



October 11th, 2019

Standing Policy Committee on Planning, Development and Community Services
City of Saskatoon | 222 3rd Ave N | Saskatoon, SK | S7K 0J5

Dear Mr. McAdam,

This letter is in response to City Council's consideration of the potential to expand the Streamlining Downtown Development program to areas immediately adjacent to the Downtown to support City infill goals, particularly Riversdale and Broadway. The Broadway Business Improvement District is in support of waiving the offsite levies to increase both commercial and multi-unit residential investment in the core of Saskatoon and more specifically in the Nutana area.

Of the five boundary options for the offsite levies exemption, Option 3 provides a more fulsome coverage of the Broadway Business Improvement District. This exemption area, as stated in the report, provides more opportunity for the development community while focusing it within Strategic and Neighbourhood Infill areas for a pilot period. The report states a disadvantage may be Planning and Development receiving a significant number of rezoning applications for properties to make them eligible for the levies exemption. This could also be a positive, where more properties would be incentivized to pursue zoning that aligns with the long-term objectives of neighbourhood zoning.

The Broadway BID is looking at options to expand its boundaries through a review process, as the current boundaries do not encompass all businesses in the area or future purposed developments. There are still properties directly adjacent to the BBID boundaries which have been either vacant or underutilized for decades where there is the potential for multiple-unit residential infill. The ideal expanded exemption area would cover these areas as well, including the west side of Victoria Ave to Dufferin Ave and from the river to 7th Street.

Infill development spread over this more inclusive area which keeps the focus on the core neighbourhoods is the best way to continue to see 25% infill and gain the momentum of the development community to invest in the Downtown, Riversdale, and Broadway. Development spurs development in these neighbours; we can directly see the Riverlanding investment leading to greater development in the Broadway area, which was predated by investment in Riversdale by The Banks and Shift Development projects.

Thank you to City Council for considering expanded boundaries for exemption of the offsite levies to support the City's infill goals in the city centre.

Sincerely,

A handwritten signature in black ink that reads "DeeAnn Mercier". The signature is written in a cursive, flowing style.

DeeAnn Mercier
Executive Director, BBID