

# 17<sup>th</sup> Street Extension Project – West Industrial LAP Recommendation Impact Summary

RECOMMENDATION	IMPLEMENTATION OPTIONS	
	ORIGINAL SCOPE	OPTIONAL EXPANDED SCOPE
<p><b>WEST INDUSTRIAL 1.3 (b): IMPLEMENTATION SCHEDULE -</b> That the Concept Plan identify an implementation schedule that phases in the construction of roads, sidewalks, lighting and other priorities identified in the West Industrial Area Local Area Plan.</p>	<p>An implementation schedule for roadway construction, sidewalks and lighting impacted by the 17<sup>th</sup> Street Extension project would be implemented as part of the construction of the 17<sup>th</sup> Street Extension.</p> <p>Under this scope, other priorities or recommendations may arise as part of the Interface Study.</p>	<p>A transitional land use plan and funding options to support new roads, sidewalks, lighting and/or other priorities would be discussed with the relevant Departments through a concept plan process.</p> <p>Development of an implementation schedule would require multiple departments to agree on a plan and would require a capital budget request to City Council for their approval.</p> <p>Concept plan amendments may be required to address proposed changes to roadways and future land use.</p>
<p><b>WEST INDUSTRIAL 2.4 a): 17th STREET RIGHT OF WAY -</b> That City Council support in principle the purchase and development of the 17th Street Right of Way west of Avenue P by the City of Saskatoon.</p>	<p>If the 17<sup>th</sup> Street Extension project moves forward, the recommendation will be considered complete.</p> <p>If the project does not move forward, the recommendation will be closed, and the City Council decision and/or future considerations will be documented.</p>	<p>There would be no impact to the recommendation under this option, however a Concept Plan amendment process may be required to address any changes related to the 17<sup>th</sup> Street Extension project.</p>
<p><b>WEST INDUSTRIAL 2.7 (b) LANE &amp; ROAD DEVELOPMENT:</b> As opportunities for road and/or lane development present themselves in the West Industrial Area, every effort should be made by the Infrastructure Services Department, Municipal Engineering Branch and Community Services Department, City Planning Branch to facilitate these opportunities.</p>	<p>The following roadways were identified for development during the LAP process and/or noted as future roadways in the West Industrial Concept Plan:</p> <ul style="list-style-type: none"> <li>• 12<sup>th</sup> St W, west of Avenue P</li> <li>• 14<sup>th</sup> St W, west of Avenue P</li> <li>• 15<sup>th</sup> St W, west of Avenue P</li> <li>• 16th St W, west of Avenue P</li> <li>• Garfield St, west of Avenue P</li> <li>• Avenue R S, North of 11<sup>th</sup> St W to 12<sup>th</sup> St W</li> </ul>	<p>Road and/or lane development would be considered during a concept plan process.</p> <p>Funding would be required for any road and/or lane development in the area. As in the original scope these roadways could be addressed through a request for funding through the existing Capital Project #2044 Gravel Street Upgrades.</p>

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	<p>These roadways may be identified as nuisance sources during the Interface Study process as they are gravel roads which can cause dust pollution.</p> <p>Some of the roadways which aren't planned to be improved as part of the 17<sup>th</sup> Street Extension could be addressed through a request for funding for the existing Capital Project #2044 Gravel Street Upgrades. The report titled "<a href="#">Gravel Street Upgrades – Program Update</a>" presented to the Special Policy Committee on Transportation on November 1, 2021 outlined these streets, however they were not funded during the 2022/2023 budget deliberations.</p> <p>The estimated costs for road upgrades in the West Industrial area are included at the end of this attachment.</p>	
<p><b>WEST INDUSTRIAL 2.8 PARKING:</b> That the Infrastructure Services Department, Municipal Engineering Branch undertake a parking review, upon the development of paved roads, curbs and gutters, in consultation with the affected property owners, to look at options to improve parking between 16<sup>th</sup> Street on the South, 18<sup>th</sup> Street on the North, Avenue N on the West, and Avenue J on the East.</p>	<p>Parking issues were identified in the "<a href="#">Gordie Howe Management Area, West Industrial, and Southwest Industrial Neighbourhood Traffic Review</a>" and the "<a href="#">Holiday Park/King George Neighbourhood Traffic Review</a>", including the relocation of the no parking sign 15 metres from the crosswalk on 17<sup>th</sup> Street at the northeast corner of Avenue J. This improvement was completed in 2021.</p> <p>Nuisance issues related to parking in the West Industrial area may be raised by residents or business owners as part of the Interface Study. Neighbourhood Planning would work with Parking Services and Transportation to determine if further improvements or mitigation options can be considered.</p>	<p>Through the expanded scope option, Neighbourhood Planning would work with Parking Services and Transportation to understand if improvements related to parking as part of the Neighbourhood Traffic Review recommendations are successful and whether additional infrastructure upgrades in the area are required, including the potential costs associated with improvements.</p>

