

HOUSING PROGRAMS AND INITIATIVES

Over the past three years, Saskatoon has experienced an unprecedented increase in housing prices, both for rental and homeownership accommodation. Many households are facing significant challenges in finding safe, adequate, and affordable housing. The City of Saskatoon in its 2009 Housing Business Plan, provides a range of programs and policy initiatives designed to encourage the creation of a variety of affordable housing options for both rental and homeownership.

The City of Saskatoon has a number of incentives currently offered:

- Direct Sale of City-owned Land for Affordable Housing Projects
- New Rental Construction Land-Cost Rebate Program
- Priority Review of Approved Affordable Housing Projects
- Capital Funding Assistance
- Property Tax Abatement
- Permit Rebates for Secondary Suites

2009 INITIATIVES

PERMANENT AFFORDABLE HOUSING

The City is working to establish a new housing corporation to hold affordable housing units in trust. Commonly called a "land trust" or "housing trust", this organization will maintain a permanent stock of affordable housing in which tenants can build equity while leasing a home.

NEW ZONING DISTRICT FOR ENTRY-LEVEL AND AFFORDABLE HOUSING

The City is exploring the creation of a new zoning district designed specifically for entry-level and affordable housing. This district may be applied in both new and existing neighbourhoods, and will likely include provisions that constrain dwelling sizes to limit costs.

BONUSES FOR INCLUSIONARY HOUSING

The City is undertaking consultations to implement a bonus provision in the zoning bylaw to encourage inclusion of affordable and entry-level housing in new housing developments.

POLICY REVIEW FOR GARAGE AND GARAGE SUITES

As part of its review of the Development Plan and Zoning Bylaw, the City is investigating the feasibility of permitting the construction of garage and garden suites in Saskatoon.

For more information on **Housing Programs and Initiatives**, please contact Daryl Sexsmith, Housing Analyst at (306) 975-7693.

PLANNING EDUCATION PROGRAM

The Planning Education Program is for Community Association volunteers and members of the public who are interested in developing skills and knowledge in city planning and development.

The Planning Education Program is offering two fun and interactive workshops. Participation in the workshops is **free!**

WORKSHOP #1 - PLANNING IN SASKATOON

Learn about the tools used to plan and regulate development in the city. A brief overview will be given about the organization of the City of Saskatoon, as well as the role of the City and community in the Planning process.

Workshop #1 was held on February 7, 2009, and was a great success! Workshop #1 will be offered again in early 2010.

WORKSHOP #2 - REVIEWING & COMMENTING ON PLANNING PROPOSALS

Learn how to review and comment on Zoning Bylaw and Development Plan Amendments, and Discretionary Use Applications. There will be an opportunity to learn how to interact with City Council, about the public hearing procedure, and how to make effective presentations to City Council.

Date and time: Saturday, April 4, 2009, 9:00 am – 2:30 pm (lunch included).

Location: City Hall, (222 3rd Avenue North, 4th floor - use main entrance on 3rd Avenue).

To register for Workshop #2, please go online to www.saskatoon.ca (look under 'P' for Planning Education Program) or phone (306) 975-2842.



Local Area Planning

MARCH 2009

Working Together for our Community

THE LOCAL AREA PLANNING (LAP) PROGRAM IS A COMMUNITY-BASED APPROACH TO DEVELOPING COMPREHENSIVE NEIGHBOURHOOD PLANS. IT ENABLES RESIDENTS, BUSINESS OWNERS, PROPERTY OWNERS, COMMUNITY GROUPS, AND OTHER STAKEHOLDERS DIRECT INPUT INTO DETERMINING THE FUTURE OF THEIR COMMUNITY. ONCE COMPLETED, AN LAP SETS OUT OBJECTIVES AND POLICIES THAT GUIDE GROWTH AND DEVELOPMENT OF A NEIGHBOURHOOD OR SELECTED AREA.

TO DATE, NINE LAPs HAVE BEEN ADOPTED BY CITY COUNCIL. THESE INCLUDE AIRPORT INDUSTRIAL, CASWELL HILL, KING GEORGE, NUTANA, PLEASANT HILL, SUTHERLAND, WAREHOUSE DISTRICT, WEST INDUSTRIAL, AND RIVERSDALE.

THE CITY PARK LAP IS IN PROGRESS. IT IS ANTICIPATED THAT THE REPORT WILL BE COMPLETED IN SPRING 2009. WESTMOUNT LAP COMMENCED IN THE FALL OF 2008 AND VARSITY VIEW LAP WILL COMMENCE IN LATE 2009.

AIRPORT INDUSTRIAL LOCAL AREA PLAN – McNAB PARK

In 2002, the Airport Industrial LAP proposed the redevelopment of McNab Park due to its proximity to industrial park and airport service areas. In 2008, ownership of McNab Park changed which has prompted further action on changes in this area. City Council approved the McNab Park Affordable Housing Demonstration Project in early 2008. This project involved the cooperation of the City of Saskatoon and a private company, Innovative Residential, which facilitated for the relocation and renovation of one duplex unit. This project demonstrates the ability to reuse the existing housing stock from McNab Park in new locations throughout the City.

