

Airport Industrial Local Area Plan



Vision Statement

- **“A Gateway to Saskatoon comprised of attractive, quality light industrial and prestige industrial development, which is economically viable and continues to serve all residents of Saskatoon and stakeholders in the area.”**

Goals and Objectives

- to establish Airport Drive as a “Gateway to Saskatoon”;
- to enhance the median on Airport Drive by improving the curb side appearance;
- to install a welcoming feature along Airport Drive for visitors to Saskatoon arriving at John G. Diefenbaker Airport.

Goals and Objectives... cont'd

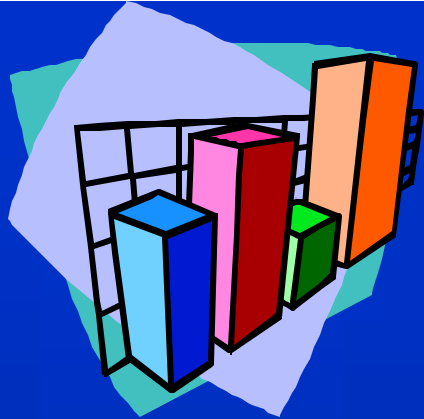
- to create a unique identity for the Airport Industrial Area with emphasis on proximity to the Airport and building on that strength;
- to improve traffic circulation in the Airport Industrial Area;
- to mitigate negative impacts of new development (i.e. Hampton Village) into existing roadway networks;

Goals and Objectives...cont'd

- to develop Larkhaven Park into usable park space for business owners and workers in the Airport Industrial Area as well as hotel guests who are visitors to Saskatoon;
- to improve the pedestrian environment and provide linkages between existing green space;
- to encourage property owners and business owners to improve the exteriors of their building and properties.

Goals and Objectives... cont'd

- to gradually eliminate residential land use from the Airport Industrial Area.
- to facilitate the redevelopment of the McNab Park lands from residential to a combination of Light Industrial and Business Park uses.



Demographic Overview

Residential Characteristics:

Population: steady (600 persons)

Family Structure:

O.U.D. = 1, T.U.D. = 0, M.U.D. = 162

Average Family Income: \$26,912

Occupation of Residents: Sales and Service (39%)

Total Number of Dwelling Units: 163 units

Commercial Characteristics:

Total Number of Parcels: 242

Occupied: 86% Vacant: 14%

Total Number of Businesses in the Area: 352 (Dec. 1999)

Employees: 2998 f/t, 812 p/t

Major Employer: Services (29%)

“Gateway to Saskatoon”



