use it. A huge playground would also be an attraction that would bring kids from all parts of the city.
We definitely need to keep the ball rolling. But let's look ahead at the entire river bank from one end to the other. Where are the two new bridges to be located? Where is the boat launch?
Let's get going on this. Now! It looks all good to me.
Please do not name the area after a person, whether that person is/was a politician, a celebrity or sports person.
Great idea. Let get at it!
Let's do it.
My biggest worry is that we end up with only one tall ugly hotel and nothing else happens. City officials need to control the development and make something attractive happen. Don't just hand over land to some private developer to build whatever they want because chances are that will end up being exactly what we don't want or need. Let developers build tall cement buildings away from the river, where their unattractive qualities are less noticeable to tourists and residents. We don't need more tall hotels.
I have attended the open house (Tuesday evening) and have submitted the feedback form electronically (very supportive). But I want to emphasize that a planning concept that draws so heavily upon the river as a focal point, but does not include - somewhere - a launching site for boats, is a discontinuity that needs to be addressed. Last summer, the City had assured its boating public that a boat launch would be provided before work proceeded on the Gathercole site. A proper launch (Victoria Park? or even cheaper and less environmentally damaging, the Victoria Park Boat House site?) needs to be provided to make the vision all come together.

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Comments
The entire Riverfront concept as proposed looks wonderful. My concern is the complete lack of attention to river access. No boat launch. For the public and local river users, they are completely left out. For Riverfest, no attention to the needs of the River Road. Race boats can be craned in but all safety, rescue, waterski/wakeboard, jetski, all those watercraft that will enhance the week long festival are left out. Dragon Boat festival, how do they put in? With consideration to a boat launch, I think you would provide a total user package for all to enjoy.
Thanks for the opportunity to take part in the information exchanges this morning. All the speakers did a great job of presenting, even the engineer! I had a few brain (farts) while I was sitting there and I just wanted to pass them on while they were fresh! After hearing about you not being able to sleep certain nights and coming up with the Dreamcatcher idea, (good one by the way), here's my thoughts: "North Forks", the uptown experience! or Catch the Dream @ North Forks. During the winter season, "Wintermission", where the community winteracts. Sorry for boring you with this. Again, thanks for the opportunity - it is appreciated.
Incorporate sculpture throughout the area to present a sophisticated and culturally enlightened city.
I'm quite certain that most of our comments won't even be considered as is the norm with city administration and council, and I'm sure you'll gather your results simply based on percentages of responses to your five choices, which are biased in they're asking, as some points a person may agree with some of, but not all of. I guess we'll see if you consider our comments won't we. I would like to say, remember the poor. Remember the First Nations people. Remember the community groups who do good work in their neighbourhood of Riversdale and you just went ahead and planning right over top of, like Quint Housing, the Bent Nail Co-op, Saskatoon Core Neighbourhood Youth Co-op and many others. Did you ask their opinions? I know the answer already. This mayor and many members of council profess to be Christian. Where are your works for the poor and your consideration of their needs. You've once again given the better seat to the rich man.
It is important to create a space where the Farmer's Market can be accessible, where there are places for the theatre groups and local talent to perform. Think big, think multi and think different! Be creative.
Keep the 20 storey buildings north of 19th Street. Keep the development on a human scale. Appreciate the river valley for its own unique qualities, not for what we can do to it. Provide comprehensive historic and environmental education with a combined city museum/local history room/children's museum/environmental education centre. Do something to alleviate traffic on the freeway and the Senator Buckwold bridge. Build classic timeless designs that we can be proud of well into the future! Plan things that appeal to all the residents of Saskatoon; if we want to spent time there, so will the
The overall plan is impressive. I recognize that it is a concept plan and that the size and shape of the privately developed facilities may be somewhat different than the concept suggests. The city must maintain the control of these spaces to ensure that the form and appearance meets the approved
Strongly favour a performance theatre as part of the development.
With regards to the state principles. This plan continues to divide the city; what is the designation identity? What a concept "close the street for a market and special events!" Why not just not have a road. Appropriate building height? 10 to 20 storeys is way too much. Are we building a community place or a concrete jungle? What is the all season plan? Is private paying for private development? No public money should be put towards private development? Also (and I hope other people picked this up), but Manhattan Casual is not on 2nd Ave, as was suggested in one of the boards at the presentation. I can only hope that through this forum that the public will be listened to. Thank you for this opportunity.
I'm a little worried about the connection of Spadina and 2nd Ave. This can't be allowed to be a regular thoroughfare. However, I do like vehicle access and parking (short term in summer) on Second down to the roundabout by the theatre and restaurant, to allow drop offs and deliveries. It is good the plan allows for road closures for special events (and maybe weekends). Another key factor that must be considered is four season use. Partly this is a programming issue, but design is also key. A skating rink/oval would be important. Coffee shops, restaurants, bars attract people and this development must accommodate them. Views from these places towards the river are important. Effort must be made with building placement design and landscaping to minimize wind. This project could be an opportunity to come up with ideas associated with positive and active solar heating to design heated (warmed?) outdoor areas (patios) where people could congregate to enjoy the many sunny winter days Saskatoon enjoys. The site also
This is such a valuable parcel of land that could really brighten up our downtown.
What is the rush? Why not build relationships rather than divisions in the city? (Theatre against theatre, river user against river users, hotel operators against hotel operators, heritage against big developers, conservationists against the entrepreneurs, community organizations against business improvement districts. Why not consult with people before a concept is put forward? Why no clear financial statement? Why not listen rather than make statements about what certain individuals want? Why not put a plan in place that would maximize the return of federal and provincial tax dollars to the city (March 7, 2004 the maximum for infrastructure grants for cities, the size of Saskatoon was increased to \$25M we are asking for only \$15 M). Why not work with the culture groups to obtain cultural grants? Why not look at environmental/brown space grants? Why the rush to make costly
There needs to be good bus access from all parts of the City. I don't think it is a practical place to put a branch library.
I have provided responses to the above at the public meetings, but thought of something afterwards. It would be great if the city were to take all the comments and suggestions both positive and negative and publish a complete list. For the negative comments, the city could also provide a mitigating response to the concern. For suggestions, the city could respond by either changing the plan, and indicating what the change is to respond to the suggestion, or by explaining why the existing plan is the way it is and why the change would not be beneficial to the plan as a whole. This would go a million miles toward making the consultation process transparent and open, and would silence critics who say that the city is ignoring input and citizen's concerns
The time to get started is now. Proceed as quickly as possible.
Excellent work. Let's get on with it. I am concerned about duplication of services, i.e., with the existing downtown library and the suburban branch libraries, do we really need another in this area? Although a farmers market should be provided for, in this climate it has limited use, unless it is a covered area. Other than infrastructure, private and commercial developments should proceed first and then proceed with public facilities as the need and financing allows. Enough public consultation!
It is so exciting. I wish I was younger so I could use this area for 50 more years.
I find the whole concept exciting and long overdue. I commend the City Council and the City Administrator for their foresight in coming up with this plan. Please do not let any groups stand in your way in developing this concept. Also you plan to involve the public is a great idea contrary to what was stated by the GIG Group. I look forward to the future with renewed enthusiasm.
Too small, think big. To short term, too small. What about expanding population? This is not a world class plan for a world class city. Will this serve a population of 500,000? Have a 50 year master plan. Build phase I in 2005 but leave room for expansion to serve population of 500,000 people.
Do something now. Saskatoon needs action, this has been debated to death, the construction season here is short let's see an army of heavy equipment along the river before June.
I would like to see some recognition of the tech building and the importance of education in this city reflected in this plan. A well-educated and diverse population are what make Saskatoon a special place to be.

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This has the ability to galvanize public and especially visitor interest. Celebrating who we are now, and our dreams, are every bit as important as celebrating our history, even more. Our heritage must be a living thing.
This property is currently owned by the citizens of Saskatoon. We are being told that we are going to invest millions of tax payer dollars into the area and yet it seems that the citizens have had the least amount of say in the development plans. I am concerned that the Riversdale community has not been actively engaged in the process. There also seems to be a presumption that everyone has access to the internet and can participate online. The Open House, that I attended, felt more like a trade show than a form of public engagement. The best waterfront development involves active community participation, this has been sorely lacking in the planning for South Downtown. The model used in developing the Northeast multi-district park should be applied to this redevelopment. Informational brochures were delivered to surrounding neighbourhoods, there was a full day consultation process, an open house was held, and the results from both the conference and open house were reported to Council. It was stated by city
Development of this area is essential to improving the tax base of the city, but I will resent having my taxes raised to pay for any upgrades that will happen. They should be self-supporting and/or profitable, not an additional burden on the citizens of Saskatoon.
What arrangements have been made with the MVA for moving to the South Downtown site from their present location?
The Gathercole centre should not be turned into a Farmer's market for 2 very simple reasons: 1) a Farmer's market cannot be profitable all year long. Farmer's do not have produce in the middle of winter so it will not entice tourists to visit in the middle of winter. There is not enough other goods they could sell that I can't already get in many other fine stores in Saskatoon already; 2) The Gathercole Centre is an eye sore, not a landmark. It needs to be destroyed and a new landmark built. I am not in support of increasing my taxes to pay for the South downtown development. Monies for this project should come from the private sector by selling the land and encouraging retail and commercial growth in the area. Need a focus of activity or need for those people who are not sports or fitness minded to come to this area and they must be enticed to come all year round, not just in summer
I think the Persephone Theatre should be located in South Downtown.
Parking will be an issue. Must ensure appropriate parking space. Lots of open space for big riverside events.
Overall the plan appears very good.
Changing Saskatoon's logo from Saskatoon Shines to Slow and Steady Saskatoon.
Has the City or its agency invited the Saskatoon Tribal Council or asked an Indian involved organization or committee to provide input and ideas on development of South Downtown?
I feel the overall idea is wonderful and welcome the beautiful change to the Downtown Riverfront area.
We should make use of this land instead of keeping the eyesore we now have.
I think there should be a plan for food stores in the area so those in the inner city and all those you are bringing to the downtown. Needs a place to
We have reviewed the south downtown concept plan as presented on the City of Saskatoon's web site; we would like to congratulate this council for moving forward with a project that will enhance our city. We would also like to provide you with our feedback to the plan with the hope that you will consider our comments as heartfelt and recognize our interest in the future of our city. In your description you talk of the beauty of the riverbank and the need for access. We agree that, as stated in your report, there should be "barrier free access" to our beautiful river park area. You also suggest that the plan is environmentally sound, reclaiming "brownfields," mitigating contamination, and protecting and enhancing the river valley. Now that's a plan we can live with but we believe that parts of your plan do not totally support these goals. You refer to the Moriyama Plan, saying that good waterfront development requires: close contact with the water by pedestrians; continuous open space along the edge; good connections to the
An outdoor amphitheatre would be an architecturally interesting, show stopping feature for the water front of the south downtown area. The focal point looking out from the amphitheatre would be the river bank and the amphitheatre's floor level could be at the same elevation as the river front walkway. In this way, the grade differences unique to this site could be put to good public use. The facility itself could be hollowed out of the earth and constructed inexpensively out of concrete. The redevelopment plan is in need of more open spaces and this would provide it. The facility could be used for: theatrical performances; musical concerts; spectator seating for river bank sporting events; a food vending emporium. The best location would be as close as possible to the Victoria Bridge, where the grade difference appears to be the greatest and the traffic noise and unsightliness of the Buckwold Bridge would be at the lowest.
I have a suggestion for the city to put white Christmas in the trees along the river. I have noticed that Calgary and Victoria have lights in the trees in their downtown area. I think that lights would make our river scenery look really great in the evening. I think that it is a great way to make the city look more elegant and beautiful. Keep up the good work.
May I humbly present my thoughts: flowers, shrubs, trees and grass. Try to include as much as possible. Kids and seniors. Try to make it a place where kids will want to go with or without their parents or guardians. Not to say it should only be appealing to kids, but try to spread things around so there is always something nearby to interest kids (to learn and/or play). Seniors should feel comfortable in the area. Places to walk around, sit and enjoy the view (whether the river or art or shops or buildings). High end restaurants and micro-breweries are generally out of range for seniors on fixed incomes, but there could also be places where they could enjoy a coffee or low cost lunch. Mix it up. Museums attract locals and tourists. At the last council meeting, one presenter suggested cities are moving toward light reduction. I'm not an authority, but I think cities are not moving towards light reduction, but more electrically efficient, better directed light. Costs less, wastes less to the sky, but provides more security for the citizens to be in well
Get the ball rolling.
Thank you for giving me the opportunity to respond to the south downtown plan. It sounds like an exciting project, and will certainly make downtown Saskatoon a more vibrant and dynamic place. Overall I think the plan is a good one. I do, however, have a few concerns to express and suggestions to give: I agree that in order for the project to be sustainable, it needs to be a mix of public and private use. It seems, however, that the majority of the land is planned for hotels and housing. I would like to see (if possible), more of the land devoted to public use, and less to housing. I am thrilled to see that a part of the plan includes a performing theatre. I heartily endorse this idea, and hope a theatre is built there. I think it would be great to have our own Saskatoon Festival (similar to the Shaw Festival in Niagara-on-the-Lake) and combine this with the Shakespeare on the Saskatchewan; to showcase Saskatchewan plays all summer long for tourists and Saskatoon residents alike. From the plan, I am unable to tell how many, and what varieties of
I am greatly concerned that the environmental affects of this development are not being taken into account. In the whole plan I could find little to suggest that the environment along the river will be IMPROVED by redevelopment. Yes, "brownfields" will be fixed but I think the emphasis should be placed on leaving the riverbank in a natural state with unobtrusive trails, paths and boardwalks along it. Retail and commercial development can and should take place further back from the river. I could see a carefully done restaurant/microbrewery close to the river, but over building of concrete structures and high amounts of lighting will impact wildlife. I worry about resident and migrating birds near the downtown area.

