

Primary Subject / #	Name	Recommendation	Status	% Complete	Summary Notes
Neighbourhood: Central Business District		Secondary Subject: LAP		Sub Neighbourhood: Warehouse District	
1.1	District Identity and Branding Develop unique identity	That the Downtown Partnership facilitates a group of local business owners and stakeholders to promote the Warehouse District and create a distinct identity based on the vision statement created by the Plan.	Completed	50 %	<p>The Partnership, along with local businesses have come up with a logo. It is featured in the Warehouse District LAP.</p> <p>As the District is comprised of lands within the Downtown (City Centre Plan) and the North Downtown Master Plan, the identity of the District will be determined largely by the implementation of these two plans.</p> <p>The 'Local Area Plan Process & Implementation of Recommendations' report went through City Council on February 23, 2015. This recommendation regarding the development of a unique identity for the Warehouse District was identified as no longer feasible and stated that it would be closed.</p>
2.1	Transportation, Circulation & Parking 25th Street Extension - 1st Avenue to Idylwyld	That the Infrastructure Services Department, Municipal Engineering Branch, commence with detailed design work to extend 25th Street from 1st Avenue to Idylwyld Drive.	Completed	100 %	Construction of the 25th Street Extension is underway with water and sewer work between 1st Avenue and Idylwyld Drive being completed in 2011, and complete roadwork to follow in 2012.
2.2	Transportation, Circulation & Parking Minimize 25th Street extension impact on Caswell Hill	That the Municipal Engineering Branch attempt to minimize any traffic impacts from the proposed extension of 25th Street on surrounding neighbourhoods including Caswell Hill.	Completed	100 %	Since the extension of 25th Street doesn't align with the existing 25th Street at Idylwyld Drive, direct entry to the existing 25th Street is eliminated, along with traffic shortcutting through the neighbourhood. A proposed Traffic Management Plan outlines measures taken to reduce the impact of the traffic in the area. This will include traffic calming, traffic signal modifications, and a review and evaluation of several locations for improvements.
2.3	Transportation, Circulation & Parking Maintain median opening at 24th Street and Idylwyld Drive	That the Municipal Engineering Branch consider leaving the median open at 24th Street and Idylwyld Drive with the design of the 25th Street extension.	Completed	100 %	This recommendation was taken into consideration within the design of the 25th Street extension. As a result, no change will be made to the median as part of the extension.
2.4	Transportation, Circulation & Parking Yards Consolidation	That the Public Works Branch consider additional entrances to the City Yards during the Yards Consolidation Study to provide alternate access to the site.	Completed	100 %	<p>The City Yards are intended to be completely phased out of their current location. Current operations there will be moved to a new Civic Operations Centre in the city's southwest once funding is in place. The area is planned to be redeveloped as per the North Downtown Master Plan.</p> <p>Once the construction of the 25th Street extension is complete in 2012, access to the Yards via Ontario Avenue will be from 25th Street, not 24th Street, removing much of the City Yards related traffic from the heart of the Warehouse District.</p>
2.5	Transportation, Circulation & Parking 25th Street Master Plan include 25th Street Extension	That the Land Branch, Urban Design Section, consider extending the study area for the 25th Street Master Plan to include the new portion of 25th Street from 1st Avenue to Idylwyld Drive.	Completed	100 %	Streetscaping will be included as part of the 25th Street extension between 1st Avenue and Idylwyld Drive, with the bulk of construction to be completed in 2012.
2.6	Transportation, Circulation & Parking New transit terminal	That the Transit Branch be encouraged to seek a location for a new, aesthetically pleasing, transit terminal within the Warehouse District, if functionally viable.	Completed	100 %	<p>City Council have decided to maintain the transit terminal at its current downtown location along 23rd Street.</p> <p>Transit Services is currently undertaking the design for the new facility and location.</p> <p>When the 25th Street Extension is completed, Transit Services will ensure services are continued throughout the Warehouse District.</p>

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Land Use (Other) 3.1	Land use policy map	That City Council endorse: i) Proposed Land Use Map 6.0 and; ii) Proposed Downtown Land Use Map, Map 8.0 and that the Community Services Department be instructed to undertake the necessary steps to incorporate them into the City of Saskatoon Development Plan, including advertising and a public hearing.	Completed	100 %	City Council approved the proposed Land Use Map and proposed Downtown Land Use Map on March 24, 2003.
