

West Industrial Area – Expanded Project Scope

ISSUE

Administration was requested to report back with options to fund an expanded scope of work which would include updating the 2008 West Industrial Concept Plan, in conjunction with the approved Industrial-Residential Interface Study.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the proposed options to fund the Expanded Project Scope for the West Industrial Area, be forwarded for consideration by City Council, at the 2023 Business Plan and Budget deliberations.

BACKGROUND

The Standing Policy Committee on Transportation, at its [meeting on February 7, 2022](#), received information on the 17th Street Extension Project and proposed next steps, and resolved:

“That the Administration report back to the Standing Policy Committee on Transportation on funding requirements for the Transportation Division to collaborate with the Planning Department, in reviewing this project to ensure that future plans align with the West Industrial Local Area Plan and needs of residents and stakeholders in the area, including any funding requirements to engage with the West Industrial and Pleasant Hill residents and the Riversdale BID.”

City Council, at its Regular Business [Meeting on June 27, 2022](#), received information regarding the West Industrial Area - 17th Street Extension Project Review, including the potential for an expanded project scope. City Council resolved:

“That the Administration report back with options to fund the expanded scope of work with this project.”

The proposed next steps in the report, prior to proceeding with detailed design of the 17th Street Extension, was to assess impact to traffic, infrastructure changes and to engage the King George and Holiday Park neighbourhoods, regarding impacts of the implemented changes. The engineering assessment and neighbourhood engagement would be used to determine if need and desire for the 17th Street Extension Project remain.

As part of the 2022 and 2023 Business Plan and Budget deliberations, City Council approved a capital project request from the Planning and Development Department for \$150,000 to pursue an Industrial-Residential Interface Study (Interface Study). See Appendix 1 for the Project Phasing Plan.

The project is examining issues related to land use conflicts throughout Saskatoon and will be identifying opportunities to mitigate impact of industrial businesses on nearby residential areas. This study will include a review of the interface between residential and industrial uses within the West Industrial area.

DISCUSSION/ANALYSIS

As outlined in the June 27, 2022 report, the expanded scope of work would involve Neighbourhood Planning working with Transportation and other internal departments to update the [2008 West Industrial Concept Plan](#). This work would include, but not be limited to:

- 1) Undertaking a servicing capacity assessment;
- 2) Confirmation of the existing and proposed transportation network;
- 3) Developing a strategy to transition heavy industrial land uses and options for land use changes and/or outline of future phasing and a high-level financing strategy for the West Industrial area; and
- 4) Engagement with area residents and stakeholders, as well as business and landowners in the area to better understand existing land uses and future vision for the area. An engagement and communications plan would be prepared.

Completing the expanded scope of work, as outlined, would also assist in addressing various outstanding [West Industrial Local Area Plan](#) recommendations related to traffic, parking and circulation.

Administration estimates this work will cost approximately \$200,000 and take 12 to 18 months to complete. See Appendix 2 for the draft Proposed Capital Project for the expanded scope of work. To proceed concurrently with the Interface Study, an additional staff resource would be required to ensure adequate coordination and support for both projects.

At this time, Administration is proceeding with the original project scope, within approved funding. The expanded scope could be subsequently revisited following completion of the Interface Study.

FINANCIAL IMPLICATIONS

A funding source is required to undertake the additional scope of work. The Interface Study Capital project was funded from the Reserve for Capital Expenditures (RCE). For 2023, as of the writing of this report, there is an indication of some funding being returned to RCE or is otherwise available in that Reserve, this would be an option for Council to consider and allocate during 2023 Business Plan and Budget deliberations.

OTHER IMPLICATIONS

There are no policy, privacy or CPTED implications or considerations at this time.

NEXT STEPS

This report is requested to be forwarded to the 2023 Business Plan and Budget deliberations for consideration. Should City Council approve additional funding for 2023, Administration will proceed as outlined in this report. If no additional funding is received, Administration will proceed with the original, Industrial-Residential Interface Study, project scope.

APPENDICES

1. Industrial-Residential Interface Study – Project Phasing Plan
2. Proposed Capital Project for Expanded Project Scope

REPORT APPROVAL

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