

An Historical Inventory of the Commercial Development in Varsity View

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A series of horizontal lines in teal and light blue colors, located at the bottom of the slide.



Motivations

- RUP 390 Project
- Lack of businesses present on College Drive
- Lack of businesses present in a community located in close proximity to the University of Saskatchewan

Brief History of Varsity View

- First house developed in 1912 by Richard Bottomley
 - Varsity View did not develop extensively until the 1950s
 - Financial shortcomings resulting from war
- Many areas of the City, including Varsity View remained only half built.
- Originally divided into the areas of Albert and Brunskill





1986 boundaries of the area
that is now called Varsity View

Source: Varsity View Local
Area Plan DRAFT- 1.3 *Land
Use History* 2012

Saskatoon City Limits 1961 Housing Survey

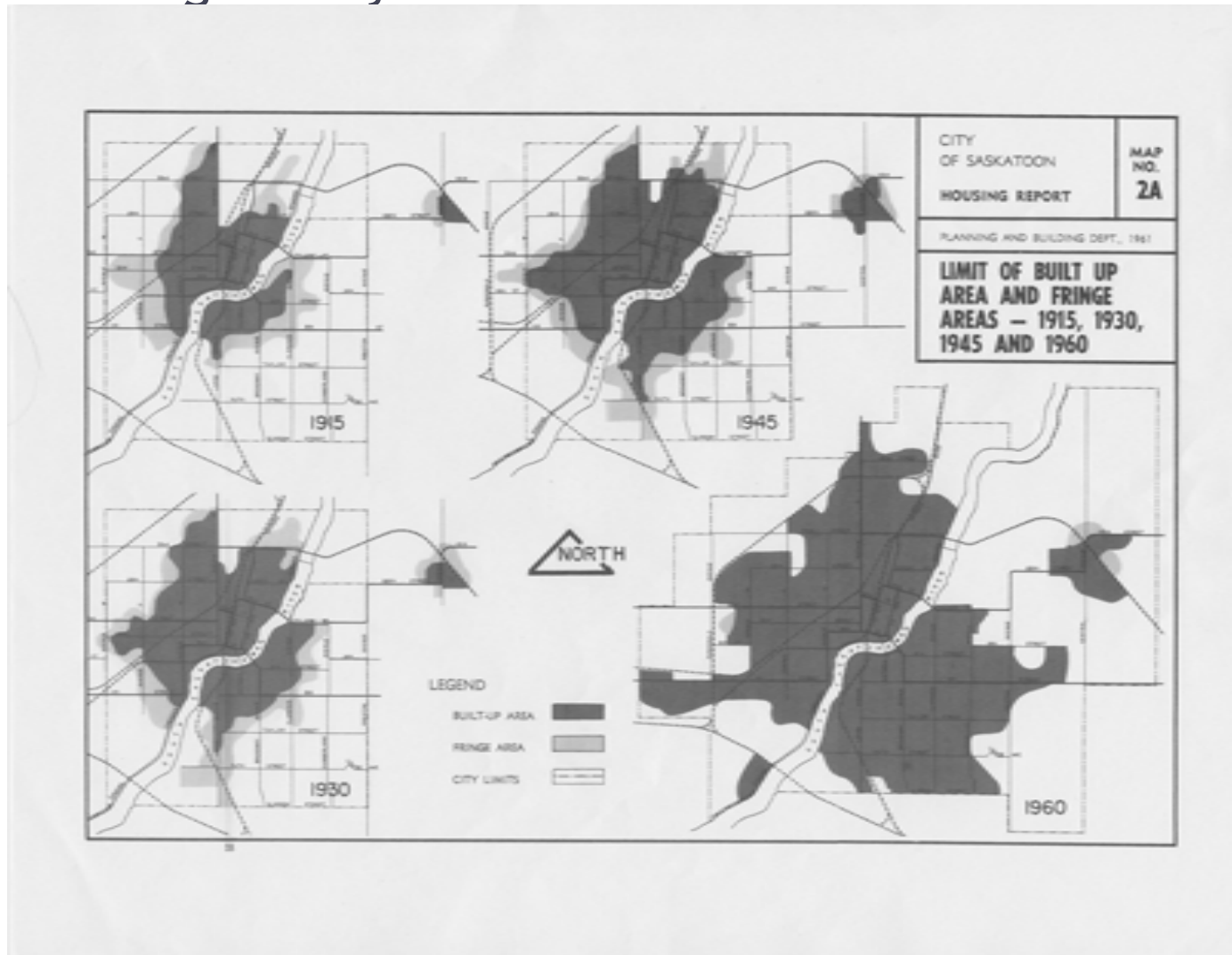


Image Source: CoS Archives, City of Saskatoon Planning and Building Department: Housing Report 1961 A Phase of the Community Planning Scheme, 1055-64.

Boundaries and Eras Covered

- 1920-1980
- For this project, College Drive to 8th Street and Clarence Avenue South to Cumberland Avenue South.
- Don't worry, there are better maps coming in this presentation!



Image Source:
Google Maps



Why Residential? 1930 Zoning Bylaw

- Bylaw number 2051
- First comprehensive Zoning bylaw for the City of Saskatoon
- Divided the City into 7 Districts
 - Residential A
 - Residential B
 - Residential C
 - Local Business District
 - Commercial District
 - Light Industrial District
 - Heavy Industrial District



1930 Zoning Bylaw

- Under the Bylaw, Varsity View was zoned Residential A
- Permitted Uses of Residential A:
 - One and Two Family Dwellings
 - Churches
 - Schools and Hospitals Operated by Public Authorities
- Since the 1930 Zoning Bylaw, not a lot has changed in regards to Varsity View




1946 Zoning Bylaw

- Bylaw number 2958
- Amendment to bylaw 2051
 - College Drive was changed from zoning Residential A to zoning Residential B
 - Permitted Uses of Zoning Residential B:
 - All those of Residential A
 - Multiple Dwellings
 - Group houses or terraces not comprising more than 4 attached dwellings
 - Private clubs & Fraternities
 - Private Schools, except commercial or trade schools



Definition

- “Business”- Any establishment that retains a profit and provides a service to individuals that might not otherwise be available.

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- 1920-1930
 - Circa 1925- AE Dunn & Co. Grocers at 520 Clarence Avenue South
 - Circa 1928- Harry's Halfway House at 1420 College Street

- Harry's Halfway House
- AE & Co. Grocers



- 1930-1940
- Circa 1934- Walker's Drug Store and OK Economy Store. Originally located at the Three Corners Complex of 14th, Lansdowne, and Temperance. Now Located at 516 Clarence Avenue South



Image Source: Saskatoon Public Library Local History Room, General Photographs Collection.
Store- Three Corners. [ca. 1940s]

Walker's Drug and
OK Economy Store