View from Airport Drive

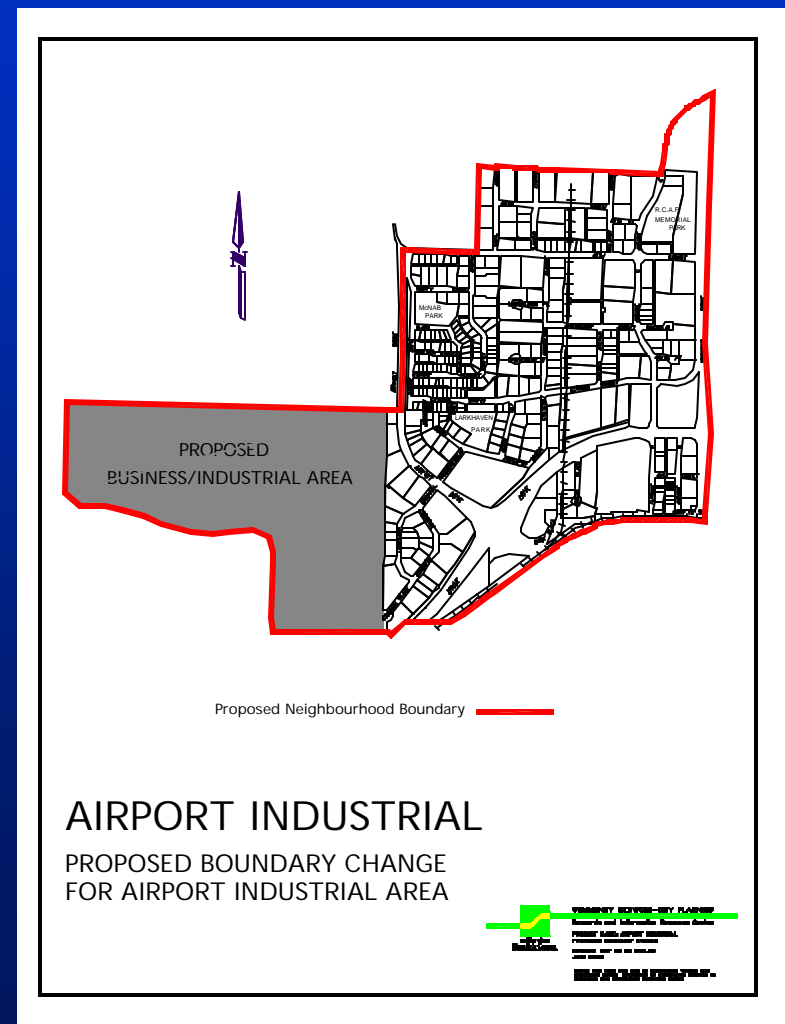


Airport Drive Median

- **Streetscape Master Plan – Welcoming Feature & Median Rehabilitation Program.**
- **Improved Maintenance on Airport Drive, Partnership for Maintenance**

Economic Development

- “Airport Business Area”
 - Enhancing the image of the area;
 - Marketing the area to businesses from outside Saskatoon;
 - Linking the area to the Airport and distinguishing it from other industrial areas.
- “Proposed Boundary Change”
 - Bring the proposed Business/Light Industrial land created by Hampton Village into the Airport Industrial Area.



