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**Subject:** FW: Email - Communication - Sherry Tarasoff - Acquisition of 213 5th Avenue North - File CK 4020-1  
**Attachments:** land\_acquisition\_questions.pdf

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**From:** Web NoReply <[web-noreply@saskatoon.ca](mailto:web-noreply@saskatoon.ca)>

**Sent:** Monday, March 14, 2022 7:42 AM

**To:** City Council <[City.Council@saskatoon.ca](mailto:City.Council@saskatoon.ca)>

**Subject:** Email - Communication - Sherry Tarasoff - Acquisition of 213 5th Avenue North - File CK 4020-1

--- Replies to this email will go to [REDACTED]

Submitted on Monday, March 14, 2022 - 07:41

Submitted by user: Anonymous

Submitted values are:

Date Monday, March 14, 2022

To His Worship the Mayor and Members of City Council

First Name Sherry

Last Name Tarasoff

Phone Number

Email [REDACTED]

Address [REDACTED] Peterson Cres

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Agenda item 7.2.4 Acquisition of Downtown Parcel 213 - 5th Avenue North

Meeting (if known) SPC on Finance - Monday, March 14, 2022

Comments

I have some questions re: agenda item 7.2.4 Acquisition of Downtown Parcel 213 - 5th Avenue North. See the attached document for details.

Attachments

[land\\_acquisition\\_questions.pdf](#)

Will you be submitting a video to be vetted prior to council meeting? No

The results of this submission may be viewed at:

[REDACTED]

I have some questions re: agenda item 7.2.4 Acquisition of Downtown Parcel 213 - 5th Avenue North.

### **DISCUSSION/ANALYSIS**

#### Development Opportunity

The Property is strategically located in the Downtown, near Civic Square East, City Hall, and other City-owned sites that are currently used for parking. The Property has become available for purchase via a listing with Colliers McClocklin Real Estate Corp. Zoning of the site is M4 Core Area Institutional Services District, which allows for a wide range of institutional, office and community activities, commercial parking lots, as well as high density residential uses within the Downtown area.

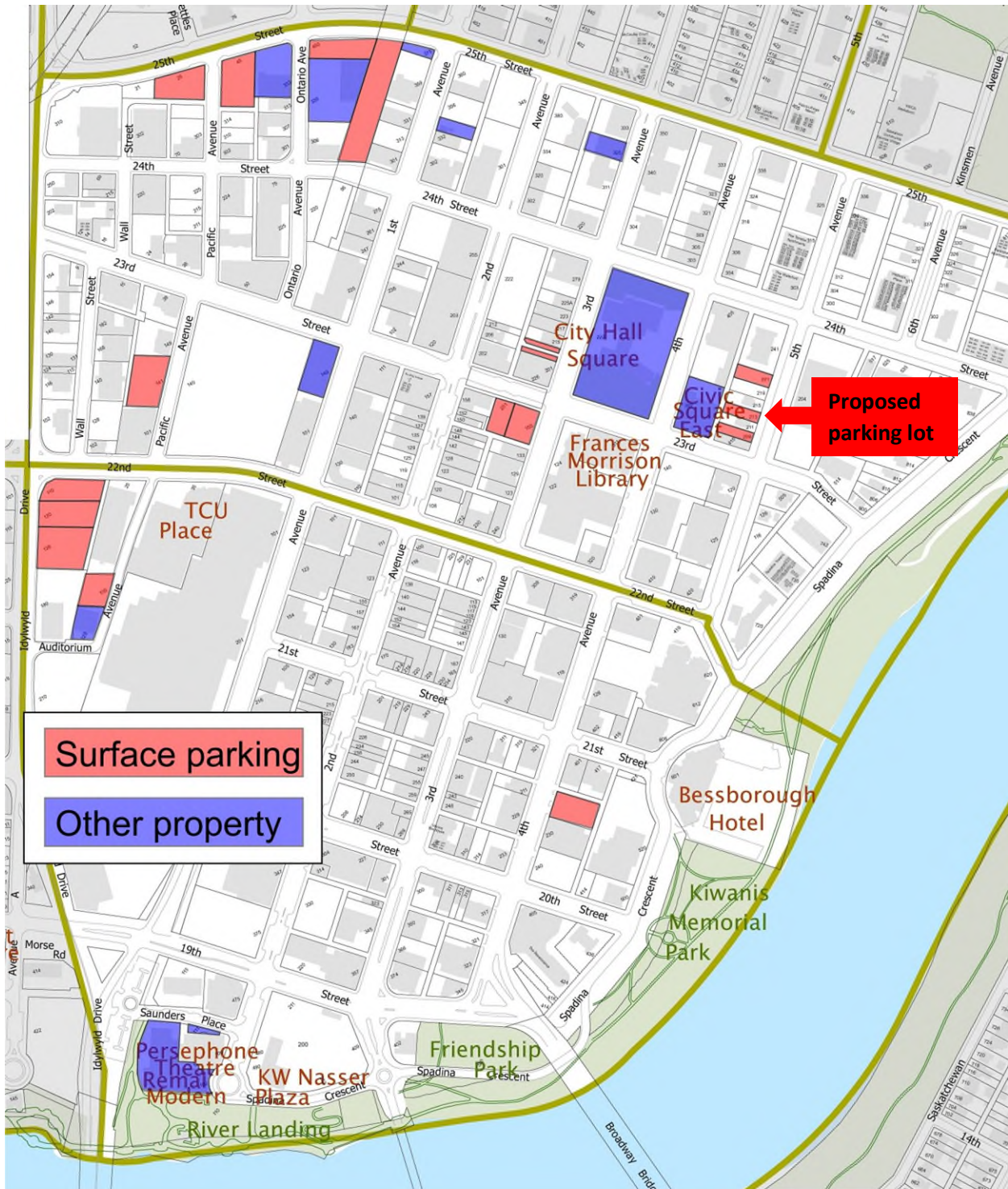
Ownership of the Property would provide the City with the opportunity to work towards a land assembly that would provide the land base to influence redevelopment and future investment in this area. This area of the Downtown is home to several multi-story residential developments. The property is in close to the Downtown office district, City Hospital, the University of Saskatchewan, and the South Saskatchewan River.

The **Approval Report** states “Ownership of the Property would provide the City with the opportunity to work towards a land assembly that would provide the land base to influence redevelopment and future investment in this area.” What exactly is the plan for this land assembly? How many properties must be acquired to achieve the necessary land base for the redevelopment? Is there an expected timeframe until this land base is available?

#### Interim Use

Given the Property's proximity to nearby office and residential complexes, there is opportunity to generate interim parking revenue from the Property until redevelopment of the Property occurs. Since most of the parking in this area of the downtown is monthly hangtag, Administration would obtain the services of a third-party parking management company to manage the monthly parking on the lot until such time as the Property is redeveloped or incorporated into the Civic Employee Parking Program.

The **Approval Report** also states that “there is opportunity to generate interim parking revenue from the Property until redevelopment of the Property occurs.” How long is this interim use expected to last before it is incorporated into the Civic Employee Parking Program? Will that decision come to Council? In addition to 221 and 209 5th Avenue North, what other surface parking lots are being used as part of the City's Civic Employee Parking Program?



From the information that I have access to, I mapped the current City-owned property and City-owned surface parking lots in the downtown area. Is this accurate?