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<p>I am not in favour of a community library in the south downtown project. It is located on the fringe of various neighbourhoods rather than in an area central to the neighbourhoods. A more central location would better serve the needs of an inner city community by providing needed services such as computer accessibility, meeting room, etc. My suggestion is that a portion of the Giant Tiger site at 22nd Street and Avenue F South would be an excellent location for a community library. The site is in Central Riversdale and would be within walking distance of surrounding neighbourhoods of Riversdale, King George, Westmount, Pleasant Hill, Meadowgreen and Caswell. The location is the most desirable location for a community library. In addition to being in a central location, the site will be well lit and secure. The surrounding buildings are of high quality and there is a residential component on two sides of the site. A controlled intersection is to be constructed at 22nd Street and Avenue F, South. This is a privately owned site.</p> <p>There are some admiral aspects within nearly every category of the plan. My objection to the plan overall is the disregard for environmental integrity. If it is inclusive, then it should be specifically spelled out. We have a downtown with a nature reserve as its center and I want to keep it that way. The present consideration for riverbank wildlife and plant life make Saskatoon unique.</p> <p>We need to bring some excitement to Saskatoon, to become competitive with other centres. I also hope that other areas of the city are encouraged to expand as well (such as Preston Crossing).</p> <p>This goes beyond your tenure and that might be a gorgeous vision.</p> <p>I would like to make a suggestion that the City, province and private sector join together and bring an Imax Theatre to Saskatoon. It could be built as a multipurpose venue for tourists and locals. Cities such as Regina, Calgary, Edmonton and Winnipeg each have such theatres. I believe Saskatoon is strong enough to support such a concept.</p> <p>Thank you for finally deciding to do something with the south downtown. I will be a regular visitor.</p> <p>It is way past due. Keep special interest groups out of the mix unless the proposal is self-supporting, not taxpayer supported. MOVE NOW NOW</p> <p>My wife and I think the concept plan for south downtown is excellent and we fully support the City's direction.</p> <p>I hope that there could be the development of a mineral springs spa such as is in Moose Jaw. People love to find opportunities to relax and pamper themselves and in this cold climate I can think of no better way to spend a Sunday afternoon in February than immersed in some very, very warm water. I would think also that there could be an adjoining water part for the kids that has colder water for swimming and diving and such.</p> <p>Sorry, I forgot one thing that I would like to see incorporated into the development of the river bank. I would like a water park like the one at Granville Island in Vancouver with a restaurant for the parents to be able to sit and have a meal or a drink while watching their children plan.</p> <p>Landmark: each side of the teepee would have three levels, with one large lighted symbol on top of all "dreamcatcher? Pioneer sod house? Prairie lily?). On sides from bottom: Lowest, widest level, enclosed display cases all around, for local kids, teens, etc., art or decent graffiti to be changeable. Level 2, different on each side: Images of cultures, etc., for example, First Nations; European represented in era, Chinese/Asian, Pioneers/Temperance colonists. Images of early Saskatoon, etc. And map of attractions, Meevasin Trail. Level Three, larger symbols, flags, coat of arms, etc. Images not cloth flags, so they won't get torn. Also benches around the sites, at a good distance for general viewing of upper sections.</p> <p>Concept is great - good that it includes Riversdale - Let's get building.</p> <p>The overall issue in this proposal is land development, and the most significant amount of land occupancy is residency in a variety of different forms. Why are a majority of these questions about the bells and whistles that are being proposed for the area when it is the buildings, and most importantly the ratio of private ownership that will characterize the nature of this area, and will be embellished with characteristics that are paid for by the rest of us citizens. I don't want to subsidize a predominantly private development initiative. Public money can be used as an investment, however many people would like to retain ownership of this investment and share it for generations to come.</p> <p>We do feel that it is very important that we have more private development in order to help pay the taxes.</p> <p>Overall, I am impressed. I like the idea of a planned approach to development, as a piecemeal approach could fail. Now that a plan is in place, it is important to achieve early success. The plan is a good start, but success will only be achieved by actual development. I am not sympathetic to the people complaining about lack of input. I believe that has been ample time for input, and the designers have clearly listened to the various interest groups, as evidenced by the multi-use aspect of the plan.</p> <p>A disaster. Spending public money to encourage developers to no useful end. 20 storey buildings. What happened to the citizen input to the DCD1 guideline review?</p> <p>Any potential incentives to encourage the Legion to move? Would regret them reducing the value of their land by holding on to it for too long and making it more difficult to integrate in the future. Great survey. Thanks for the opportunity.</p> <p>Good website & forum. As you progress with your design and development and more details are forthcoming, as a member of the public I would be interested in the more detailed visual aspects of the area (i.e., streetscape art, landmark, directional signal, historical points of interest, tourism)</p> <p>I think that we also need an IMAX theatre. They are very big attractions in every city where they are situated, but if one is built don't build a small one like Regina. That one is almost not even worth going to because of it's size and you will be in competition for people with their IMAX. So if you build one that is noticeably bigger, it will attract even more people. If you are wondering about how students are responding to all this, we love it. I am 18 years old and my classmates and I are excited about what has been planned for the south downtown. Don't change anything other than what I have proposed and it will be more successful than you could ever dream of. I and other students and adults are very excited about this city and all that has been planned for it. PS Can you give all this information to Mayor Don Atchison, so that it will get a lot of consideration. I have sent many proposals to the city before that were just as good as these ones but no one ever gives them to anyone high ranking. I you don't give it to Mayor Don Atchison, Looks great, keep up the good work.</p> <p>In short, I DO NOT SUPPORT the City's plan. The plan was developed behind closed doors by a select few. The public was not invited. I feel the plan is City Council's, not the citizens of Saskatoon. The majority of it was pre-determined and I feel the City's course of action on this matter has been heavy handed and top down driven from the beginning. Meaningful public consultation has not taken place. Any input that has been sought, such as the DCD1 review meetings, was done so in a disingenuous fashion and was largely ignored. What I do support is a master planning process, one that encompasses the entire south downtown, and calls for extensive citizen engagement through every ward in the City as the very first step BEFORE any decisions are made - not AFTER. Such a process would also ensure that NO OPTIONS are excluded before hand. The City of Saskatoon is currently undertaking a master planning process in the affluent University Heights neighbourhood - but for some reason refuses to do so in the south downtown. With respect to the above matter I DO NOT SUPPORT the City of Saskatoon's plan. The plan brought forward on April 5, 2004 is the predetermined vision of City Council and business interests. It was developed in private; the public was not invited. I certainly do not support the roadway extensions or a new hotel/spa. I also do not support 14 to 20 storey buildings on the riverbank. I do not support the elimination of the minimum open space provisions in the DCD1 guidelines. I do not support allowing the riverfront park and public access points to count towards open space requirements. How can Council or the MVA for that matter, expect the citizens of Saskatoon to embrace a plan and develop a sense of pride and ownership in one when they have been left on the sidelines and not consulted in a meaningful way since Day One? When input has been sought, such as at the DCD1 guideline review meetings, it has been ignored. I attended those meetings and administration's report does not resemble anything I heard at those</p>

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<p>Someone is very much in favour of improving our city. I do want to invest into the Pleasant Hill area in the future for retirement purposes. Therefore, thank you. May YOU involved, hear appreciation for the considering of building height restrictions. May we view the Bessborough Hotel Tower and other of the upcoming taller Art Structures over top of the less than 4 storey structures from these our higher land base summits. From land points like the Fred Mendel Park, where also is the intersection of Appleby Drive and Avenue W. This Tower may also presently be seen from the 17th Street intersection of Avenue S. South. May we appreciate the view points that you may think of for well into the future. Also relevant, thanks Mr. Atchison, for if you considered my note left with you last month. Was hoping for a library to be on the Pleasant hill rise overlooking a view close to over the St. Mary's credit union and other low rises south of St. Pauls Hospital. We know this has as been, the central of that, and this, bulk concentration of</p>
<p>I have watched with interest the presentation of April 5, 2004 to council of the proposed south downtown development plan. I believe there are immense possibilities with this layout and would be pleased to say that I am a Saskatonian after its completion. I have one observation that I wish to bring forward. The City of Minneapolis, MN has a series of skyways connecting large portions of their downtown area, allowing their residents living and working downtown to move about from homes, offices, and commercial enterprises in an enclosed atmosphere in all types of inclement weather. A system of skyways connecting the new building structures shown in the presentation plan would give the development an opportunity to move people comfortably in our irregular climate. The skyway should not only be for this development but should extend to the midtown Plaza to truly make this a downtown development. I believe that a walkway system of this nature would draw people to live and play in the downtown area. The skyway</p>
<p>As you are looking for a landscape feature for the south downtown project, I was wondering if any one had considered the 1986 Sask Pavilion from Expo. I have no idea if that structure was placed into storage or destroyed, but it was a beautiful and stunning representation of the province at that event and certainly was well spoken of by folks worldwide. It was so unique, visible and easy to find that folks from all over used it as a meeting point.</p>
<p>The Board of the Saskatchewan Jazz Festival Inc. does not wish to comment further on Council's broader plan for the riverbank and south downtown at this time, but we thought it important to make one observation on the concept of a cultural centre in the area. For artistic and cultural performances Saskatoon has venues for larger audiences of up to 2,000 at the Centennial Auditorium -- and smaller audiences -- of up to 430 at the newly renovated Broadway Theatre -- but nothing in between. This limits the Saskatchewan Jazz Festival's ability to draw acts for which the ideal audience is around 1,000. We feel that a cultural centre appropriate for music and performance events that would seat 1,000 would be an ideal venue to promote tourism in Saskatoon, one of the stated objectives of the City's philosophy on south downtown riverbank development. When it comes time to further plan the cultural center, the Saskatchewan Jazz Festival would very much appreciate the opportunity to make representations.</p>
<p>The only other major suggestion from myself and many others is for some sort of marina area. This would encourage people to actually USE the river. My suggestion would be to have it around the Riversdale area, where you could have even further use of the park, access to a boat launch, maybe a restaurant, etc. I believe that no one uses the river now because it isn't easy to access. It almost seems "taboo" because no one else does it. If you were to have boat rentals (motor boats, canoes, kayaks, etc.,) and maybe a patrol on the water, I think that people would make use of it more. Create another activity in the city. I do understand the "current" issues that are most likely the reason that your plan doesn't include this, but maybe through ways such as barriers, river patrol, and safety lessons we might be able to be proactive on this topic.</p>
<p>We've been waiting a long time to see this land developed. However, I would like to see the property between 2nd and 1st Avenue, 19th and 20th Street developed in a fabulous way as well. I understand Princeton Developments owns it, but it shouldn't sit open as an eyesore when everything else would look so wonderful.</p>
<p>I support the redevelopment of this area and the area should be highly community oriented in its development. This should not be a privatized firm redeveloping an area in which they lack involvement in because they work from Vancouver. It should be a Saskatoon only development issue and concern and should not include the participation from outside the province.</p>
<p>This plan is fabulous. We need to create an environment that will attract people and tourists to our downtown core. It has taken way to long to develop some of the best land that this city has. The sooner the better.</p>
<p>As a young person I am glad that this project is finally getting under way. It's been a long time coming and I hope that this project will indeed go ahead as planned with no more lengthy debates and delays.</p>
<p>I am writing because I am hoping that you will consider a suggestion that I would like to make for the development of the river bank. I would like to propose that you consider building a breakwater that would allow for swimming in front of the development. I envision a beach where I think a lot of people would go and then the next step would be to walk up from the beach to a patio area that you could have some lunch or a drink. After that I would like there to be an architecturally beautiful building similar to the Vancouver Public Library. It would house a Mineral Spa like Moose Jaw. There would be a farmer's market like Granville Island, or the Forks. If there were lots of galleries and restaurants as well as the Public Library or a science centre/IMAX Theatre? museum, etc. It would be wonderful. I know that money is a big factor so I hope there will be a mix of Public and</p>
<p>I have followed with interest the evolving visions for the south downtown. I too, like many others, am pleased with your vision and proposal. I have three observations, I would like to share with you, since I'm not able to attend the scheduled open houses at the end of April. Even before your plan was unveiled, I have always felt that Spadina Crescent MUST connect from east to west. Seeing your plan, I believe that even moreso. If City Council truly wants to build community and link the Riversdale community fully with the south downtown, I respectfully suggest that a thoroughway needs to be part of the plan. Without this connection, we will still have them and us. Has no one else ever raised this concern? It is not too late to rethink/revise this matter. It would be desirous to see the Legion go, so that a complete re-development of the area could take place. Could there possibly be enough incentives available for them to relocate, or at the very least to have the property refurbished to blend in with the new structures that we built? The</p>
<p>I went to the open house on Wednesday evening. Here is my reaction: I do believe that it is good that we at least have some beginnings of a plan in place (even though I do not agree with a lot of it). I do not believe that you have followed many of your own "Planning Principles" in developing this "Concept Plan". Not only does it not "support and strengthen downtown" (although some of your ideas may help Riversdale), but your huge building height allowances will cast a shadow along 2nd Avenue (not the shadow on your own rendition that is cast by the Radisson). I'm told that there is nothing there in the first block that is of worth anyway, but the point is that there COULD be and that we should be encouraging people movement along the riverbank AND into our now dying downtown. A 20-storey building in the locations indicated is in no way "appropriate building height." It provides a psychological barrier if not a physical one. The plans says it takes SE Riversdale and the Gathercole sites into consideration together. Do the mineral spa idea, that is a huge tourist attraction in Moose Jaw, so it will work really well here to.</p>
<p>I live on Ave F. south, my house was built in 1912. I have been working on improving my house and restoring it. My bank continues to tell me the value of my home is not worth investing because of the neighbourhood. I strongly disagree. I need help as a single mother of two and a home owner I want these downtown improvements to take place and help clean up the crime that is happening here. The city will hopefully set up a program on back alley cleanliness, this is a priority, if you want to invest all this money in our area it needs to be cleaned up everywhere. Are there any grants out there for helping to restore some of our beautiful character homes.</p>
<p>The potential rink location could be a pool with smaller fountains during the summer. The rink could have a glass shelter for changing and warm up location.</p>