Transportation and Circulation



Avenue C and Circle Drive

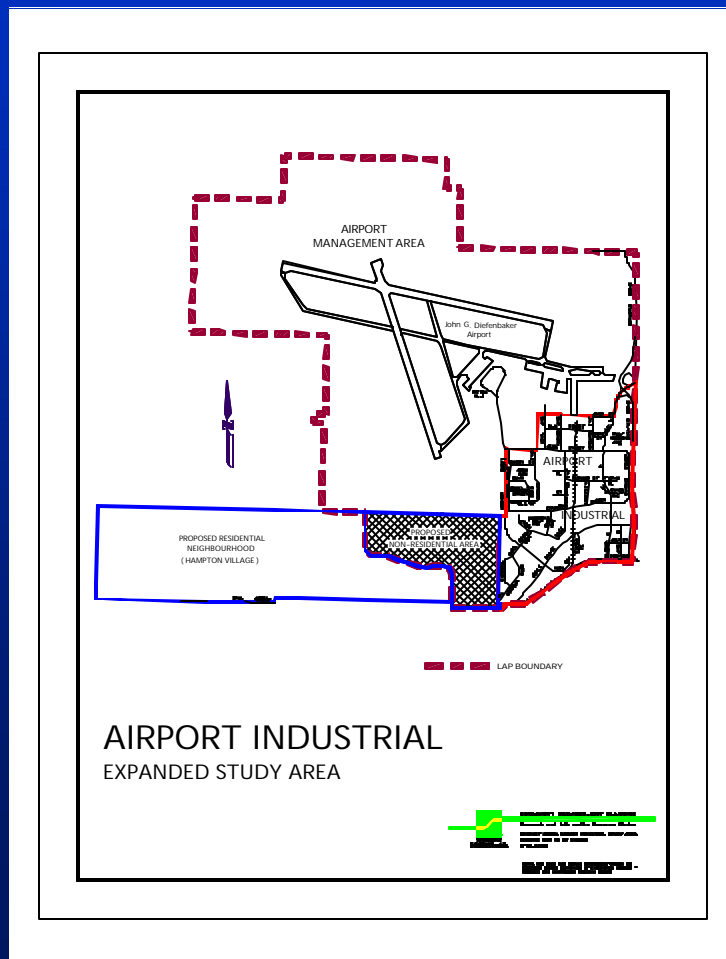
- **Congestion, safety, capacity.**

- **Visibility, speed of traffic, etc.**



Avenue C and Cynthia Street

Hampton Village



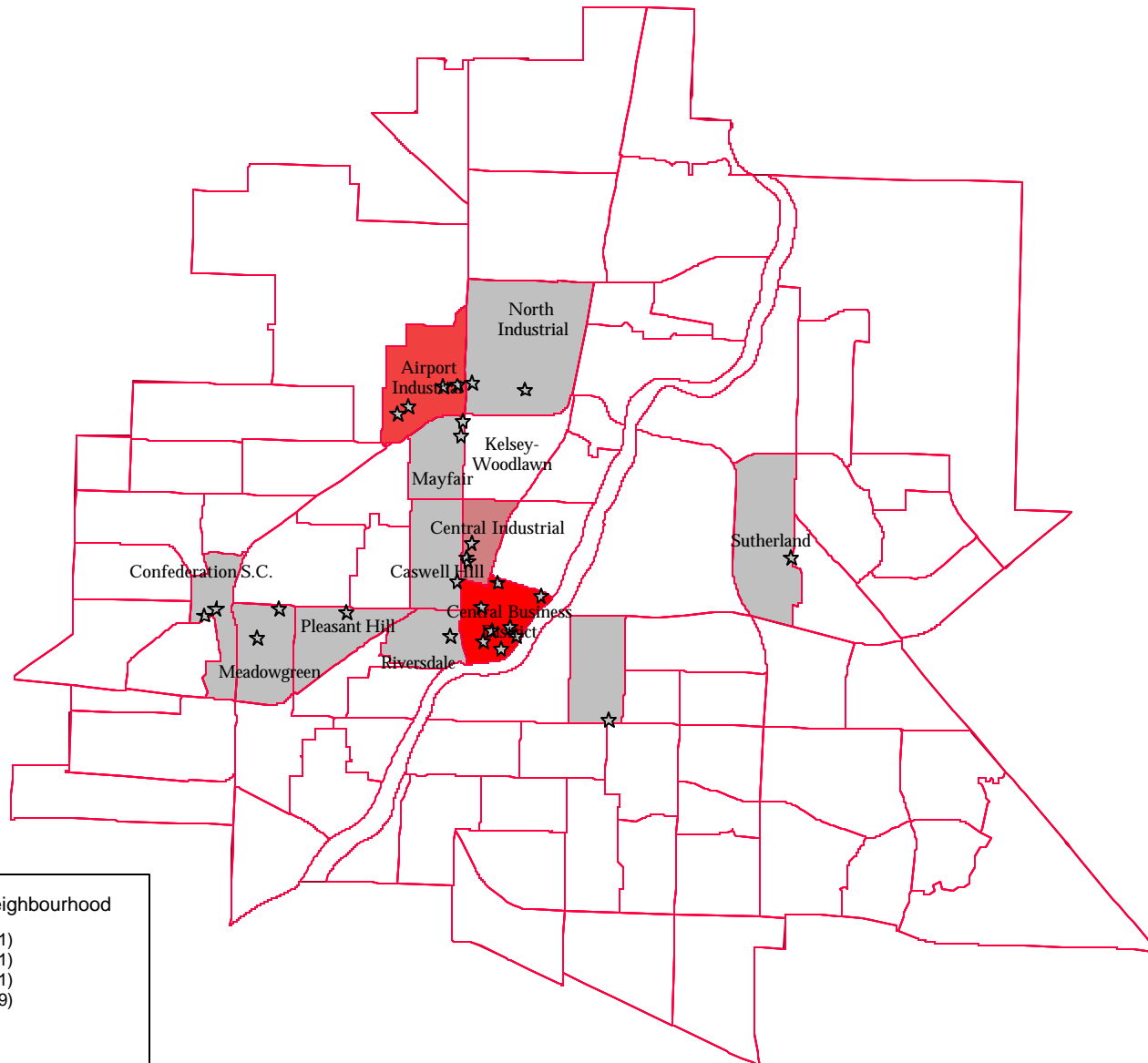
- New Residential Development is seen as a positive by planning committee.
- Main Concern: How Cynthia Street extension, connecting Hampton Village to Airport Industrial Area, will affect traffic circulation.
- Traffic Impact Study- results were presented to committee.