Land Use (Other) 3.2	New RA District	That the concept of an RA - Reinvestment Area District as outlined in Appendix 1 be approved.	Completed	100 %	City Council approved the Reinvestment Area District on March 24, 2003.
Land Use (Other) 3.3	Implement new RA district	That City Council endorse the rezoning of the land area as shown on Map 10 and parcels listed in Table 1, from IL1 District to an RA District.	Completed	100 %	City Council approved the rezonings from IL1 District to RA1 District on March 24, 2003.
Land Use (Residential) 4.1	Design Competition	That the City Administration examine the feasibility of using a city-owned site or building within the Warehouse District for a residential or multi-use catalyst project subject to the completion of a design competition, selection of a suitable project and the posting of a performance bond. Furthermore, that the Downtown Housing Study (October 1998) be used as a reference for the design of such a competition.	Completed	100 %	In 2009, a RFP was issued for the redevelopment of the Arthur Cook Building (88 24th Street E). The winning bid was received from North Ridge Development Corporation who began restoring the building in 2010. The buildings was fully leased to a commercial tenant that took occupancy in 2011.
Elements of Design 5.1	Historic character lighting	That the historic character lighting that has been used on 24th Street be applied on all the new streets that will be built in the area, and eventually all the lighting in the District be replaced with this treatment through the Urban Design Program.	Started	20 %	Lighting for the extension of 25th Street will be consistent with what is already there. Further projects to change-out lighting in this area will consider the installation of heritage lighting, should funding sources be identified. Dark sky compliance will also be considered when selecting the Historic Character Lighting.
Elements of Design 5.2	On street parking - 25th Street Extension	That on-street parking be included in the design along both sides of 25th Street and in any future upgrading on both sides of 24th Street.	Completed	100 %	This will be included in the 25th Street Extension Master Plan design. Road work and streetscaping will be completed in 2012. The 25th street extension has on street parking and streetscaping to allow for a positive experience for all modes of transportation.
Elements of Design 5.3	Entry point - 25th Street Master Plan	That consideration be given to the creation of an official entry point at the intersection of Idylwyld and 25th Street in the design of the 25th Street Streetscape Master Plan.	Completed	100 %	On November 23, 2015, City Council awarded a contract for the detailed design and construction of the gateway elements at the 25th Street and Idylwyld Drive intersection.
Elements of Design 5.4	Information campaign - equivalencies	That an informational brochure be developed by the Building Standards Branch and City Planning Branch to highlight the use of alternative design methods and design guidelines when redevelopment of older buildings is proposed.	Completed	100 %	The Planning and Development Branch developed a brochure called 'A Guide to Adaptive Re-Use of Existing Commercial Structures.' The brochure is to assist potential developers in the redevelopment of existing buildings throughout the City. The brochure was distributed to developers in 2008 and is available to the public on the City of Saskatoon website.
Elements of Design 5.5	Provide LAPs to prospective developers	That the Warehouse District Local Area Plan be provided free of charge to all prospective developers of land from the City Land Branch to understand the design goals of the area.	Completed	100 %	The City Planning Branch will notify and provide the Warehouse LAP to potential developers when parcels become available after the 25th Street Extension. The Warehouse District Local Area Plan will always be available to all interested developers and the public.

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5.6	Elements of Design Implement development controls	That the Land Branch be instructed to implement appropriate Development Controls on all new city-owned parcels created in the Warehouse District which reflect the Design Guidelines contained on Page 65, Section 3: Elements of Design of this report.	Started	50 %	Development controls for the Warehouse District are underway in varying stages of completion. With the Police Station parcel, Architectural Controls connected to the land sale were created and used in the process, and were intended to be applied on a broader scale as well. In the North Downtown Master Plan, there is a chapter on Built Form Guidelines which details Climate Responsive Design, General Building Parameters, Overall Controls, and Area Specific Controls. This chapter reinforces Section 3, page 65 in the Warehouse District LAP. The Master Plan will be taken to Council for approval in 2015, and the Architectural Controls policy will be implemented once funding has been identified.
6.1	Heritage Comprehensive heritage inventory	That the Development Services Branch request resources through the Capital Budget process to undertake a comprehensive inventory of potential heritage properties in the Warehouse District.	Completed	100 %	Stantec Consulting undertook comprehensive inventory. It was completed in March, 2005.