Appendix A: South Downtown Concept Plan Public Input Form Responses

Comments
Well done!
I had a tear in my eye as I read through the details. I am extremely excited about the prospect of a new cultural, entertainment, residential, and commercial gathering place. I chose to live in Saskatoon, despite growing pressure to leave the city. If the south downtown complex is completed the way it is designed, it will be a place anyone would be proud to call home
Please don't make the only option to walk between the riverbank and a bank of overwhelming highrises for the rich. Go visit the Forks in Winnipeg. Get creative. An Imax, Science Centre, vibrant Farmer's Market like that in London, Ontario, restaurants, Meewasin, theatres, open stage, skating rinks, toboggan hills, all would draw people to the downtown. Let's celebrate our heritage (First Nations, Ukrainian, Chinese, etc) and our future (our children). Who travels to a place to "ooh and aah" over high rises and hotels. Not likely. You visit an area for the culture and activities.
There is not mention of affordable housing. It would seem from the pictures you present in your presentation that you travelled to other Canadian cities with waterfront development. I believe you have shown pictures of Toronto and Vancouver, in both places affordable, subsidized housing complex are included in the waterfront development, particularly in Vancouver. I would strongly support this incorporation into your plan. Saskatoon seems to have incorporated in their city planning "ghetto" within the city limits. Demonstrates poor city planning and regressive planning. I would hope that Saskatoon would be much more contemporary and progressive. Studies show that when you mix commercial, residential, social and profit housing there is less crime, more inclusion, more capacity for multi-cultural expression and acceptance and more tolerance of "differences". Gosh just through planning. Amazing, all of which I believe is missing in not only Saskatoon, but in Saskatchewan in general. Show me in your city plan where you
The south downtown project is wonderful and I'm pleased the city has finally got some initiative. However, as mentioned above do not ignore the two blocks between 19th and 20th, 1st and 3rd Avenues. Should this area be untouched and left as barren, ugly property, consumers will be less likely to venture from the south downtown to 1st and 2nd Avenues for shopping.
We are finally moving forward! Thanks for the open house. It gave people an opportunity to see the building massing in 3-D. The only negative comments I heard around the room had to do with height of the highrise buildings.
City Council, administrative staff and the consultants have done an excellent job in pulling this together in a short time. There has been too much consultation and no action on this proposed development for far too many years. I look forward to the developments as they unfold. You have my support in whatever you decide, let's just get on with it.
If there is a future public sub-committee or newsletter or email brainstorm group? Please add me to your list. Darwin Kinchen
Block 146 is vacant. Do we have any guarantee that if we build the infrastructure that someone will build some condos or live rent units? There is talk of a need for a new soccer facility, why not downtown? The existing draws a new crowd every hour all week and weekend long when soccer season is on. This would have a huge spinoff for the downtown guaranteed/people may, some weekends have to travel from one center to the other. During tournaments this would have them travelling down Warman or Spadina through the downtown. It is proven that crime goes down for kids and teens if they are kept busy in sports. In Regina I'm told they reduced the police budget, gave kids free bus rides after school and create more youth centres. Crime went down. The inner city kids need activities, the downtown/riversdale areas need people. Take a drive by the soccer center and see the action, the people and the money. These people would spend money downtown if they were downtown. There are a lot of people that don't drive in
April 26th Forum Feedback form: Yes. It can start by asking what people want to see in the south downtown, and put all the possibilities on the table, including the Saskatoon Market Landing proposal. Meetings in the neighbourhoods, especially those surrounding the area, to find out what would bring citizens downtown - what would constitute a "destination" to them. Have an open, transparent process with dialogue with city council and among the citizens so that they can hear one another. No, not like this. I believe there needs to be a forum run by professionals skilled in the consultation process. These professionals can develop a plan for how consultation can be carried out and with council and approval to carry it out. There needs to be opportunity for dialogue among the citizens and with council through every phase of the process, starting at the conception, not half way through it. We had far more input on zoning that we are having for changing the whole profile of downtown. A people place which is unique,
I was in a discussion with Mr. Gerstman about the trees in the area. There will be a stink if there isn't some preamble as to why they should probably be removed. Retention of the trees will be difficult, especially if no preplanning and other work is done to set them up. The trees have been in that location for a long time and will have roots spread out a great distance from the plant. If roads, buildings, walkways, etc are put in too close to the trees they will be adversely affected. They will not die immediately but certainly they will be deteriorating within five years. I would suggest that the city forester/arborist and/or Dieter Martin be closely listened to in tree discussions..
Great job. Keep on going. Whatever you do, make sure this happens. We can no longer waste this great opportunity. Stay with your vision.
Rather than a fifteen or twenty storey hotel, build it like a cruise ship featuring: a spa, a large theatre, a fine-dining restaurant, first class entertainment, an enclosed promenade deck suitable for walking all year round, staterooms with or without balconies. To make this really unique and interesting, name the ship TITANIC.
I attended the City consultations on the south downtown development on Wednesday evening, and after getting by the spin artists promoting the plan what did I see? To my disappointment I saw a plan for high priced residential and commercial development instead of plans for a gathering place for the citizens of Saskatoon and for tourists! Take a close look for yourselves. Every parcel of land bordering on the river (except for the least desirable one, tucked up against the freeway) is designated for residential, hotel, or commercial development. The parcel designated for a branch library - which I understand was allocated without consultation with the Saskatoon Library Board - is well back from the river and from the foot traffic that may use the river trails and parks. The plot designated for a Farmers' market and for community events is also several blocks away from the river and the foot traffic. It is very clear that the City has allocated the best land - the land bordering on the river and the parks - for private residential hotel, and commercial
I am very much in favour of the "South downtown" development. I would love to see a similar set up to what Granville Island has in Vancouver, i.e., Market, shops, theatre, restaurants, hotel, park areas, entertainment.
Not having a boat launch discriminates against all those, that for 100 years, have enjoyed free access with their powerboats. As it now stands the river is for a select few. Do we all have to start a club to get access to the river?
Overall, it looks great.
Must have a casino/convention centre. Should also have IMAX or theatres. No development should be city funded (Persephone). Can river be used better (boating, etc)? Clean up south of river park as well. Remove trees that block river view!
I believe this is good for the city as it keeps the downtown core of the city alive and prevents the decay and decline that one sees in cities that tend to focus new develop in the outlying areas of the city and draw people and business away from the downtown area.
This new plan for south downtown or "Riverside Quay" is a great idea and I believe is important to bring in tourists. As a university student and a life time resident of Saskatoon, I, like most of my comrades, have been thinking about where I should move after university. If Riverside Quay turns out as beautiful as I am imagining, then I am sure that I will be looking for a place in Saskatoon rather than a place other than Saskatoon. I am glad that the city has taken inspiration from other cities for the design. To reiterate some of my previous suggestions. Cobblestone road and walkways, more shops and perhaps a few pubs for night life and a riverside restaurant. When I think of "Riverside Quay" I picture a mix of Whistler Village, Victoria Bay, and