Developing Larkhaven Park



- **Develop passive green space for local users; business owners, property owners, and hotel guests.**
- **Number of hotels in area is comparable to Downtown.**

Distribution Of Saskatoon Hotels By Neighbourhood

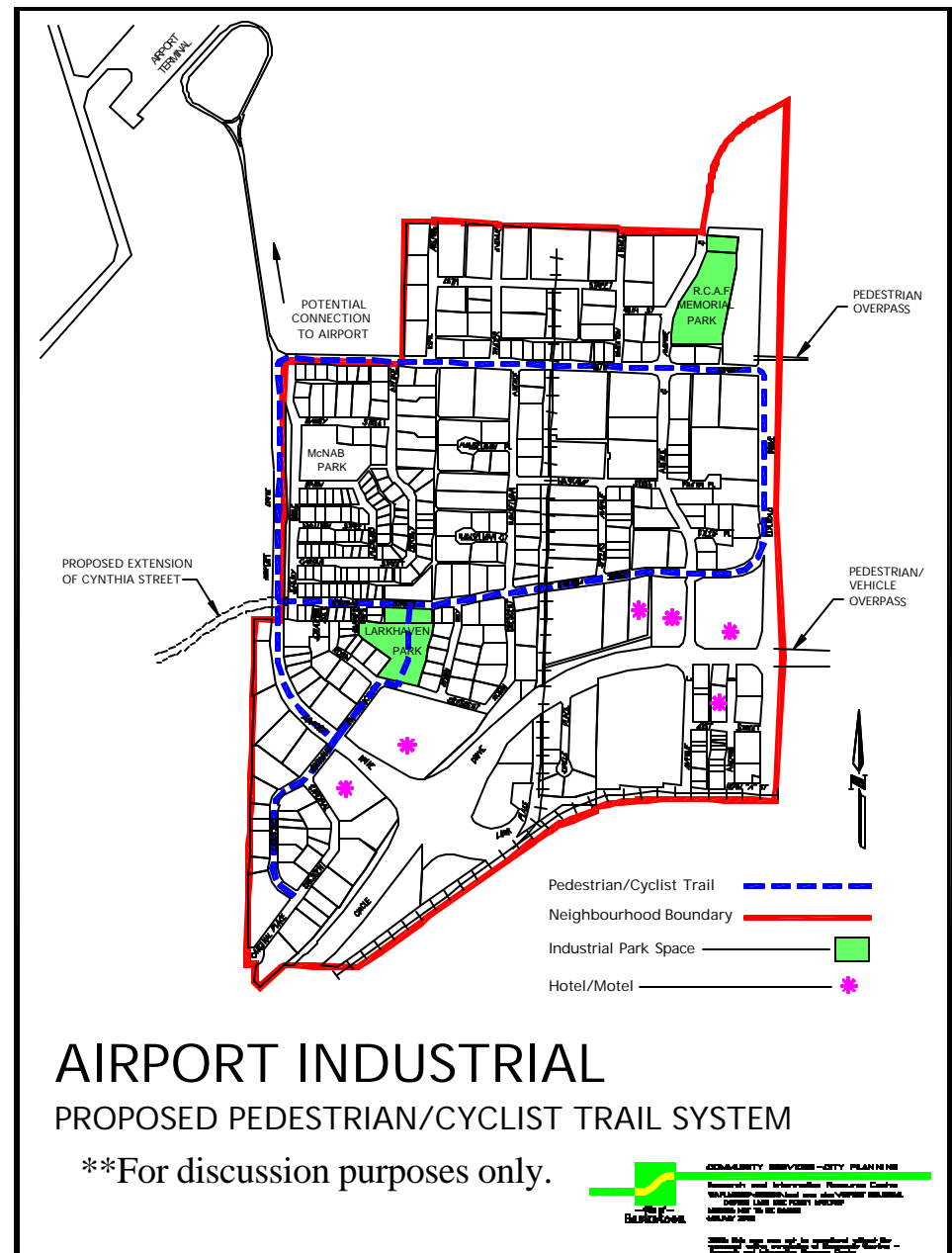


Saskatoon Hotels Neighbourhood

- 6 to 8 (1)
- 5 to 6 (1)
- 3 to 5 (1)
- 1 to 3 (9)

Pedestrian Trail

- Evolution of Area to pedestrian oriented area.
- Connections possible with:
 - Hampton Village,
 - John G. Diefenbaker Airport, and
 - North Industrial Area.