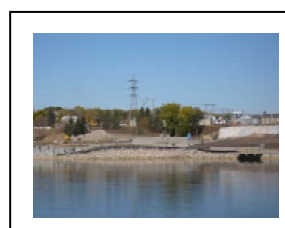
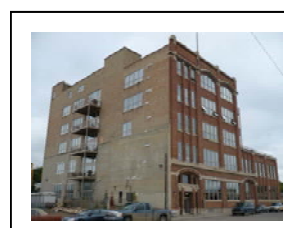
In addition to the McNab Park Demonstration Unit, a number of the six-plex units were relocated to Camponi Place in Fairhaven. Innovative Residential will be renovating these units inside and out and selling them as entry-level home ownership units.

Further redevelopment of the McNab Park area will occur following City Council's approval of a Concept Plan which is currently under review by the City. The area is proposed to become a Business Park.

BROWNFIELD REDEVELOPMENT PLAN

The West Industrial LAP included a recommendation to undertake a Brownfield Redevelopment Plan in order to help promote the redevelopment of former commercial and industrial sites (known as 'brownfields') in the core areas of the City. Preparation of this Plan was a joint venture between the Planning & Development Branch and Environmental Services Branch. The project includes research of existing Canadian brownfield plans and programs, as well as consultation with individuals and companies involved in brownfield redevelopment within Saskatoon. The Plan will be made available to prospective developers and other interested individuals to promote redevelopment in core areas of Saskatoon. For more information please contact Paula Kotasek at 975-3465.

The Fairbanks Morse Building (14 23rd Street East), T. Eaton Warehouse (211 Avenue D North), River Landing, and the former Inland Steel Site (22nd Street & Avenue F) are a few of the many successful brownfield redevelopment projects that have been recently undertaken in Saskatoon.



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 fall of 2009. 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.

NEWSLETTER

BROADWAY 360°:
'CREATING OUR NEIGHBOURHOOD PLAN' UNDERWAY



The Nutana Community Association, the Broadway Business Improvement District, and the Planning & Development Branch are currently working on the Broadway 360° Project. The "main street planning" project will address the outstanding recommendations of the Nutana LAP and identify strategies to address parking, traffic and land use issues, and character retention. The Planning Partnership, a consultant hired for the project, anticipates completing the Broadway 360° Project in mid 2009.

KING GEORGE NEIGHBOURHOOD SAFETY REPORT

As part of the recommendations in the King George LAP to address safety, the King George Neighbourhood Safety report was completed in September 2008. It is currently being circulated to City of Saskatoon Administration, the King George Neighbourhood Safety Committee, and the King George Community Association. Five separate safety audits were conducted and the report contains over thirty recommendations to improve safety in the King George community. For more information on the King George Neighbourhood Safety Report please contact Elisabeth Miller, Neighbourhood Safety at 975-7666.

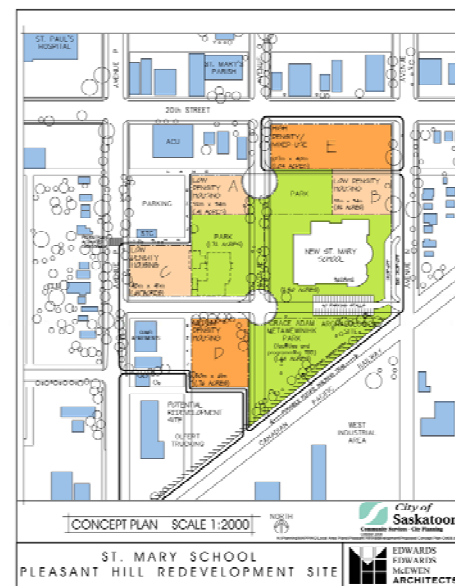
KING GEORGE GREEN SPACE LINKAGE COMPLETED



The 17th Street Green Space Linkage on the south side of 17th Street West was completed in the summer of 2008. This linkage includes a multi-use pathway (previously an old rail line) that can accommodate pedestrians and cyclists, as well as a greenspace. The pathway acts as a green buffer between residential and industrial land, and is landscaped with trees, bushes, flowers, lighting, and other amenities. The pathway provides a safe and attractive linkage for residents in the area to travel from Avenue P South all the way to Spadina Crescent.

PLEASANT HILL REVITALIZATION UPDATE

The Pleasant Hill Revitalization Project is moving forward with three development proposals. Construction is expected to begin in 2009. Parcel B is being developed by Cenith Energy Corporation as modern townhouses with state-of-the-art energy and cost-saving features. Parcel D is being developed by the Affordable New Home Development Foundation as two large stacked townhouse designs containing 12 dwelling units each. Both projects showcase innovative designs and will be unique to the City of Saskatoon. Furthermore, the Catholic School Board is gearing up to begin construction of the new St. Mary School. This will be a large elementary school with many of features which will be accessible to the Pleasant Hill Community after hours.