Appendix A: South Downtown Concept Plan Public Input Form Responses

Comments
<p>The year is 3/4 cold here, create "warmth" outdoors. Use natural gas, fire, etc. Can geothermal heat be used to entice people down in the colder days. The proposed outdoor brewery pub area is to close to the freeway where dust and noise will encroach on that space. Include space between Victoria bridge and Broadway bridge in the plans. Our landmark is the River and Riverbank. Use that in the naming scheme. Farmer's market is to far away from the river - should be where the proposed hotel is. Move the hotel to the south end of Block 146. The hotel is not a "must see" drawing card. It's just a facility that houses people who will scatter throughout the city. The Joni Mitchel centre would go nicely where the proposed farmer's market is. This center would create good cross traffic and could become a "must see" area. This could incorporate the performance theatre, etc. Team up with the private sector groups and make one facility for all. Requires a children's museum or similar. I have concern with the circle at the bottom of I would like to see the boat launch put back in the plans so that everyone who would like to use the river is able to.</p>
<p>Just a word to tell you how impressed I was with the Centennial Auditorium showing, I have told many since, that I came away with a "really good feeling." I am sure each new step will add a further level of excitement. The 2nd' Ave. "Look" was particularly significant. The issues of ratios and building heights in #8 of your input form will be very important. It is my guess that there is a strong majority support for that "exciting look" and an "impressive skyline" and this should not be compromised by some vocal but very minority positions. Your first item, "What is a name" is a big one. It will be one of the magic's that will make South Downtown work, probably more important than the official name, will be the nickname or the name the public will use when they refer to the south downtown area. Because of its location, bordered by the Victoria Bridge, and the Victoria Park, the name Victoria could have some meaning. Once again, best wishes and congratulations to everyone that has given so much to this project.</p>
<p>Are my comments actually going to have an impact? There really has not been any "public" input. The times for the display at the centennial were not long enough. Time earlier in the day would have been nice. I have always admired and felt pride in our beautiful skyline. The Bessborough, our castle on the river, and the magnificent spire of St. John's Cathedral are 2 of the identifying features of this skyline. I'm proud that we have kept a "low profile" as far as most buildings are concerned and that we have not felt the need to build massive, towering concrete pillars to fill the downtown area. When I see pictures of New York with its dark, canyon-like streets, it gives me claustrophobia. We are prairie people who cling to and love our open sunlight spaces. Why would you even consider spoiling that vista?</p>
<p>I have two concerns: This plan does not include any guidelines for development of the parcel between 1st and 2nd Avenues and between 19th and 20th Streets; and, Am I going to loose my home in Saskatoon because I can't afford the property tax increases needed to pay for this thing? Some of us on fixed incomes can barely make ends meet now.</p>
<p>I just read about the proposed "Joni Mitchell Centre". This is a wonderful idea; please get it started soon, so that her elderly parents can be invited to the ground-breaking ceremony.</p>
<p>I just wanted to say that I think the plan for the south downtown is fabulous! Good work guys. I hope all goes ahead as the plan indicates, give or take a few changes here and there as I am sure will possibly come up. I love the idea of a library close to the river, the planned walkways and many of the other well thought out ideas. This city can shine with a plan like this put into effect. I can see an area of town that has been afflicted with neglect finally get the upgrade it so long has deserved. This will only improve an entire area of the city, and all the lives of those who work, employ or live in the downtown core. A gem in the rough I have said for years and years. Victoria did similar things with and similar type of land on their waterfront that held industrial land tanks for years and years, now it is a beautiful landmark in the city. My thoughts on the Gathercole demolition, sometimes you have to demolish some heritage to create a new and vibrant piece of heritage for years to come. Bring her down. Can't wait to see this get started.</p>
<p>"The Past is not the past. It is the context. The past - memory - is one of the most powerful, practical tools available to a civilized democracy." Anytime I see these words of <i>John Ralston Saul</i>, I think of the non-citizen process we have been put through on the South downtown proposal. Twenty years ago the people of Saskatoon had Sask Place imposed on them by consultants and deaf and dumb politicians. If the people had been consulted back then I am sure we would not be going through the flawed south downtown process. Sask Place would have been downtown as an anchor. In fact we have regressed from that process where then, at the Centennial the people were able to address the mayor and councilors. This time at the Centennial the people are being told by consultants, politicians and bureaucrats what a wonderful job they have done for us. This is not memory; it is dementia. Why as a city do we give a consultant from 40 miles out of town our watch and tell us what time it is? The people in the</p>
<p>As I will be out of town and so will be unable to attend either of the two information sessions at the Centennial Auditorium, I would like to register my thoughts regarding the development of the Gathercole Site. Looking at the tentative plans published in the Star Phoenix several problems seems to emerge. The first concerns the height of the proposed hotel at the east end of the property. As I recall it was to be four storeys on the west end and twenty storey's on the east end. Such a large building at this location would serve to cut the property off from the City area to the east of it and become visual a misfit as are the Renaissance and its companion the Radisson Hotel. This is no criticism of the buildings themselves, but rather their location. A gradual sweep up from the river is much more pleasing to the eye and offers access to the river for a larger area. Parking must necessarily go underground - can that not be a problem in that location. Why not restrict the height to no more than four storeys and put the larger building on the lot</p>
<p>On Monday, April 5, the City of Saskatoon presented to the Meewasin Valley Authority and other Saskatoon citizens a plan from which to base further discussion of south downtown development. Although working from a plan is far easier than starting from scratch, my vision of the development would have had at least half of the Gathercole site and A.L. Cole sites left as green space. The work "Parking" was mentioned numerous times - parking under the bridge, parking lots, new on-street parking. Previous meetings and forums have referred to the development as "a people place." Many of us citizens love living downtown so we do not have to take our cars everywhere. Why not free the public from traffic congestion, emissions, noise and paved parking lots on site. As Gwyn Symmons of CitySpaces in Calgary said, there are many areas along 2nd Avenue available for development. Why not put the parking there so visitors could walk into a newly developed quiet area and breathe clean air along the river? At least visitors would get</p>
<p>Looks great, go for it!</p>
<p>Please incorporate as many historical details as possible - trees, cobblestones, bricks, architectural details from the Gathercole. This place needs to have an historical ambience and TEXTURE. I see NO overall public ALL-SEASON gathering place - we need that!</p>
<p>I think this should be the area of the city that doesn't sleep. Any business in the area has to be a 24 hours business.</p>
<p>Parking - we are drivers in Saskatoon and we need parking to attend the events to be planned for this area. Speciality retail: I've travelled through cities across North America and found that I've enjoyed the cities with speciality retail areas. Kelowna, for example has done some great development along their waterfront, but there's no place for people to spend all of their tourist dollars. Include an area where small galleries, specialty shops MANY restaurants and coffee shops, etc., can exist like a mall with the benefit of the scenery of the riverside. Uniqueness: Moose Jaw is known for the Spa. Regina is known for the Casino. What's our tourist destination - the Synchrotron?? Give people a unique experience here that they can't get anywhere else. Find out what makes us special and build on that. There must be something in our heritage (or our future) that makes us special. Maybe it's light. We have a great skyline on the prairie, we have the CLS, we can see the northern lights, we're leading the way into the new millennium. Things like Love the microbrew idea. Need to ensure it is safe; more Measawin security people maybe? Let's do it!</p>
<p>Yeah. Let's go. Let's invest our time and money.</p>

Appendix A: South Downtown Concept Plan Public Input Form Responses

Comments
<p>It is time to add/overhaul Saskatoon into a modern downtown. It is also very good for the economy which is at its downfall despite the bullshit from our politicians. The growth is very welcomed, however, one simple message to our so called elected "politicians", do not waste our time (business owners) by researching the researchers. If you are going to do it, then "GET N WITH THE JOB NOW", not ten years from now. We are more interested in growth in Beautiful Saskatoon, not the stuff that comes out of your mouth. GET THE MESSAGE?</p>
<p>As one of the few people of my generation who has chosen to stay in Saskatoon instead of moving to Alberta, I'd love to see the South Downtown get developed. I think it's incredibly exciting. I can imagine going there with my future children, my friends who come back to visit and those that are here. I think all of the suggestions are great and I'm anxious to see the ugly Gathercole gone so that the development begins. Having condos/homes as part of the development will ensure that there are always people around. I'd love to see an Expo '86 grain elevator-type landmark, and maybe a second one that honours our native population. I'd love to see shops, restaurants and bars. A micro brewery would be so popular! A theatre and even a floating stage would be great. People could go downtown for a meal, see a show, then go to a pub or restaurant/coffee shop. A library, museum(s), interpretive centre and farmer's market are all excellent ideas. To me, the most important thing would be a hotel-spa. I see what the spa has done for</p>
<p>This letter is in response to your request for input on the South Downtown Concept Plan. I strongly support items 3,4,5,6 and 7 as listed on your public input form. My comments related to items 1, 2, and 8. The river is Saskatoon's ultimate asset and the University along with Innovation Place is Saskatoon's penultimate asset. Many of the facilities now located at the University of Saskatchewan could and should be located downtown. For example, rather than build a new arena and theatre at the U of S., build such facilities downtown. Housing for students and others should be developed on a major scale in the downtown area. In order to make this possible a rapid transit rail system should be built joining the downtown with the U of S and Innovation Place. The Victoria St. Bridge could be used for crossing the river and the river bank could be used as the easement to connect the Midtown Centre with the U of S and Innovation Place. The rapid rail system would serve as a landmark, be a great tourist attraction, and</p> <p>The idea of linking Broadway to Riversdale with traditional architecture seems wise to me. I feel very strongly that all the land south of 19th Street with the possible exception of the Legion Building should be owned by the public, that is government, and should be used for public, cultural, educational and recreational activities. There should be much more green park land than in the recent concept plan. Development in the south downtown should showcase good energy conservation and other aspects of good building environmental design. Because the Gathercole Building east and south wings have heritage value and the building can be reused for a reasonable price (\$6 to \$7 million dollars, versus about \$1.5 million cost to tear down the building), I think the best plan would probably be to reuse the Gathercole Building. I have heard that the cost of the exterior walls at today's prices for brick work could be over \$2 million dollars. It seems to me that the Gathercole building is just the sort of traditional building that would be good to incorporate a children's museum in the theatre/interpretive centre; and ensure that there is a cultural center of some type.</p>
<p>I would like to see a science museum. Saskatoon does not have anything that would encourage children and adults to explore science and nature. Another thing I would like to see is a downtown conference centre based on the river (like Edmonton's). The more facilities for conferences the better</p>
<p>My family and I are strong supporters of having a permanent home for the Saskatoon Farmer's Market as part of the south downtown development. We can think of no better way to make that development a people place - for local people and visitors to the city.</p>
<p>I am deeply concerned about the complete disregard for the citizens of Saskatoon in regards to the south downtown development as directed by City Council. It seems to me that GIG has a very good plan for Saskatoon. We don't need another hotel or more condos. There are lots of empty buildings in the core area that could be turned into apartments or care facilities. The south downtown should be a gathering place for all. The main thing is to listen to the people. After all you do represent the people of Saskatoon - not just the business community.</p>

APPENDIX B

South Downtown Concept Plan

Public Input
Summary



South Downtown (Southeast Riversdale) Discussion
Riversdale Community Association
Princess Alexandra School

Comments - Group One

Residents - displaced people - where to they go?
Gentrification - why?
Business displacemet - where to exsiting electrical building tenants go?
Traffic control needed; reduce speed; new roadways are worrisome
Micro-brewery - drink/drive vs.skateboard users - conflict?
Why a mini brewery there; does not suit the neighbourhood?
Need more youth activities in the area: youth co-op; recreation centre, indoor space for kids
Grocery Store needed
Farmers Market good
Recycling Depot - appliances, furniture, constuction material
Too many people under one roof often - need more affordable housing in the area
Place for kids

Comments - Group Two

Lots of public access to the river bank: have it/keep it
Place where kids can play/be in the winter; families; open up for summer use to outside.
Wide open walkways; feel safe; bike path to downtown
Do not like buildings next to the riverbank like the Bessborough
Affordable hosing needed.
Block 146 to housing with Library below
Branch Library needed: more central - core area better
Grocery Store needed
Farmers Market good
Integrated market with crafts - year round
Affordable studio space
Orchard - sustainability
Integration of development with neighbourhood - fit
Transition? - housing to neighbourhood
Detox centre
Why so much roadway - safety?
Housing: energy efficient, straw bale

Comments - Group Three

"Access" overriding theme; for everyone
Development not to close to river; Bessborough is too close
Anxious to see something happen
How much of the land will remain public? lots of public money spent
Traffic - Spadina (west) is already heavy, can road handle it?
Will Ave H change increase traffic?
Green space desired; destination place
Farmers Market good
High rise contrary to scale of neighbourhood
Housing - affordable
Noise - freeway more than substation an issue
Boat launch?

Comments - Group Four

Development not to take away from natural environment
Safety while walking
More green space
Buildings - suited to neighbourhood in scale and character
? park next to substation
Farmers Market good
Modern architecture embracing natural foliage
Scrap the hotel; more residential
Buildings should face the river
Where will people park?
All the theatre companies should have the opportunity to be in the South Downtown
Branch Library in the wrong place
Dog park
Farmers Market good
More community involvement needed - very minimal (non-existent) to date
Roads should not have been first thing planned

Comments - Group 5

Urban agriculture; give power to the people to grow their own food; sustainable;
Renewable resource teaching of the right city living model; move planning dept there
Transportation - how do the core neighbourhood residents get there?
Bus - special route
Comprehensive long range plan - logistic plan required
Look at what our city needs, not just what others have done; our city is unique
Heritage component; pump house should be rejuvenated - viewing platform
Environment that will attract ALL people
Market; people place; tourism
Affordable housing

Comments - Group Six

IMAX theatre

Boat launch

Displacement a concern of residents

Building height concern

Why 90m to 60m setback at riverbank

Well lit

Keep it accessible

Library location?

General Questions and Comments

Could the railway ROW be used for public rail system - future rapid transit?

Library - good potential anchor to draw people - is this the right location?

Traffic on Spadina - based on extension of Avenue W/17th Street - heavier traffic on Spadina

Multi modal link on rail ROW purchased by City with offer on balance

Affordable housing - how will this be addressed

What is council deciding on June 21, 2004?

Riversdale next on community Local Area Plan

MVA, DCD, Master Plan, Architectural Controls - series of steps

Interpretation of history - part of heritage assessment of Saskatoon being done by Stantec

How will the Riversdale's responses be dealt with in consideration to the others received already; important to Riversdale community

High impact to community perhaps more than downtown relative to impact on residents

Riversdale is unique due to proximity to downtown

What is time frame; how will it work with Youth Co-op? Timeframe for building conversion - start thinking.

Vernon - speak for the thoughts of many (brown people not present): What is to be included in history (often unrecorded). Need to have First Nation input; want to be accepted

Appreciative of community effort (volunteer); will the input be heard when there are statements that the hotel RFP will be out in August?

Would like to see more artist involvement; use part of the given budget; tax payer

Federal and commitment - why to what is suggested vs. other more important functions suggested?

Brew Pub - discretionary; subject to public hearing

Farmers Market - South Downtown side below the hotel all year - more public open to tourism

Youth co-op to compliment the Farmers Market vs. a business incubator?

Community association would appreciate more involvement - keep us involved - a lot of interest in the community including the time frame.

Want to see change, but also want to be more involved

Sully noted DCD before Council on Monday night

Concern about displacement of Youth Co-op and the lack of consultation with any of the user groups (need to get the actual people together)

**STATEMENT TO THE CITY OF SASKATOON
REGARDING PRESERVATION OF ELMS ON GATHERCOLE
PROPERTY When Tendering for Gathercole Property Redevelopment**

Attention: Alan Wallace, MCIP
City of Saskatoon
RE: South Downtown Development

March 11, 200
From Judith Benson
President, SOS Elms Coalition
1048 Spadina Cr. E.
Saskatoon, SK S7K 3H7
653-4339
jg.benson@shaw.ca

On behalf of SOS Elms Coalition, I request that you consider preserving the mature American elms and spruce trees in their present locations when reviewing the guidelines for tendering contracts for demolition of the Gathercole Building and subsequent development.

