

# Local Area Planning

## Working Together for our Community

### ARTHUR COOK BUILDING, 88 24<sup>TH</sup> STREET EAST

The Arthur Cook Building is a historic warehouse building located within the city's historic Warehouse District in the north end of Downtown. In 2009, the City of Saskatoon sought proposals from known developers, architects, and builders for the purchase and restoration of this building in a way that serves to rejuvenate the Warehouse District as laid out in the Local Area Plan (LAP). The LAP promotes a mix of urban residential, commercial and cultural activities in the area. The Arthur Cook Building would be especially suited to these uses, depending on market demand.



Based on the aggregate scores, Administration recommended that North Ridge Development Corporation be awarded the opportunity to develop the Arthur Cook Building and site. North Ridge Development Corporation met the criteria required in the RFP, such as the proposed use, retaining and restoring the buildings heritage features, demonstrating sustainable measures to reduce the environmental impact of the building and detailing goals that met the vision of the Warehouse District LAP. Redevelopment and renovation of the Arthur Cook Building and site will begin early this year!

### HOUSING PROGRAMS AND INITIATIVES

Saskatoon has experienced an unprecedented increase in housing prices in recent years. The price of purchasing a home has doubled since 2006 and rent has risen about 60% over the same time period. Many households are facing significant challenges in finding safe, adequate, and affordable housing. The City of Saskatoon's Housing Business Plan provides a range of programs, incentives and policy initiatives designed to encourage the creation of new affordable and entry level housing.

Current housing initiatives include:

- Capital Funding Assistance
- Property Tax Abatements
- Direct Sale of City-owned Land for Affordable Housing Projects
- New Rental Construction Land-Cost Rebate Program
- Permit Rebates for Secondary Suites
- Priority Review of Approved Affordable Housing Projects
- Land Pre-designation for affordable, rental and entry level housing
- A new zoning district (RMTN1) for entry level housing

### 2010 INITIATIVES

#### MORTGAGE FLEXIBILITIES SUPPORT PROGRAM

Fifty new homes will be pre-designated for the Mortgage Flexibilities Support Program. Low and moderate income families can qualify for a five percent down payment grant to purchase one of these homes.

#### GARDEN AND GARAGE SUITES

As part of phase two of the Official Community Plan and Zoning Bylaw review the City will continue investigating the feasibility of permitting garden and garage suites. Demonstration projects may be built in 2010 to allow the public to view life size models. Feedback will be solicited that will assist in drafting development standards for these suites.

#### LAND ASSIST PROGRAM

The City is working to establish a new housing model that will help moderate income households make the transition from renting to home ownership. Commonly call a "Land Trust", families purchase their unit (building) first and once they've built sufficient equity they complete the process by purchasing the land.

For more information on Housing Programs and Initiatives, please contact Daryl Sexsmith, Housing Analyst, at (306) 975-7693, or visit [www.saskatoon.ca](http://www.saskatoon.ca) → look under 'H' Housing Initiatives.



# NEWSLETTER

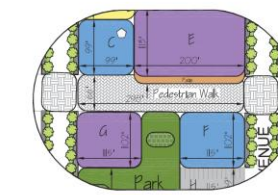
### SOUTH CASWELL CONCEPT PLAN



Scale: NTS

The City's current transit facility is proposed to be relocated and a redevelopment plan for the area is needed. Created in consultation with the community, the South Caswell Concept Plan includes new green space, community space, housing, adaptive re-use of buildings, and pedestrian improvements in the area. This plan is a result of recommendations made in the Caswell Hill Local Area Plan which was adopted by City Council in 2001.

On Thursday, September 17, 2009, the public was invited to an Open House at Caswell School to view and comment on the proposed concept plan for the South Caswell Hill area.



Detail "Community Focal Point"

This plan was created in consultation with the public at a design workshop held in June 2009. The plan will be presented to City Council for approval in early 2010.

The community will continue to be involved as this project proceeds. Next steps in the planning process will be dependent on the timing of the Transit Facility relocation and subject to capital funding allocations.

For more information contact Courtney Johnson, Senior Planner, at (306) 975-3464

Or visit the City's website [www.saskatoon.ca](http://www.saskatoon.ca) → look under 'N' Neighbourhood Planning → South Caswell Concept Plan or blog <http://socha-saskatoon.blogspot.com/>.

### MCNAB PARK – AERO GREEN BUSINESS PARK

The Aero Green Business Park Concept Plan was approved in principle by City Council on November 30, 2009. Approval in principle of this Concept Plan enables the developer to begin the detailed design, a new subdivision and rezoning of the area. Before development can begin, infrastructure upgrades and a servicing plan are necessary. The Aero Green Business Park Concept Plan provides a comprehensive representation of the intended redevelopment of the current McNab Park area.



P1.1 Concept Plan Aero Green Business Park SASKATOON, SASKATCHEWAN

## NEIGHBOURHOOD SAFETY REPORTS: KING GEORGE, NUTANA AND SUTHERLAND

As part of the neighbourhood safety sections in the King George, Nutana, and Sutherland LAPs a number of safety audits were recommended. Safety audits and other tools such as neighbour-to-neighbour surveys and walkabouts were carried out in each of these neighbourhoods to identify real and perceived safety concerns. City of Saskatoon Administration then prepared reports for each of these neighbourhoods to identify and address concerns raised through the neighbourhood safety process.

The final reports and recommendations for the King George and Nutana neighbourhoods were adopted by City Council in the fall of 2009. The Sutherland Neighbourhood Safety Report has been drafted and is expected to go to City Council for approval in April. It is currently being circulated to City of Saskatoon Administration, the Sutherland Neighbourhood Safety Committee, and the Sutherland/Forest Grove Community Association.