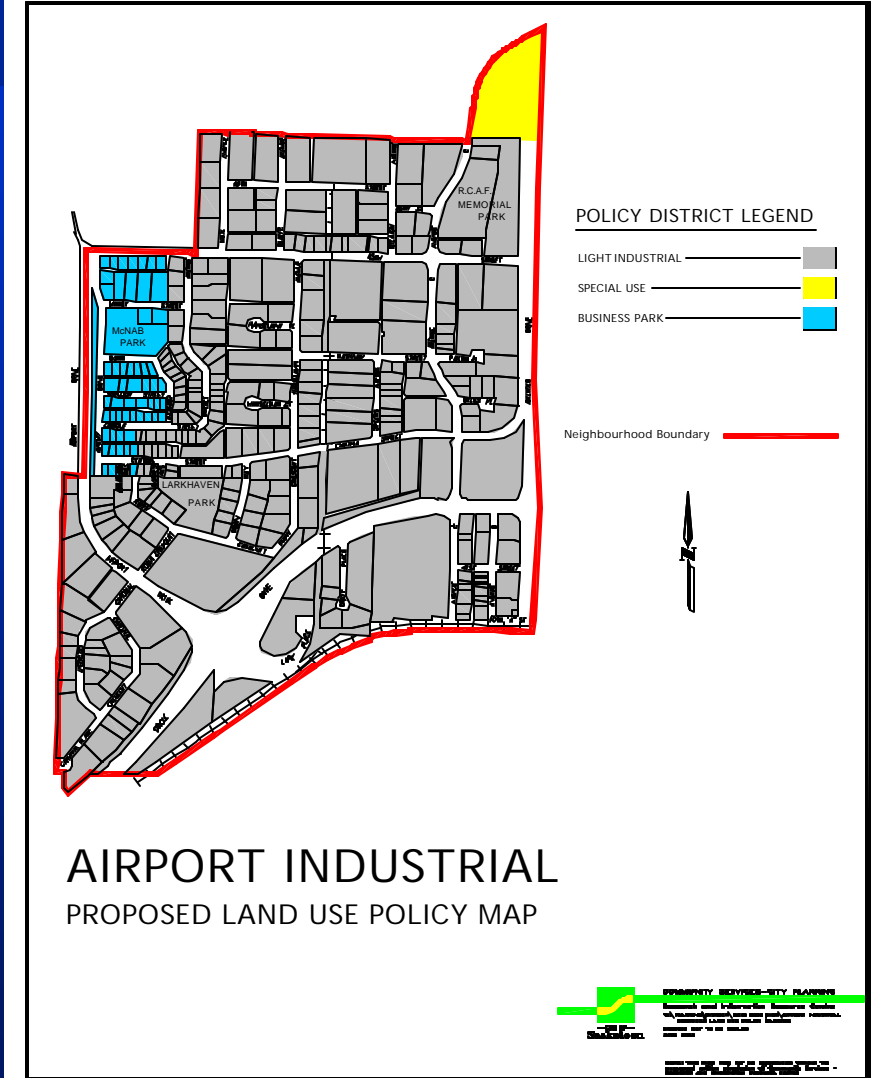
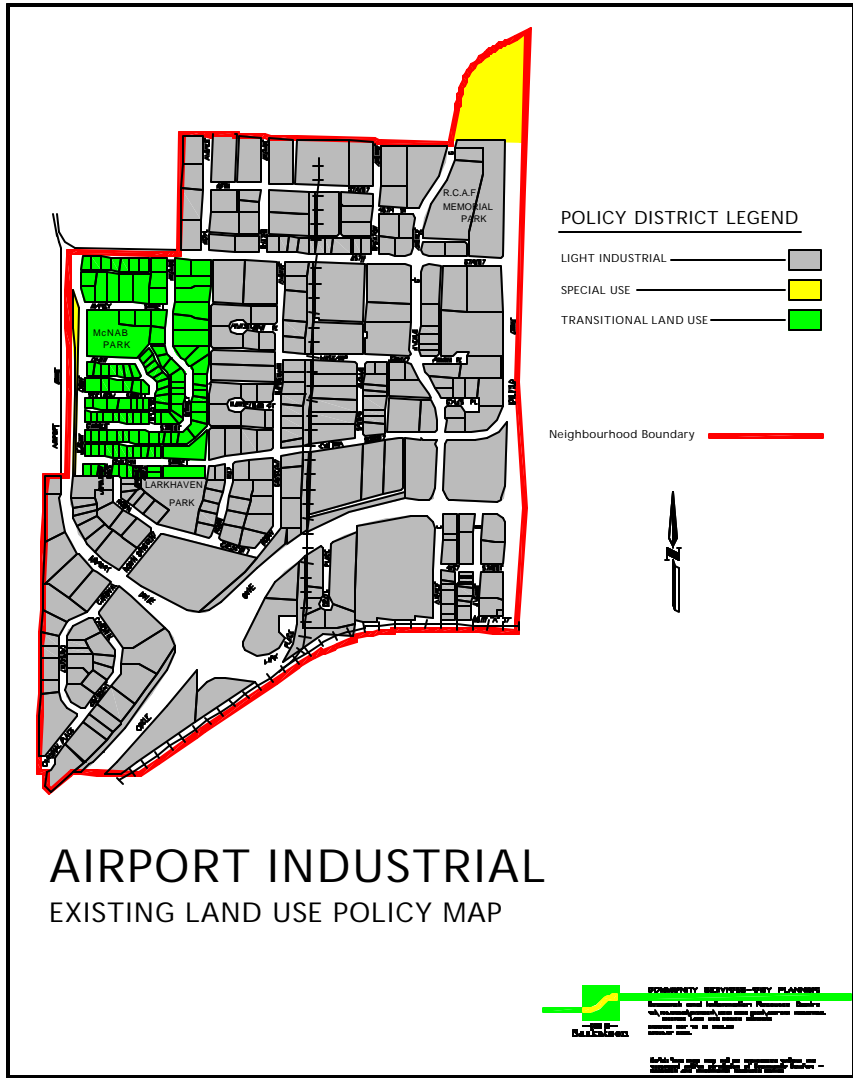