I have inquired about the city's past experience in removing and transplanting mature trees. If the tree trunk diameter is over six inches, the likelihood of saving trees is nil. For example, due to public concern over the future of the thirteen mature elms on the former Labatt's Brewery property, the city arranged for transplanting those trees to new locations along Saskatchewan Crescent. One thousand dollars per tree was the cost for an Alberta company to remove and transport the trees. Underground services were hooked up. A reputable tree service was then hired to do watering and maintenance, but not one of the trees survived the transition.

The Gathercole trees are integral to the City's Greenspace and promise to showcase any new development of the site. I have seen sites in American cities where the architect has designed buildings around existing trees, and the result is attractive and admirable to both locals and tourists.

Working new construction around mature trees provides a challenge but a worthwhile one. During the process of large scale demolition and then construction around trees, at least 4" of mulch needs to be provided around root systems followed by adequate watering. Another necessity would be the placing of fencing around tree areas to prevent accidents to people, the trees and the machinery.

The elms on either side of the main entrance to the building are one hundred years old and deserve Heritage status. At present I am exploring the process for declaring outstanding trees in Saskatoon's urban forest as Heritage Trees. These two Gathercole elms will be included in my application but not before the Gathercole property is developed. At present Saskatoon does not have a Heritage Tree program.

Thank you for your consideration of this matter.

Respectfully submitted,

R. H. D. (Bob) PHILLIPS, CM
49 Churchill Court, Saskatoon S7K 3W9
(306) 665-1846; e <bellphillips@sasktel.net>

Mayor Don Atchison,
Mayor of Saskatoon,

19 February 2004

Your Worship Mayor Atchison:

re: **A Saskatoon Heritage and Museum Centre as a proposed Saskatoon centennial project**

- 1 I was reminded the other day that the City of Saskatoon will mark its first 100 years sometime in the year 2006 and this suggests to me a wonderful opportunity to establish a much-needed Saskatoon Heritage and City Museum.
- 2 Then on 18 February *The Star Phoenix* carried a front page news story suggesting that someone at the Provincial government has apparently begun to show interest in the Gathercole Building in Saskatoon's south downtown as a possible "Heritage" building.
- 3 These two "developments" suggest to me that put together these might offer a marvellous centre--piece for the planned development of the south downtown area. Nothing will attract persons of all ages to a city centre more than a well-planned City Heritage and Museum Centre and I can tell you there is mounting interest in such a project. I am proposing you as mayor take the initiative in this matter.
- 4 Consider the following :
 - (i) Saskatoon owns the Gathercole Building and is in the throes of seeking some kind of acceptable development for the surrounding south downtown area;
 - (ii) Saskatoon Public Library has a Local History Room which has out-grown available space and some have begun to consider alternatives;
 - (iii) I understand several City departments such as Police and Fire, to name two, have developed historical collections of their own and so far have no space to display these;
 - (iv) Nutana Legion Branch 362 has a well-developed war & peace artifacts collection (or "museum") which has out-grown available space and Legionnaires have begun to consider alternatives;
 - (v) There is already a group seeking to develop a Children's Library for Saskatoon. There must certainly be other groups with historical collections seeking a display location.
- 5 I suggest you as mayor consider bringing it to City Council, that you name someone to head such a project to begin early discussions with the interested persons throughout the city to discuss needs and possibilities.. The provincial centennial is due in 2005 and, not incidentally, this may be a good time to seek financial assistance for such a project. If there is anything I can do to help please let me know.

Best regards,



City of Saskatoon

Office of the City Clerk

222 - 3rd Avenue North
Saskatoon, SK S7K 0J5
ph 306-975-3240
fx 306-975-2784

March 16, 2004

Ms. Susan Lamb, Executive Director
Meewasin Valley Authority
402 - 3rd Avenue South
Saskatoon, SK S7K 3G5

FAX → *Gwynn Simmons*
1-250-383-7273
Susan Lamb
665 6117
DATE: *Mar 24/04*

Dear Ms. Lamb:

Re: Incorporation of Artwork
South-Downtown Riverbank Master Plan
(File No. CK. 175-44)

On behalf of the Visual Arts Placement Jury of the City of Saskatoon, I wish to thank the Meewasin Valley Authority for the excellent presentation given to us by Lloyd Isaak on January 19, 2004 regarding the MVA's Cultural Works Policy. Mr. Isaak showed us a collection of photographs from other cities where artwork had been integrated into civic urban developments. The beauty and success of those projects had clearly depended on careful planning and the involvement of artists at all stages. It was an inspiring and visionary presentation on how the MVA could proceed in planning the future of the South Downtown Riverbank Master Plan.

Consistent with the objectives of the Master Plan for the South Downtown Riverbank area, the Jury encourages you to involve artists, beginning with the earliest planning stages. We trust that you agree that a living civic art space needs to be carefully thought out, beginning at its moment of conception. There is a talented and enthusiastic pool of artists residing in Saskatchewan and beyond, whom you could draw upon for ideas, planning and the implementation of integrated artworks.

The Visual Arts Placement Jury is interested in assisting the Meewasin Valley Authority develop a process to incorporate sites for artworks into the overall design of the Downtown Riverbank area. The Jury has the expertise in site selection, artist selection, and recommending the size and nature of the piece for a site.

We appreciate your consideration of our input and we look forward to the opportunity for artists to be involved.

Yours truly,

Norman Zepp, Chair
Visual Arts Placement Jury

NZ:mjh

Saskatoon Visitor &
Convention Bureau
in the old CPA Station

TOURISM
SASKATOON

Saskatoon, Saskatchewan
Canada S7L 0Z1



May 12, 2004

Phil Richards
City of Saskatoon
222 - 3rd Ave N
Saskatoon SK S7K 0J5

Dear Mr Richards,

Re: Tourism Saskatoon Visitor Reception Centre in South Downtown

Tourism is a growing industry in Saskatoon and vitally important to the city's economic performance. The industry creates job, generates revenue and provides unique experiences that enhance the quality of life for residents. In 2002, tourism expenditures in Saskatoon reached \$307,466,000 from 2,139,000 visitors.

Visitor Services is in-city marketing, the final transaction of marketing and promotional programs. Quality Visitor Services are critical to visitors and residents and therefore to all tourism providers. In addition to aggressively marketing the city, Tourism Saskatoon must deliver excellent Visitor Services to ensure our customers' satisfaction, as well as their repeat visitation and trip extension.

Tourism Saskatoon currently provides high quality, in-person counseling through Visitor Reception Centres (VRCs) located at Idylwyld Dr & 24th St and Ave C & 47th St (seasonal). Statistics show that visitors who are counseled by trained Information Counselors at VRCs spend on average 11% more in the destination than those who are not counseled. Additionally, 27% of those counseled visited a tourism product or service provider they would not have otherwise visited.

Access to the downtown hotel sector will increase person-to-person information counseling which will result in increased spending and longer stays. The efforts of Tourism Saskatoon generate demand for the city, thereby creating value for members and stakeholders.

A Tourism Saskatoon Visitor Reception Centre in the south downtown development would increase economic benefit to members of The Partnership. The close proximity to shopping, services, restaurants, nightclubs and events would enhance their attractiveness to visitors and residents through accessibility, leading to increased visitation and spending.

We concur that office space should not be a priority in the south downtown however Tourism Saskatoon's situation is unique and our needs fairly minimal. Logistically, 3 of our 7 staff assume front line VRC duties, and their manager needs to be immediately available. In addition, we cannot afford to operate two year-round offices so a south downtown location would become the main office.

Saskatoon  Shines!

If you have any questions on the merits of a Tourism Saskatoon Visitor Reception Centre in the south downtown, I would be willing to meet with you at your convenience.

Sincerely,



Todd Brandt
President & CEO
Tourism Saskatoon

copy: Mayor
Gwyn Symmons, CitySpaces Consulting
Stan Peckman, Manager Special Projects
May 21/04
SK

The Partnership

Saskatoon Downtown Business Improvement District

Report on

Membership Survey Regarding

“Saskatoon South Downtown Development Proposal”

As at April 25, 2004

Prepared by:
Percy Communications Inc.
162 Dore Crescent
Saskatoon, SK
S7K 4X7
Telephone: (306) 222-1361
Fax: (306) 242-7949
Email: percycomm@shaw.ca

Executive Summary:

Out of 150 Downtown Businesses randomly surveyed, a strong majority of downtown businesses are in favour of the development plan proposed by the City of Saskatoon, and are increasingly convinced it will come to fruition through this most recent planning initiative.

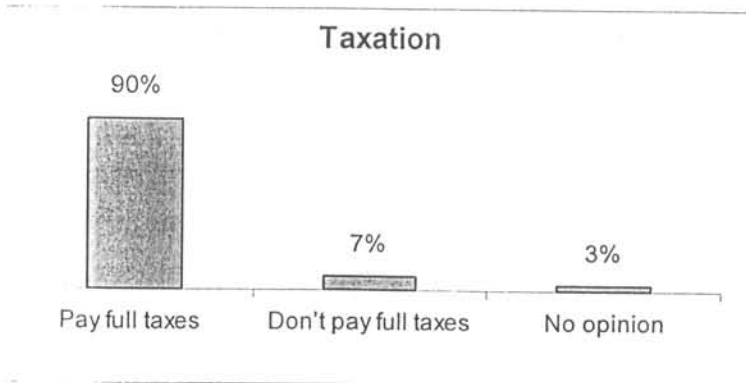
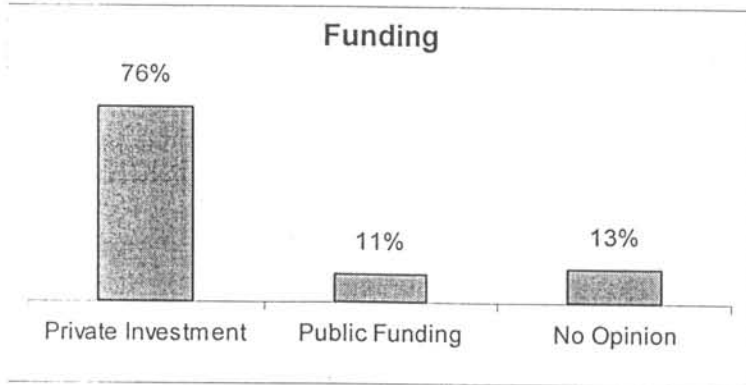
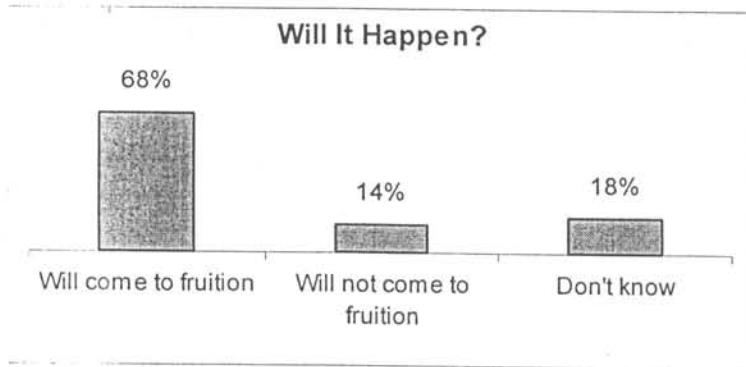
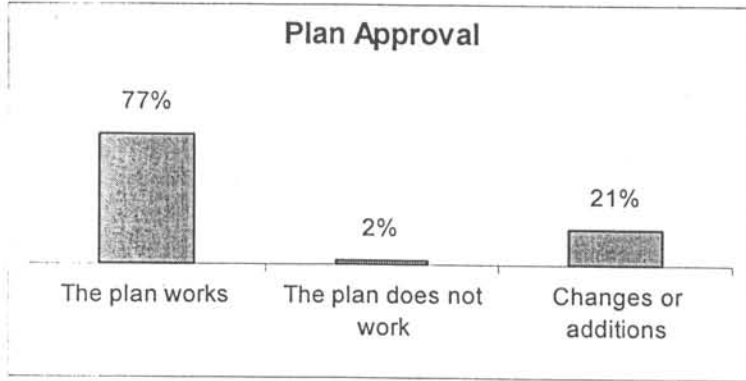
The key results are as follows:

- 77% of respondents believe that, overall, the plan works and will help Saskatoon and its downtown, while 21% believe that with some changes or additions, the plan could be improved. Only 2% believe that the plan, overall, does not work and will not improve Saskatoon and its downtown.
- 84% of respondents are familiar with the most recent development plan proposed by Saskatoon City Council.
- 76% of those familiar with the plan believe the focus should be on maximizing private sector financing.
- 90% of those familiar with the plan believe the development, once complete, should focus on paying its full allotment of property taxes.
- 68% of those familiar with the plan believe that south downtown development will come to fruition through this initiative, while 14% do not believe that to be the case, with 18% being undecided.