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<p><b>WEST INDUSTRIAL 3.2 SURFACE DEFICIENCIES:</b> That the Infrastructure Services Department, Administration Branch include the deficiencies identified in the Local Area Plans when prioritizing work under the proposed Capital Project to ensure the provision of surface improvements in developed areas.</p>	<p>Surface deficiencies may be identified as a nuisance sources during the Interface Study process due to existing gravel surface conditions in the area which cause dust pollution.</p> <p>Surface deficiencies have been improved over the years using funding from the Gravel Street Upgrades Program. Surface improvements have been made to:</p> <ul style="list-style-type: none"> <li>• 19th Street - Avenue L to Avenue N;</li> <li>• Avenue K - 17<sup>th</sup> Street to 18<sup>th</sup> Street;</li> <li>• Avenue N - 17<sup>th</sup> Street to 18<sup>th</sup> Street;</li> <li>• 18th Street - Avenue L to Avenue N;</li> <li>• Avenue M - 17<sup>th</sup> Street to 19<sup>th</sup> Street; and</li> <li>• Avenue O - 16<sup>th</sup> Street to 17<sup>th</sup> Street.</li> </ul> <p>Weldon Avenue, north of 16th Street remains outstanding and is identified as Priority 1 (high priority) on the Gravel Street Updates Program list.</p> <p>Funding support for the Gravel Street Upgrades Program would be required to support surface improvements in the area as well as funding to address gravel lanes. The 2021 estimated road upgrade costs for West Industrial have been included at the end of this attachment.</p>	<p>Surface deficiencies would be identified through the Concept Plan process and a preliminary budget for the work will be prepared. Required surface improvements could be funded through the Gravel Street Upgrades Program with support from City Council.</p> <p>Funding to address gravel lanes would also need to be discussed and identified.</p>
<p><b>WEST INDUSTRIAL 3.3 LIGHTING:</b> That the Utility Services Department does not proceed with initiating the installation of additional lights in the West Industrial Area until a Concept Plan has been completed.</p>	<p>If the 17<sup>th</sup> Street Extension moves forward, lighting improvements along the roadway and intersections would be considered.</p>	<p>Lighting improvements could be discussed as part of the concept plan process. Funding would need to be identified if lighting improvements or additional lighting is recommended.</p>