6.2	Heritage Advise owners of heritage program	That the Community Services Department advise the owners of the Tees and Perse Warehouse, 331-1st Avenue North, Buckwold's Warehouse 75-24th Street East and The Rumely Building, 226 Pacific Avenue of the potential opportunities presented by the City's Heritage Conservation program.	Completed	100 %	The Development Services Branch sent out information on the potential opportunities presented by the Heritage Conservation program on June 30, 2003.
6.3	Heritage Provide partnership with heritage research	That Community Services Department advise the Downtown Partnership of the available heritage research that the City has on properties in the Warehouse District for interpretive purposes.	Completed	100 %	The Development Services Branch sent out information to the Downtown Partnership on June 30, 2003.
7.1	Incentives and Development Conditions Infrastructure condition and capacity analysis	That Infrastructure Services conduct a condition and capacity analysis of the Warehouse District utility services.	Started	10 %	System capacity is now the responsibility of the Engineering & Planning Section of Saskatoon Water. Saskatoon Water has begun a Long Term Capital Development Plan, starting with the Corridor Growth component for the Growing Forward project. Hydraulic capacity for infill projects such as the north downtown will be included in the plan. The plan is expected to be complete by mid-2016. Condition analysis is conducted by Major Projects, but will be an input into the Long Term Capital Development Plan.
7.2	Incentives and Development Conditions Warehouse District Tax Incentive Program	That upon the relocation of the City Yards and the completion of the 25th Street extension, the City of Saskatoon consider creating a Downtown Warehouse Development Incentives Program to offer tax incentives for all types of development within the Warehouse District.	Completed	100 %	On March 13 2006, City Council approved a report recommending that the Enterprise Zone Program be renewed and that funding of \$500,000 be provided from the 2005 year-end surplus. City Council also approved that Administration report back on extending the boundaries for the Enterprise Zone to include Sutherland and both sides of 22nd Street. City Council did not approve the inclusion of the Warehouse District in the Enterprise Zone due to the incentives already provided by the Downtown Housing Program. The Downtown Housing program now includes incentives for conversions of existing buildings. With the extension of 25th Street and consolidation of the City yards, other incentives will be assessed at that time. On August 18, 2010 City Council approved a report for the creation of the new Vacant Lot Development and Adaptive Reuse Program. This program will offer the option of choosing between a cash incentive or a tax abatement. The Downtown Housing Program will also be rolled into this new program.

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Neighbourhood Safety 8.1 (a)	Safety Audit - 25th Street Extension	(a) That a safety audit be conducted before the design and construction of the new 25th Street extension to evaluate crime prevention needs in the District's existing areas and in advance of creating new areas.	Completed	100 %	<p>The process for a safety review has been delayed due to negotiations with the CPR and CN rail lines for the 25th Street Extension.</p> <p>The original recommendation proposed that a Safety Audit of the entire 25th Street Extension Project be done. The Land Branch has indicated that there will be no Master Plan for the project as a whole, instead there will be a different project termed the North Downtown Masterplan (which could possibly be in 2011). This Masterplan will cover the existing Yards area and the properties fronting 25th Street. CPTED for the 25th St. Streetscape plan is currently underway, but the scope of the work will be limited to the area between the curb and the property-line.</p> <p>Thus, separate audits will be conducted for the 25th St. Extension, the new Police Station, and the redevelopment of City Yards. Given that these areas will still each be audited separately and not as a whole, this recommendation will be met.</p>
Neighbourhood Safety 8.1 (b)	Safety Audit Report - 25th Street Extension	(b) That the safety audit report be forwarded to the 25th Street Streetscape Master Plan design team, Land Branch for consideration during the preparation of the Master Plan design.	Completed	100 %	<p>After completion of Safety Audit [refer to recommendation 8.1 (a)].</p> <p>The original recommendation proposed that a Safety Audit of the entire 25th Street Extension Project. The Land Branch has indicated that there will be no Master Plan for the project as a whole, instead there will be a different project termed the North Downtown Masterplan (which could possibly be in 2011). This Masterplan will cover the existing Yards area, and the properties fronting 25th Street. CPTED will be conducted for the 25th St. Streetscape plan that is currently underway, but the scope of the work will be limited to the area between the curb and the property-line.</p> <p>Thus, separate audits will be conducted for the 25th St. Extension, the new Police Station, and the redevelopment of City Yards. Given that these areas will still each be audited separately and not as a whole this recommendation will be met.</p>