Comparative results:

- The Partnership conducted a poll of members in April 2003 addressing some of the same issues evaluated in this survey. For some questions comparison can be made, which enables an assessment of any changes in views and attitudes, as follows:
 - In this survey, 76% of respondents believe that the private sector should be the primary source of financing of the development, compared to 64% in April 2003.
 - This represents a “firming up” of opinion on this issue.
 - In this survey, 90% of respondents believe that the development, once completed, should focus on paying its full allotment of property taxes, compared to 82% in April 2003.
 - This represents a “firming up” of opinion on this issue.
 - In this survey, 68% of respondents believe the south downtown development will come to fruition through this plan, compared to 49% in April 2003.
 - This represents a significant change in perceptions about whether the planning process will lead to a successful development outcome.

Survey Summary:



**Riversdale Business Improvement District
South Downtown Development
April 8, 2004 Focus Group**

The RBID hosted a focus group consisting of eight members on April 8, 2004 in response to the South Downtown concept plan presented to City Council April 5, 2004.

Participants reacted very positively to Council's decision to include Southeast Riversdale in the overall development, stressing the positive impact that this site would have both on rejuvenating Riversdale and on providing a unique, key attraction for the city as a whole.

The Riversdale BID has undertaken a number of initiatives to re-brand/develop this area, including a cultural-heritage tourism development project. This project focuses on the history of the commercial district, where primarily European and then Eastern immigrants settled upon coming to Canada and Saskatoon.

Riversdale's early success as a neighbourhood/community hinged on the small European-flavoured, family-owned businesses that thrived in the district during the first 75 years of Saskatoon's history. Historically, people from all over Saskatoon and the surrounding area would come to Riversdale to purchase ethnic foods, imports, commercial goods and services provided by generations of immigrants that brought their trades, wares and skills with them when they came to the area. While this diverse cultural mix has dwindled in recent decades, the sentiment that is attached to that era and the lifestyle is still highly valued. According to a number of our consultations, there is a distinct demand for a return to the live-work (main-floor retail and commercial with residents above)/small ethnic food business/arts and culture/imported goods centre in Saskatoon.

The RBID focus group endorsed a unique, European-style, mixed-use development focused on a central courtyard on the Southeast Riversdale site, and believed that the concept plan lends itself well to this theme. There has always been a strong European influence on this community, which is –historically– at the core of the area's "sense of place". It is also important to recognize and incorporate the more recent ethnic and Aboriginal influence on the evolving culture of the area.

Following is a re-cap of discussions on the eight elements of the Concept Plan:

1. **Landmark:** Landmarks and features are vital to the South Downtown project. The RBID focus group strongly articulated that Riversdale square should be a feature on the Southeast Riversdale (SR) site. The square or "courtyard" should be located in the middle of the site as a focal point to the west development, with all residential and commercial elements facing either onto the courtyard or the river (see revised concept plan). This courtyard should again reflect European-style village squares, with an abundance of street-front retail and commercial services with residential units above (two to four stories). The courtyard could incorporate elements of the old Gathercole building, paving stones reclaimed from old cobble-stone streets, landscaping and lighting that reflects old-world culture and commerce.
2. **Connections:** Participants strongly endorsed all connections identified in the Concept Plan, agreeing that the 1st Avenue on-ramp connection be extended into Riversdale Square to enhance linkage.
3. **Mix of Land Uses:** A balanced mix of land-uses is vital for both sides of this development, particularly the residential and commercial aspects. To ensure that the best potential developments become a reality, participants support all commercial lands being put up for sale rather than offered on a lease-basis.

- a. **Residential:** SR residential must be mixed, with opportunities for people from all economic backgrounds. Riversdale has for too many generations been ghetto-ized, encouraging those who realize economic success to leave the community in favour of more suitable housing. As a consequence, those most able to give back to their communities, whether economically or through mentorship and example, leave, rather than investing in making this area a stronger, healthier neighbourhood.

Participants also supported increased residential on the east site. Medium to high density residential is essential to support centre-city development. In particular, higher density, mixed income populations tend to support local commercial and retail services, which in turn ensures that a balanced mix of retail and commercial services are available to all local residents. A higher population density will also ensure that the centre city is a vibrant “people place”.

- b. **Commercial:** Small-scale commercial and retail businesses will attract both local people and tourists to this area, again, making this development a “people place”. Participants encouraged space for more restaurants (the brewpub/restaurant on the SR site was a hit), small food outlets, artisan and commercial service outlets and any other small businesses that would fit into a “village market” concept. Increased tourism-based retail and commercial would also provide new economic opportunities for Saskatoon residents and increased potential for job creation in a neighbourhood that has witnessed an inordinately high unemployment rate. Cultural tourism is the fastest growing economic sector in Canada, with the highest employment opportunities for the non-professional workforce.

The inclusion of the farmers’ market and business incubator support commercial development, act as a catalyst for new business growth, and – in the case of the farmers’ market – provide an attraction that will bring both locals and tourists to the site. These elements were supported whole-heartedly. As the space for these projects must be expanded, participants recommended that historic features of the Gathercole building be reused in any additions to the building.

Participants again stressed the value of tourism-related retail on the east side of the development be incorporated into the theatre/cultural spaces.

- c. **Park Space:** Extension of the Riverfront park into Victoria Park will help to ensure that Riversdale becomes perceived as a valuable, equal part of Saskatoon. Municipal services have been lacking in this area for many years, and Council’s decision to paint this area with the same brush as other neighbourhoods cannot be underestimated or undervalued.

Participants suggested that the small Avenue C park designated for a soccer pitch be move into and become a feature of Victoria Park, enhancing the cluster effect of recreational facilities. Locating this play in Victoria Park would enable families to have children of different ages partaking in a range of activities within a given area. In this scenario, parents could watch their kids play soccer while younger children play at the playground, swim or skateboard.

However, a smaller-scale feature park, with more family and tourist oriented attraction elements such as a maze or unique activity area (see figures) was endorsed by the participants. Feature elements would attract a wide variety of locals and tourists and would add to the character of the development.

Participants also highly recommended building a boat launch and marina in the area recommended by consultants during the Victoria Park Program Plan, on the southwest border of the proposed west-side riverfront park development. The addition of a marina would enhance the experience of river-users and provide opportunities for boat taxis or rides from Riversdale to South Downtown to Nutana.

- d. **Parking:** parking is vital to this development, including surface parking lots under the bridge as well as increased contained parking in live/work and on-street parking throughout the SR site. This will be particularly important when the farmers' market is operating on a more regular basis.
 - e. **Library:** Participants voiced concerns that a library development in SR not impede progress of the redevelopment of a downtown library. They did agree that SR site is appropriate for the local history room and possible the art gallery, in keeping with the cultural-heritage tourism development. Again, participants suggested that storefront retail and residential be incorporated into this element of the development should it proceed.
4. **Riverfront as a Stage:** Participants strongly endorsed this element.
 5. **Ambient and Special Event Lighting:** Participants strongly endorsed this element.
 6. **Heritage and Environmental Interpretation:** Participants strongly endorsed this element, particularly as it is a major theme in the re-branding of Riversdale and key to connecting the three original town-sites (Saskatoon, Nutana and Riversdale) in a "cultural corridor" that would continue to unite and celebrate the culture of our city. They also suggested that any heritage materials stored or recovered from buildings, cobblestone roads, etc. be incorporated into this site, whether in buildings such as the farmers market/incubator or the Riversdale square/courtyard.
 7. **Streetscape and Public Art:** participants strongly supported this element, particularly the inclusion of Avenue A as an entry point into the SR development area. Again, streetscaping should enhance the traditional European flavour of the Riversdale area on the SR site.
 8. **Development Form, Design Details and Controls:** Architectural controls were a primary concern of the participants. It is vital that both sides of the development be treated as worthy of the highest-quality architecture and design to ensure that both areas are attractive, long-lasting, "new heritage sites". Poor designs such as square brick apartment buildings and dull 10-year commercial space would defeat the purpose of this development. Again, a European theme is desirable for the SR design, and architectural controls should reflect that concept.

The Riversdale Business Improvement District and its members would like to congratulate City Council on its vision for this responsible and exciting development. We look forward to working with the City of Saskatoon on all aspects of this vision as it becomes a reality.

4130-2-11

RECEIVED
APR 29 2004
CITY CLERK'S OFFICE
SASKATOON

9 Ling Street
Saskatoon, SK
S7H 3G2
April 29, 2004

Mayor and City Council
City of Saskatoon
222 3rd Ave. N
Saskatoon, SK
S7K 0J5

Dear Mayor Atchison and Members of City Council,

Enclosed is a summary of the information I found on the Gathercole Building and presented at a recent City Council Meeting.

I organized a free public event called Old Buildings, New Uses, which occurred on April 4. You may not have received the invitation I sent you due to a new spam filter used by the City. At the March 1 City Council Meeting I was concerned by the division in the community due to the Gathercole Building issue and thought presentations from experts on heritage and reuse of old buildings would enlarge the amount of shared information and understanding. I invited people who work for the city to speak, but they declined because they were too busy or planning to be out of town.

The Old Buildings, New Uses event was envisioned as the first of a four part series on city planning principles with special reference to Saskatoon. I discovered that the MVA and the Saskatchewan Environmental Society were considering doing something similar. I hope that these organizations with help from the City and University will develop a program to increase public awareness of city planning principles and encourage contributions from our community to finding good ways to develop Saskatoon.

Sincerely,



Carroll Chubb

Copy: MVA Board and CEO

Copy: City Manager

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ENTERED

114

Cost of Reuse:

The provincial reports on the heritage value of the building mention that the costs of reuse of the Gathercole Building are in the range considered appropriate for heritage buildings.

I found some estimates from which the cost of reusing the Gathercole Building can be calculated.

Many of the estimated costs in various documents are for redevelopment of the site as well as the Gathercole Building. The Public Library has a copy of a report Stantec prepared for the City of Saskatoon in 2002 called **Adaptive Re-use Assessment of the Gathercole Building**. At the end of the Library's copy on pages without numbers there were estimates of the cost of renovating just the Gathercole Building for each of the 5 options. For the option that retained the whole building and two of the three options that retained two wings, the costs were between 6 and 7 million dollars.

I also asked the lead designer for the Market-Landing adaptive reuse proposal how much it would cost for just redevelopment of the Gathercole Building, and not the rest of the site. In this plan, the whole building is used and the courtyard is covered and enclosed forming an atrium. The public areas are finished and the leased areas are ready for tenants to finish. Costs were reduced by using an industrial style finish, which has exposed pipes. He said the cost would be roughly 6 million dollars for the building and another 1 million for landscaping adjacent to the building.

Based on these 4 estimates it appears that the Gathercole Building redevelopment could cost between about 6 and 7 million dollars.

The estimate I got from the City for demolishing the Gathercole Building and salvaging certain features is about 1.5 million dollars.

To get the cost of reusing the building, I subtracted the demolition and salvage cost from the cost of renovating the building. The cost of reusing the Gathercole Building appears to be 4.5 to 5.5 million dollars.

I have not considered the costs of servicing the site.

I ignored removal of asbestos because it applies whether the building stays or goes.

If traditional brick buildings are desirable in the south downtown, then it may be of interest to find out how much it would cost to create brick walls like those on the Gathercole Building. I heard that it would cost more than 2 million dollars to do the exterior walls of the building at today's prices, but I have not seen a formal estimate.

Farmers Market

1. ingress/egress
2. parking
3. building size They may want to go to 15,000 ft²
4. summer market from back of trucks on the square
5. parking, parking, parking
6. bus service

Meeting Ramish on Monday. He says that he is all we have to meet with so that covers another stakeholder.

NOT
ENTERED
X3

5

“Growing Businesses!!! Growing Jobs!!!”

The Saskatoon Business Incubator

What is a Business Incubator?

As with any “Incubator”, the focus is on starting something ... and growing it! In this case, the focus is on starting and growing businesses that will create new opportunities and new jobs in our city.

A Business Incubator is, at its simplest, a facility and a process that increases the odds that start up businesses will succeed. The Incubator increases the probability that businesses will move from concept to practice, from start up to fully operational, and in the process, increasing the likelihood that businesses will end up being larger, rather than smaller.

It is a process, not simply a facility, whose end result is a greater number of successful companies, here in Saskatoon. This translates into additional commercial activity, increased entrepreneurial spirit, and new jobs.

How does it work?

A typical Incubator centre includes a couple dozen businesses, located in a central facility. The facility and the business growth process are managed by a Centre Manager and support staff.

As well, the most successful Incubators effectively harness the wealth of business talent from the existing business community, and provide this vital resource to Incubator clients. Many Saskatoon business and professional leaders have already committed to providing their experience and expertise.

The goal is to bring businesses in when they are small, and at the start up stage, and help them grow to the point that they leave as financially viable, growth oriented companies that have the capacity to carry market facility costs and hire even more personnel. Specific entry and exit policies ensure that the resources provided are utilized most effectively.