For the creation of these three reports, a total of 14 safety audits were conducted. Between King George and Nutana, 42 recommendations have been approved by City Council and an additional 24 recommendations are pending the approval of the Sutherland report. The implementation of these recommendations is the responsibility of all applicable civic departments, but is coordinated by the Neighbourhood Planning Section.

The final reports can be viewed at [www.saskatoon.ca](http://www.saskatoon.ca) → look under 'N' Neighbourhood Safety.

For more information on the Neighbourhood Safety Program please contact Elisabeth Miller, Neighbourhood Safety Coordinator at 975-7666.



## BROADWAY 360° DEVELOPMENT PLAN

The Broadway 360° Development Plan was a joint initiative between the Nutana Community Association, the Broadway Business Improvement District and the City of Saskatoon, Planning and Development Branch.

The final Plan was presented to the community and local stakeholders on January 20, 2010 at the Broadway Theatre. Approximately 150 people attended. The Planning and Development Branch will report back to the Planning and Operations Committee this year regarding implementation of the recommendations in the report.

The final Broadway 360° Development Plan is available to view online at [www.broadway360.ca](http://www.broadway360.ca).

## SUTHERLAND'S CENTRAL AVENUE MASTER PLAN

The Central Avenue Master Plan was prepared by local consultant AECOM Canada Ltd. The plan was created with public consultation to gather community input on key issues and concerns, and with a Public Open House.

The purpose of the study was to develop a Master Plan that will lead to the revitalization of the Sutherland business area. In addition, the outstanding recommendations identified in the Sutherland LAP were to be addressed. The Central Avenue Master Plan contains recommendations related to streetscaping, improved traffic flow, maximization of pedestrian safety, and future land use and development.

City Administration will report back to City Council regarding the implementation of this project in spring 2010.

## VACANT LOT AND BROWNFIELD STRATEGY

The City of Saskatoon is investigating options to address vacant and underutilized properties as well as encourage the remediation of contaminated brownfield sites. This strategy may include a combination of: incentives for the development of underutilized and brownfield sites, penalties for the retention of sites in a vacant state, a public inventory of vacant properties in the City, and a Brownfield Redevelopment Guide. This report will address recommendations from the West Industrial, Pleasant Hill and Riversdale LAPs.

City of Saskatoon Administration will report to City Council on this strategy in 2010.

## PLEASANT HILL VILLAGE: PROGRESS UPDATE

The Pleasant Hill Village project was officially launched in June 2009 in Grace Adam Metawewinhk Park, with over 150 partners and stakeholders in attendance. The redevelopment project is moving forward to create a village-like environment in the Pleasant Hill area, in keeping with the Pleasant Hill Local Area Plan.

### PARCELS B AND D

Construction began on both Parcels during 2009. Cenith Energy Corporation started the development of modern townhouses on Parcel B, and the Affordable New Home Development Foundation began their development of two 12 unit stacked townhouses on Parcel B. Both Parcels are expected to be completed by fall 2010.

### PARCEL E

Throughout 2009, the City began preparing for the development of Parcel E. The vacant housing stock along the 1400 block of 20th Street West was offered to Habitat for Humanity as a fundraising opportunity. The resulting vacant land will form a new development site (Parcel E). City Council approved the direct sale of land to K.C. Charities to construct a 72 unit seniors' complex. Construction is scheduled to begin in fall 2010.

### ST. MARY SCHOOL

Construction of the new St. Mary School is expected to begin in May 2010. This elementary school will include many features, which will be accessible to the Pleasant Hill community after school hours.

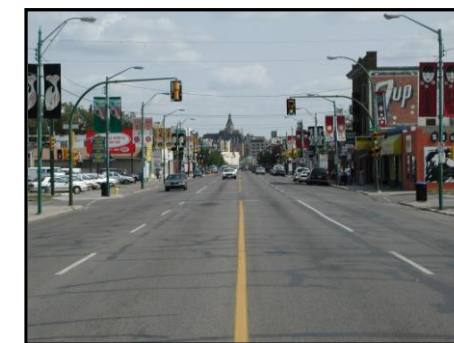
### ENHANCED CONCEPT PLAN

On November 30, 2009, City Council adopted an enhanced concept plan for Pleasant Hill Village. The enhanced plan now includes the land purchased by the City from Olfert Trucking and Jack Grover. The plan adds almost 2.4 acres of land to the revitalization project. The enhanced concept was developed with the input of the Pleasant Hill Community Review Committee. Features include a new greenspace linkage at Avenue P, a 30 meter buffer along the CPR mainline, a new development parcel (Parcel F) and an upgraded paved laneway between Parcel D and the CUMFI apartments. Parcel F is expected to yield approximately 30 new dwelling units.

### PARK SPACE

The City of Saskatoon Parks Branch is currently developing a plan for the park space in Pleasant Hill Village. The plan is being developed with the input from the Pleasant Hill community. Phase I (north and south of the new school) will commence in 2010. Phase II (behind the new school) will commence in 2011. The developed park space within the neighbourhood will have a significant impact on the revitalization, desirability and community well-being.

For more information on Pleasant Hill Village please visit [www.phillap.blogspot.com](http://www.phillap.blogspot.com).



## RIVERSDALE LOCAL AREA PLAN – UPCOMING LAND USE CHANGES

The Riversdale LAP was approved by City Council on May 20, 2008. The LAP included recommendations to make many Land Use Policy and Zoning Bylaw changes. The Planning & Development Branch will bring forward the changes to City Council in the spring of 2010. In the summer of 2008, public open houses were held and property and business owners received notices regarding the proposed changes. Additional consultation will take place prior to proceeding to City Council with the proposed amendments.

For more information please contact Chris Schulz at 975-7672.