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<p><b>WEST INDUSTRIAL 3.4 TREE PLANTING:</b> That the Infrastructure Services Department, Parks Branch, give priority to inventorying the West Industrial Area under the Industrial Area Boulevard Tree Planting Program and that Avenue P is recognized as the priority location for tree plantings by stakeholders in and around the West Industrial Area.</p>	<p>Potential tree planting locations along the proposed route of the 17<sup>th</sup> Street Extension will be included as part of the detailed design work.</p> <p>Discussions about using trees as a visual barrier to reduce the perception of dust and noises nuisances will be discussed as part of the Interface Study.</p> <p>It has been determined that Avenue P between 11<sup>th</sup> Street and 17<sup>th</sup> Street is not suitable for boulevard tree plantings due to high voltage lines and inadequate boulevard space.</p>	<p>Additional tree plantings and opportunities to increase green space in the area are supported by the City's Green Infrastructure Strategy and will be considered as roadway modifications are completed in the area.</p> <p>Priority tree planting areas would be discussed with the City's Industrial Area Boulevard Tree Planting Program to determine where plantings can be supported in the existing area.</p>
<p><b>WEST INDUSTRIAL 4.2 (b) LAND USE REVIEW:</b> That the Community Services Department, City Planning Branch and Development Services Branch undertake periodic reviews of properties designated Transitional Land Use in the West Industrial Area to determine if a Light Industrial land use and zoning designation can be accommodated.</p>	<p>Conflicting land uses in the West Industrial area will be reviewed as part of the Interface Study to help understand nuisance conditions and future land use transition plans in the area.</p>	<p>A concept plan process would engage industrial landowners in the area to understand existing land use and determine if a Light Industrial land use and zoning designation can be accommodated.</p> <p>If landowners were in support and funding was available, a City-led amendment process could be considered.</p>
<p><b>WEST INDUSTRIAL 4.3 PERFORMANCE STANDARDS:</b> That the Utility Services Department, Environmental Protection Branch, in conjunction with the Community Services Department, Development Services Branch and City Planning Branch, the Fire and Protective Services Department, and other partner organizations, prepare a terms of reference for a capital project to improve industry related standards for nuisance and/or noxious conditions, expanding on existing</p>	<p>A report titled "<a href="#">West Industrial Area – Industrial–Residential Interface Study</a>" was presented to the Special Policy Committee on Planning Development and Community Services on September 13, 2021, in response to a motion from City Council at the December 8, 2020 meeting.</p> <p>The Interface Study was supported during the 2022-2023 budget deliberations and is intended to explore the nuisance issues in areas of the City where heavy industrial and residential uses are in close proximity (including the West Industrial area) and understand if there are options to help mitigate the nuisance concerns. Once the study is</p>	<p>Many of the City's historic heavy industrial operations are located in the West Industrial area. A concept plan process would engage business and landowners in the West Industrial area to understand future operational plans and determine if the transition to uses of less intensity can be accommodated, specifically where heavy industrial uses are in close proximity to residential uses.</p>

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performance standards, with a view to incorporating these new standards in the development review and bylaw enforcement processes.	complete and presented to Council, this recommendation would be considered completed.	
<p><b>WEST INDUSTRIAL 5.4 b): PROPERTY MAINTENANCE SCHEDULE –</b> That the Fire and Protective Services Department, in consultation with the Utility Services Department, Environmental Protection Branch and Community Services Department, Development Services Branch draw up a timeline and schedule for enforcing The Property Maintenance &amp; Nuisance Abatement Bylaw No. 8175, Waste Bylaw No. 5203 and Zoning Bylaw No.7800 in the West Industrial Area.</p>	Through the Interface Study process, property maintenance and nuisance issues and conditions will be documented and shared with the appropriate Department to review and enforce if required.	Discussions of property maintenance concerns could be undertaken as part of the expanded scope engagement.

**West Industrial Gravel Street Upgrade Cost Estimate - November 2021**

<b>PRIORITY OF GRAVEL ROAD</b>	<b>LOCATION</b>	<b>COST TO UPGRADE</b>
Priority 1	Ave R S: 11 <sup>th</sup> St W to Garfield St	\$ 323,000
Priority 1	Garfield St: Ave R S to Ave P S	\$ 583,000
Priority 1	Weldon Ave: North of 16th St W	\$ 265,000
Priority 2	16 <sup>th</sup> St W: West of Ave P S	\$ 706,000
Priority 2	Ave R S: Garfield St to 12 <sup>th</sup> St W	\$ 256,000
Priority 2	12 <sup>th</sup> St W: Ave R S to Ave P S	\$ 385,000
Priority 2	15 <sup>th</sup> St W: West of Ave P S	\$ 431,000
Priority 2	17 <sup>th</sup> St W: West of Ave P S	\$ 448,000
Priority 3	12 <sup>th</sup> St W: West of Ave R S	\$ 448,000
<b>West Industrial Road Construction and Water/Sewer Rehab/Upgrade work All Gravel Streets:</b>		<b>\$ 3,845,000</b>
<b>Total City-wide Road Construction and Water/Sewer Rehab/Upgrade work All Gravel Streets:</b>		<b>\$14,213,000</b>