This combination of mentoring, assisting and advising creates one key result - a much higher business development success rate!

Does it work?

National statistics verify that the answer is a resounding “yes”. Conventional wisdom tells us that only about one of every five business start ups survive. At 20%, that represents a rather dismal success rate. Careful tracking of Incubator operations in North America, by the National Business Incubator Association however, show that 87% of all businesses that began in an Incubator, are still alive and well today. That is an outstanding success rate!

Where will it be located?

The Incubator operation in Saskatoon, as identified by City Council in the plan for the revitalization of the South Downtown and A. L. Cole area of the city, is to be located at Avenue B, just south of 19th Street.

This facility, which will be rejuvenated and restored to functionality for Incubator purposes, is an excellent venue. The zoning is appropriate for commercial business incubation purposes, the building itself will be sufficiently large to accommodate the number of clients to ensure the operation is viable, and the location places it in the heart of the activity that will surround the revitalization of this part of the city.

Who will be involved?

The Saskatoon Business Incubator will be what is termed a "mixed use facility". That is, unlike some Incubator operations that focus only on particular sector, this initiative will include a host of business sectors including retail, services, professional, light industrial, knowledge and technology based sectors, provided the clients fit the zoning requirements of the area. This means there will be great diversity amongst the businesses growing in the Incubator.

Incubator clients will be targeted through a variety of sources including business groups in the city, development agencies and affiliated service organizations. Because the Incubator offers a unique, high level of business services, other groups will invariably view the Incubator as complementary to their own goals and purposes, and therefore it will garner their support and co-operation.

The operation will be governed by a Board of Directors drawn from the organizations directly involved in the Incubator, as well as from a cross-section of the business community.

The inclusion of key referral sources, along the considerable experience and expertise of the existing business community, and with the specific advisory and shared services housed within the Incubator, will combine to create the desired results.

Where else has this been done?

Business Incubators have grown to the point that they exist in almost every metropolitan area of North America. Particular success has been achieved by such operations as the Northern Alberta Business Incubator, located in St. Albert, which received national recognition for outstanding business development results, and Montreal, which has incubated several technology based companies, for example, that now employ 50 to 100 people.

The "success lessons" for Incubators have been gathered and incorporated into the business plan for the Saskatoon Incubator. In this way, results will be maximized, and the impact in Saskatoon will be substantial - additional commercial activity, increased entrepreneurial spirit, and new jobs!

Peakman, Stan (City Manager's Office)

From: Phyllis Lodoen [plodoen.riversdalebid@sasktel.net]
Sent: Tuesday, April 13, 2004 4:25 PM
To: Peakman, Stan (City Manager's Office)
Subject: South Downtown Concept Plan

*do not enter
attachment.*



South Downtown
Concept Plan RB...

Hi Stan.

The RBID held a focus group/brainstorming session on Thursday, April 8, 2004 to discuss the Concept Plan and prepare recommendations from our association. Please find attached the results of that meeting and consider it our initial member input.

We have also prepared recommendations regarding site layout as well as space requirements for the business incubator/farmers market - I will drop these at your office as they are both hard copies.

Thanks. Talk to you soon.

Phyllis Lodoen
Executive Director
Riversdale Business Improvement District
233 Avenue C South
Saskatoon, SK S7M 1N3
Ph. 306.933.2702 Fx. 306.242.3012

**Riversdale Business Improvement District
South Downtown Development
April 8, 2004 Focus Group**

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3. **Mix of Land Uses:** A balanced mix of land-uses is vital for both sides of this development, particularly the residential and commercial aspects. To ensure that the best

potential developments become a reality, participants supports all commercial lands being put up for sale rather than offered on a lease-basis.

- a. **Residential:** SR residential must be mixed, with opportunities for people from all economic backgrounds. Riversdale has for too many generations been ghettoized, encouraging those who realize economic success to leave the community in favour of more suitable housing. As a consequence, those most able to give back to their communities, whether economically or through mentorship and example, leave, rather than investing in making this area a stronger, healthier neighbourhood.

Participants also supported increased residential on the east site. Medium to high density residential is essential to support centre-city development. In particular, higher density, mixed income populations tend to support local commercial and retail services, which in turn ensures that a balanced mix of retail and commercial services are available to all local residents. A higher population density will also ensure that the centre city is a vibrant “people place”.

- b. **Commercial:** Small-scale commercial and retail businesses will attract both local people and tourists to this area, again, making this development a “people place”. Participants encouraged space for more restaurants (the brewpub/restaurant on the SR site was a hit), small food outlets, artisan and commercial service outlets and any other small businesses that would fit into a “village market” concept. Increased tourism-based retail and commercial would also provide new economic opportunities for Saskatoon residents and increased potential for job creation in a neighbourhood that has witnessed an inordinately high unemployment rate. Cultural tourism is the fastest growing economic sector in Canada, with the highest employment opportunities for the non-professional workforce.

The inclusion of the farmers’ market and business incubator support commercial development, act as a catalyst for new business growth, and – in the case of the farmers’ market – provide an attraction that will bring both locals and tourists to the site. These elements were supported whole-heartedly. As the space for these projects must be expanded, participants recommended that historic features of the Gathercole building be reused in any additions to the building.

Participants again stressed the value of tourism-related retail on the east side of the development be incorporated into the theatre/cultural spaces.

- c. **Park Space:** Extension of the Riverfront park into Victoria Park will help to ensure that Riversdale becomes perceived as a valuable, equal part of Saskatoon. Municipal services have been lacking in this area for many years, and Council’s decision to paint this area with the same brush as other neighbourhoods cannot be underestimated or undervalued.

Participants suggested that the small Avenue C park designated for a soccer pitch be move into and become a feature of Victoria Park, enhancing the cluster effect of recreational facilities. Locating this play in Victoria Park would enable families to have children of different ages partaking in a range of activities within

a given area. In this scenario, parents could watch their kids play soccer while younger children play at the playground, swim or skateboard.

However, a smaller-scale feature park, with more family and tourist oriented attraction elements such as a maze or unique activity area (see figures) was endorsed by the participants. Feature elements would attract a wide variety of locals and tourists and would add to the character of the development.

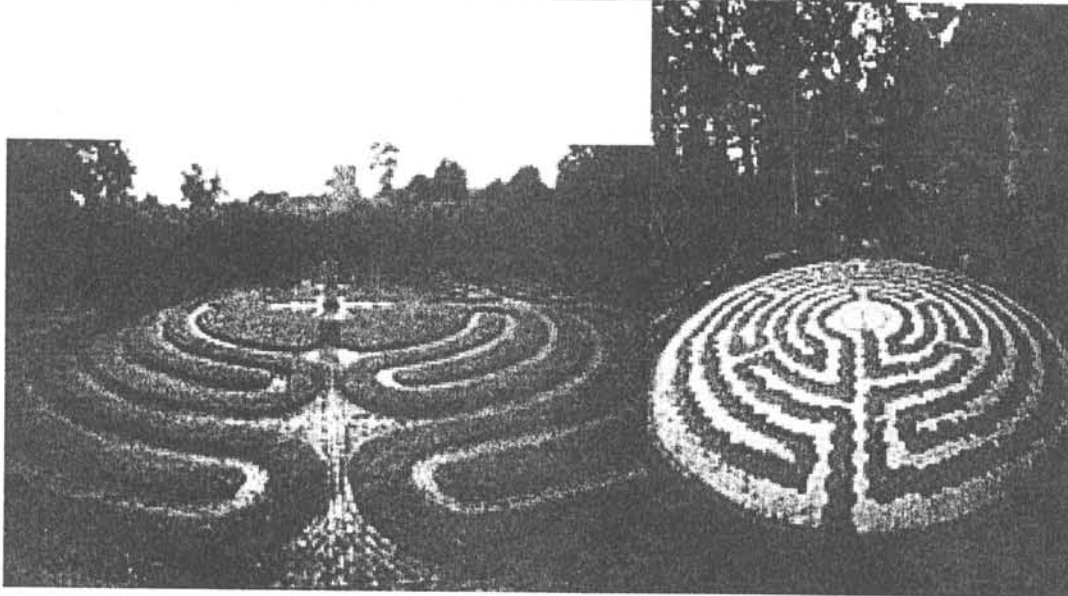
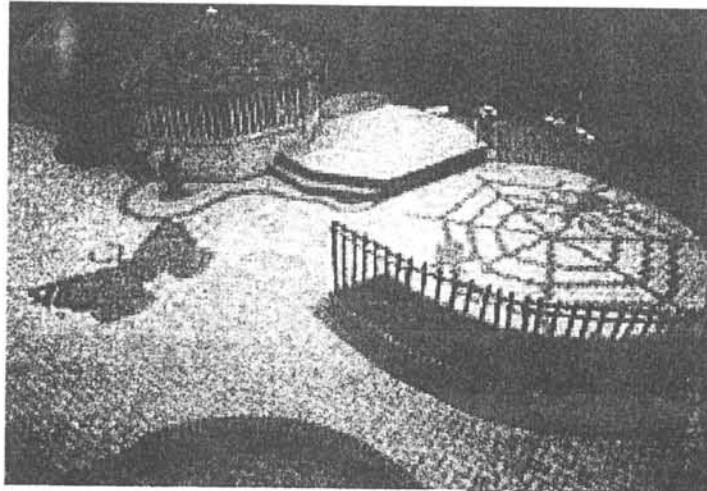
Participants also highly recommended building a boat launch and marina in the area recommended by consultants during the Victoria Park Program Plan, on the southwest border of the proposed west-side riverfront park development. The addition of a marina would enhance the experience of river-users and provide opportunities for boat taxis or rides from Riversdale to South Downtown to Nutana.

- d. **Parking:** parking is vital to this development, including surface parking lots under the bridge as well as increased contained parking in live/work and on-street parking throughout the SR site. This will be particularly important when the farmers' market is operating on a more regular basis.
 - e. **Library:** Participants voiced concerns that a library development in SR not impede progress of the redevelopment of a downtown library. They did agree that SR site is appropriate for the local history room and possible the art gallery, in keeping with the cultural-heritage tourism development. Again, participants suggested that storefront retail and residential be incorporated into this element of the development should it proceed.
4. **Riverfront as a Stage:** Participants strongly endorsed this element.
 5. **Ambient and Special Event Lighting:** Participants strongly endorsed this element.
 6. **Heritage and Environmental Interpretation:** Participants strongly endorsed this element, particularly as it is a major theme in the re-branding of Riversdale and key to connecting the three original town-sites (Saskatoon, Nutana and Riversdale) in a "cultural corridor" that would continue to unite and celebrate the culture of our city. They also suggested that any heritage materials stored or recovered from buildings, cobblestone roads, etc. be incorporated into this site, whether in buildings such as the farmers market/incubator or the Riversdale square/courtyard.
 7. **Streetscape and Public Art:** participants strongly supported this element, particularly the inclusion of Avenue A as an entry point into the SR development area. Again, streetscaping should enhance the traditional European flavour of the Riversdale area on the SR site.
 8. **Development Form, Design Details and Controls:** Architectural controls were a primary concern of the participants. It is vital that both sides of the development be treated as worthy of the highest-quality architecture and design to ensure that both areas are attractive, long-lasting, "new heritage sites". Poor designs such as square brick apartment buildings and dull 10-year commercial space would defeat the purpose of this

development. Again, a European theme is desirable for the SR design, and architectural controls should reflect that concept.

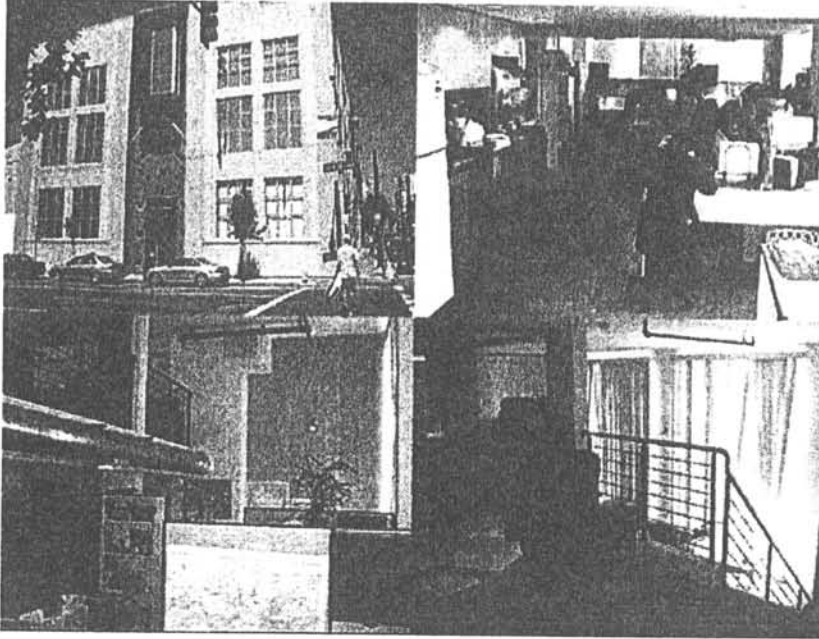
The Riversdale Business Improvement District and its members would like to congratulate City Council on its vision for this responsible and exciting development. We look forward to working with the City of Saskatoon on all aspects of this vision as it becomes a reality.