McNab Park



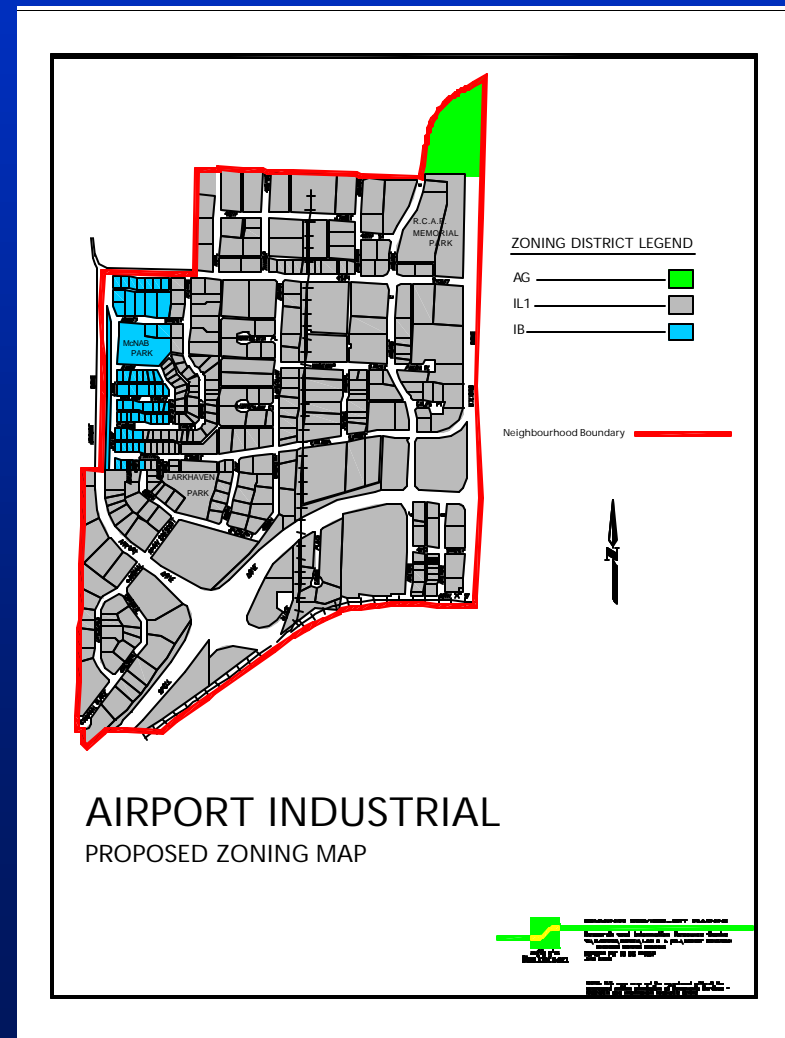
- Potential redevelopment of McNab Park.
- Concern for residents.
- Recommending Changes to Land Use and Zoning Designation.