The City of Saskatoon is also pursuing land purchases in the immediate area to expand the revitalization concept, as well as acquiring the remaining properties along 20th Street, to accommodate a new housing development on the 1400 block of 20th Street (Parcel E). New park space will also be designed with the help of community input beginning in 2009 or 2010.

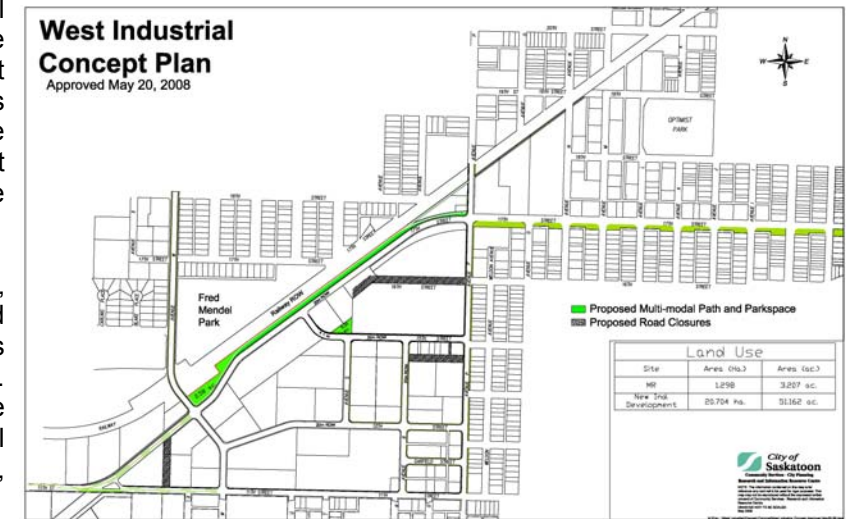
SUTHERLAND'S CENTRAL AVE MASTER PLAN

Central Avenue Streetscape Master Plan (CAMP) is cost-shared by the Sutherland Business Improvement District and the City of Saskatoon. The study will address recommendations of the Sutherland LAP and is intended to examine land use, traffic, parking, and streetscape improvements for Central Avenue. This study is to be completed by AECOM Engineering Ltd. and will be presented to City Council in 2009.

WEST INDUSTRIAL CONCEPT PLAN ADOPTION & LAND USE CHANGES

In May 2008, City Council approved the West Industrial Concept Plan. The Plan serves as a guide for future long term development of the neighbourhood. It identifies future transportation network improvements and potential redevelopment opportunities. The Concept Plan will also help to guide future investment in both underground and above ground infrastructure improvements.

With long term guidance in place for West Industrial, the Planning & Development Branch implemented land use and zoning changes in the neighbourhood, as recommended in the West Industrial Local Area Plan. The proposed land use changes will increase future land use compatibility in the area. City Council approved these proposed amendments on October 14, 2008.



SURFACE DEFICIENCIES PROJECT – GRAVEL ROADS & SIDEWALKS UPGRADES

The Pleasant Hill and West Industrial LAP identified a number of high priority roads and sidewalks in need of upgrades. With funding from residential lot development sales in the Willowgrove neighbourhood, City Council approved a one-time Capital Project to address these upgrades in order of priority. In 2008, the majority of the identified sites were completed. Pleasant Hill saw sidewalks added to areas of both 19th and 21st Street and road paving on Avenue J and Avenue T. West Industrial had a sidewalk added to Avenue P from 11th to 17th Street and road pavings on Avenue K, Avenue N and 19th Street. The remaining areas in need of upgrade, will be completed as funding permits.

WAREHOUSE DISTRICT – REJUVENATION OF SASKATOON'S CORE



In consultation with the Building Standards Branch, the Planning & Development Branch has prepared a brochure titled *A Guide to Adaptive Re-Use of Existing Commercial Structures* that was distributed to the Local Area Planning Committee, Business Improvement Districts (BIDs) and other stakeholders in 2008. The purpose of the brochure is to recognize the need to adapt former industrial/commercial structures throughout the City, assist in reducing obstacles and barriers to this re-development, and promote the rehabilitation of older structures in our core neighbourhoods and downtown. The goal is to rejuvenate our core and downtown areas to enable a dynamic mix of urban residential, commercial, and cultural activities benefiting all of Saskatoon.

25TH STREET EXTENSION

The City of Saskatoon is working on plans to extend 25th Street. In 2009 the roadways and streetscape portion from 1st Avenue to 2nd Avenue will be completed, as well as the water and sewer servicing will be started from 1st Avenue to Idylwyld Drive. A site has been selected for the Saskatoon Police Service as they have announced plans to build a new station on an extension of 25th Street near Idylwyld Drive by 2013.

DESIGN COMPETITION

A preliminary review of options for a design competition is currently underway for the Warehouse District. The City of Saskatoon will have more details on the design competition in Spring 2009.