SOME EXAMPLES OF MAZE GARDENS



http://www.pavingmaze.com/education_discovery.htm

EXAMPLES OF LIVE WORK SPACES



This concept is very intriguing and would work well here:

<http://www.santanarow.com/about.shtml>

Some other live-work spaces:

<http://www.riverfrontliving.com/docs/Business-Courier-03-14-2003.pdf>

<http://www.temescalplace.com/>

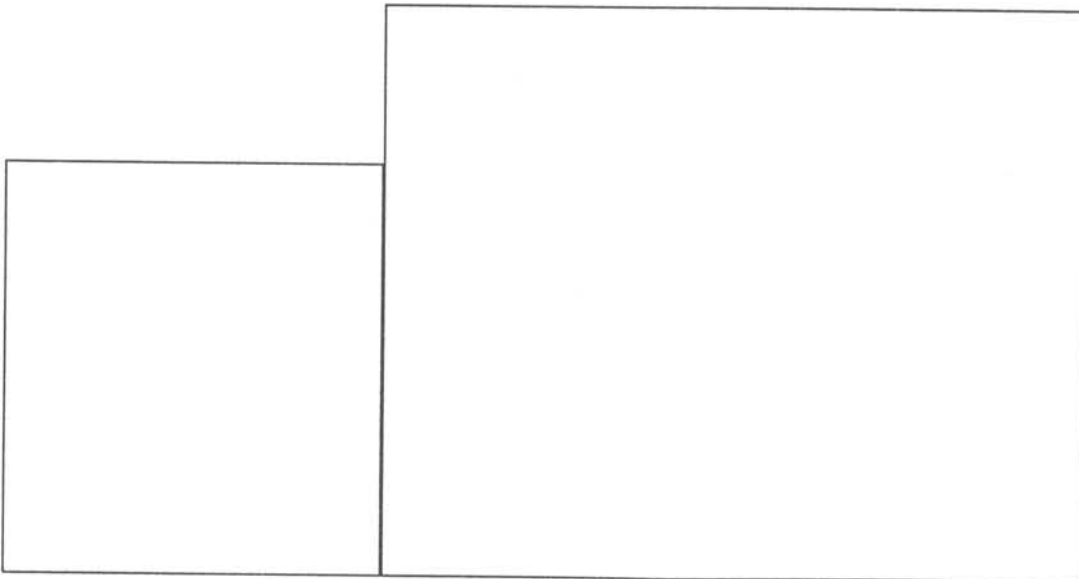
http://www.live-work.com/revised/projects/ocean_view/oceanview.pdf

<http://www.live-work.com/revised/projects/codornices/codornices.pdf>

http://www.live-work.com/revised/projects/filbert_court/filbert.pdf

And Seattle City council's rules for live-work space:

<http://www.cityofseattle.net/council/newsdetail.asp?ID=3560&Dept=28>



RESIDENTIAL / BRANCH LIBRARY
-maximum 4 storeys

STORE-FRONT RETAIL
PARKING

Avenue B

FARMERS MARKET
BUSINESS INCUBATOR

LIVE / WORK SPACE
RETAIL / RESIDENTIAL

enhanced path connection

Avenue A

COMMUNITY PARK

-single mini-soccer and learn-to-play ball field for U6 to U12 ages
-play area
-landscape amenities

Maze / Feature Park

PARKING

SUBSTATION

-design, termination on north edge, soft west and south edges
-reducing southwest segment
-open space

RIVERSDALE COURTYARD

Ties in to feature park / farmers market

Summer farmers market

LIVE / WORK SPACE
RETAIL / RESIDENTIAL

VIEW TO COURTYARD

RESIDENTIAL
-maximum 4 storeys

VIEW TO RIVER

Spodina Crescent

COMMERCIAL

-micro-business / restaurant
-maximum 4 storeys

VIEW TO RIVER

POTENTIAL LINKAGE

-over 1st Avenue on-ramp

VIEW TO COURTYARD
APARTMENT RESIDENTIAL
-maximum 14 storeys

STORAGE PARKING

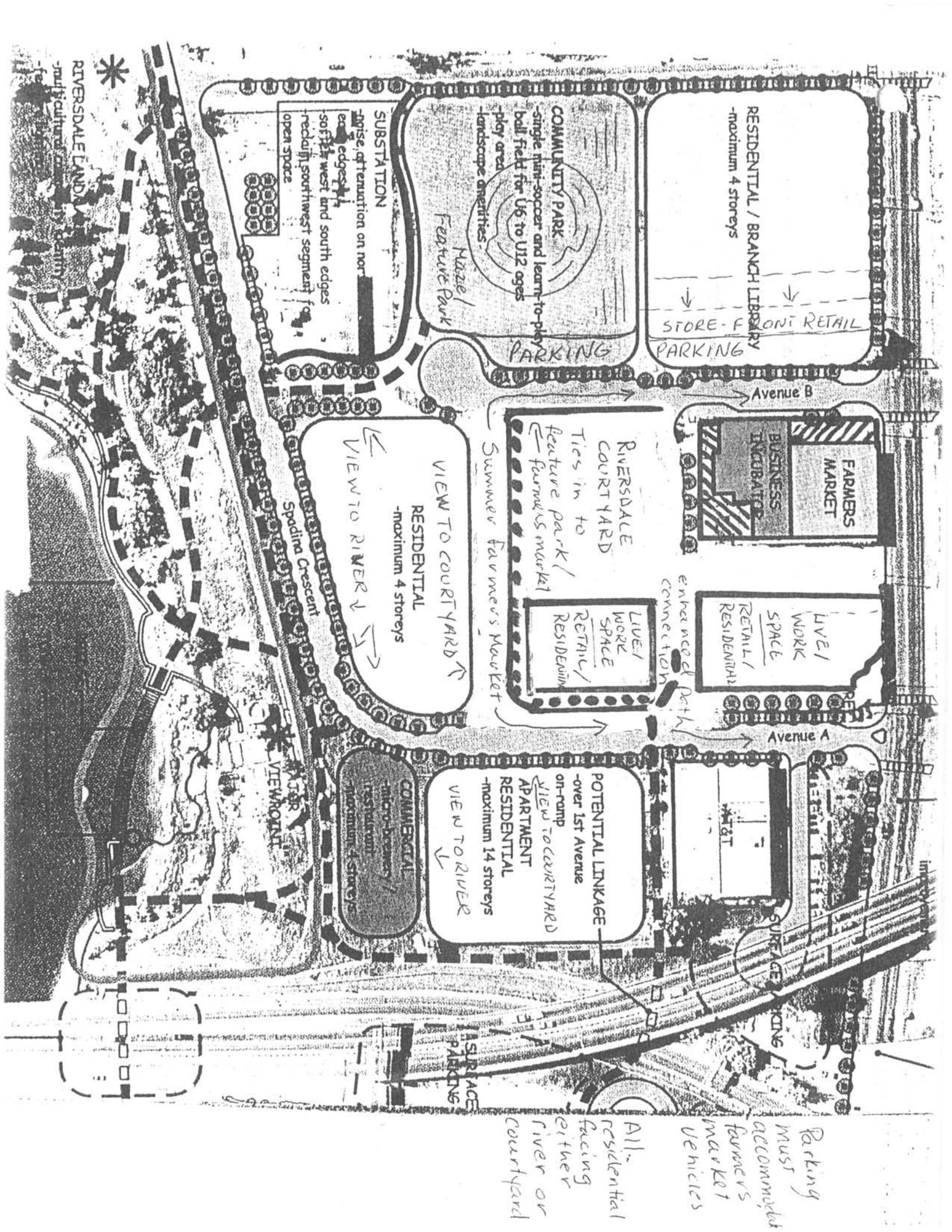
SURFACE PARKING

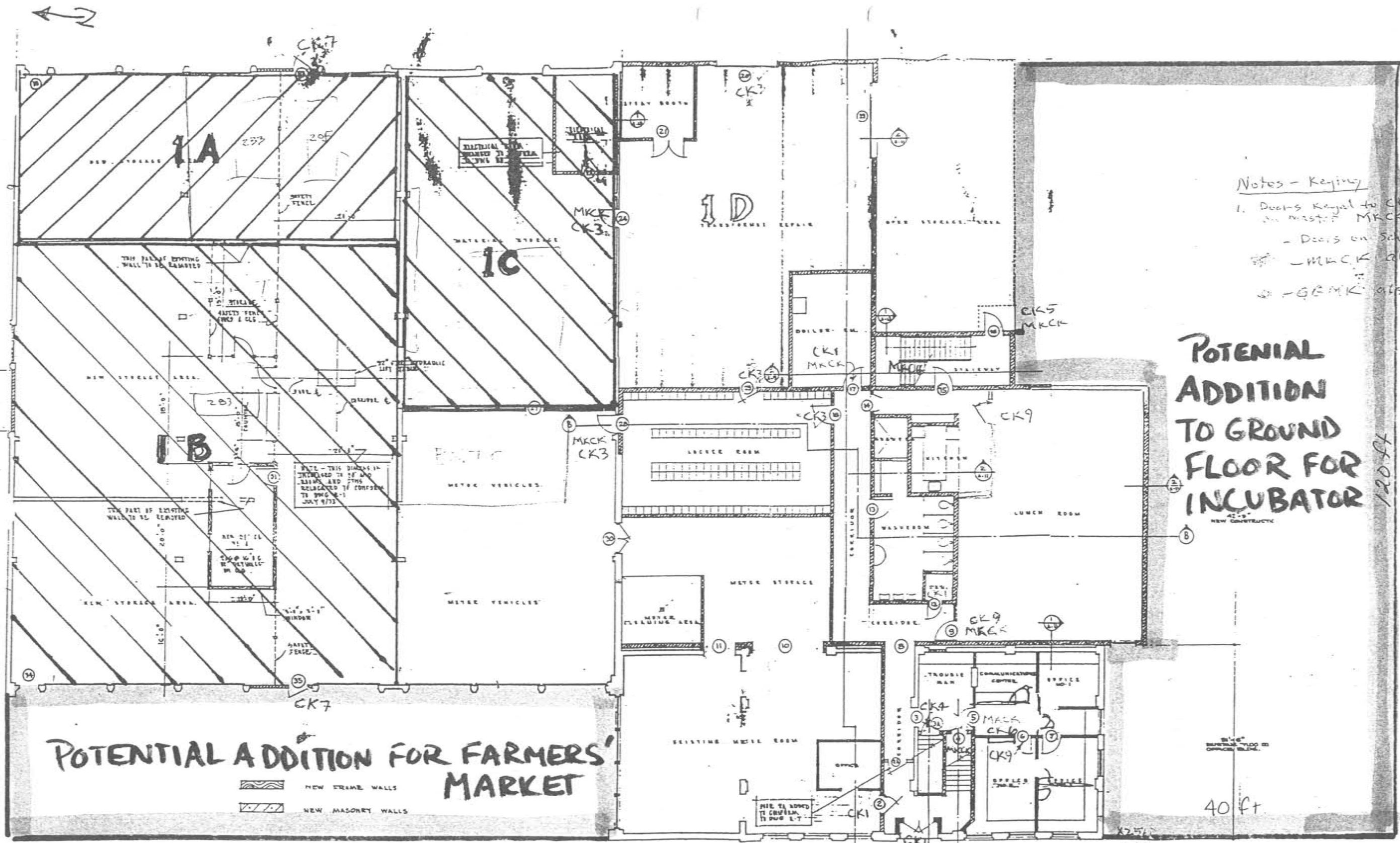
Parking must accommodate farmers market vehicles

All residential facing either river or courtyard

RIVERSDALE LAND

-multi-cultural zone





Notes - Keying
 1. Doors Keyed to CK3 are not on master MKCK
 - Doors on Seilage System
 - MKCK also
 - GBMK also

POTENTIAL ADDITION TO GROUND FLOOR FOR INCUBATOR
 120 FT

According to National Business Incubator Associa 30,000 ft² is the ideal to ensure self-sustainable operations.

20,000 - 25,000 ft² is acceptable, but will not maximize potential.

POTENTIAL ADDITION FOR FARMERS MARKET

NEW FRAME WALLS
 NEW MASONRY WALLS

Note: 401 AVE B S. Ref'd to CK15

GROUND FLOOR

OLD ELECTRICAL BLDG
 FIRST FLOOR
 414-AVE B SOUTH



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