Land Use Changes



Redevelopment of McNab Park

- Realignment of Cynthia Street to permit the re-subdivision of existing residential lots to the south of Cynthia Street.
- Needed to facilitate the re-development of these lots to Business Park and Light Industrial uses.



Desirable Development Standards

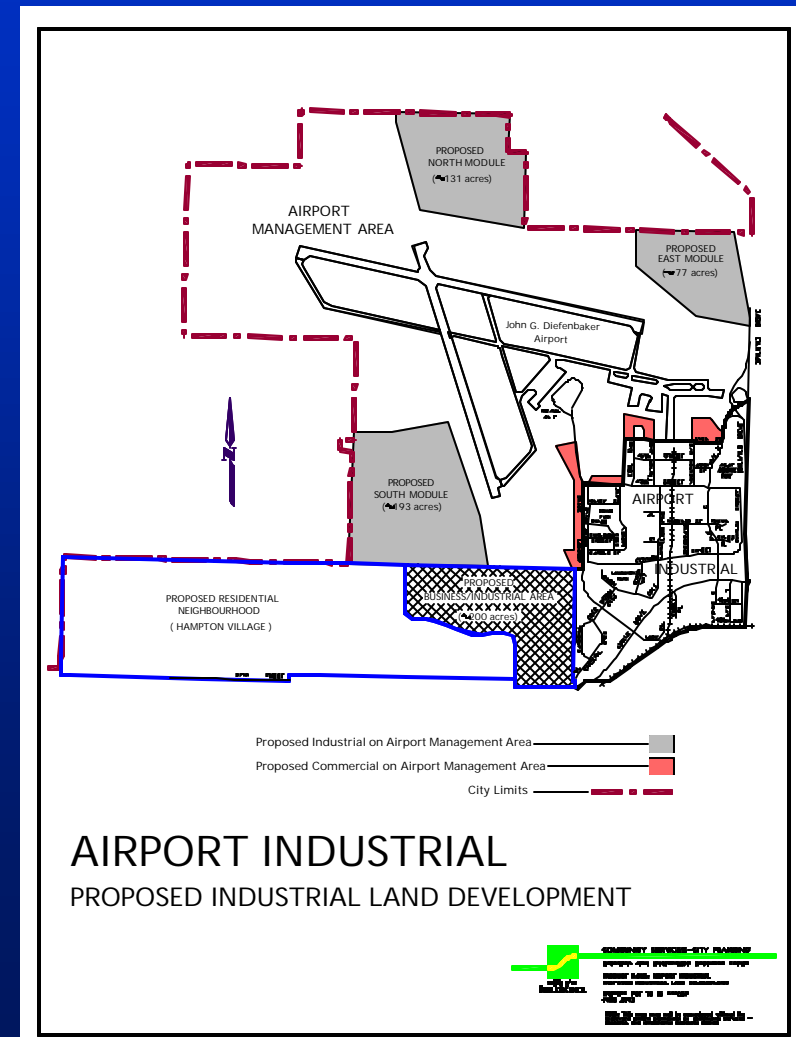


- The Planning Committee would like to see property owners giving more consideration to exterior appearance of buildings and landscaping of property.

Future Airport Development



- **Saskatoon Airport Authority**
– be encouraged to promote fully serviced industrial on their property



The Next Steps....



- **Open House – November 2002**
- **MPC – Tuesday, November 19, 2002**
- **City Council – Monday, December 2, 2002**