

Lasby, Mary

Subject: FW: Email - Communication - DeeAnn Mercier - Broadway Business Improvement District - Rezoning of 8th Street and Broadway - CK 4351-023-001
Attachments: 20230411 8th and Broadway.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, April 11, 2023 10:16 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - DeeAnn Mercier - Broadway Business Improvement District - Rezoning of 8th Street and Broadway - CK 4351-023-001

--- Replies to this email will go to deeannmercier@broadwayyx.com ---

Submitted on Tuesday, April 11, 2023 - 22:15

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Tuesday, April 11, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: DeeAnn

Last Name: Mercier

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: deeannmercier@broadwayyx.com

Address: [REDACTED] 9th St E

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Broadway Business Improvement District

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: City Council Meeting April 26th

What agenda item do you wish to comment on ?: Rezoning of 8th St and Broadway

Comments:

Hello,

I am unable to speak to the application for Community Plan Amendment and Rezoning in person of 828 8th St E, 1100-1122 Broadway Ave and 529 7th ST E during the April 26th Council Meeting. Please accept this letter on behalf of the Broadway Business Improvement District in support of the proposal.

Sincerely,
DeeAnn Mercier

Attachments:

- [20230411 8th and Broadway.pdf](#)92.04 KB

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



April 11th, 2023

His Worship the Mayor and Members of City Council
City Hall, City of Saskatoon
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Dear Mayor Clark and City Council,

This letter is to express support from the Broadway Business Improvement District (BBID) of the Community Plan Amendment and Rezoning of 828 8th St E, 1100-1122 Broadway Ave and 529 7th St E to facilitate the development of a six-storey medium density mixed-use building .

While the properties currently fall just outside of the boundaries of the Broadway 360 Development Plan and the BBID, Broadway 360 was used as a framework to assess the proposal.

The proposed development of 8th St and Broadway would further the goals of Broadway 360 by:

- Contributing to the revitalization and improvement of a property which has been largely vacant for the past 3 decades on one of the more prominent centralized corners of the Saskatoon the area;
- Strengthening the mix of uses within Broadway and the along the future Bus Rapid Transit lines which will encourage public and active transportation choices; and,
- Reinforces a more sustainable growth pattern that directs development to where it can be accommodated and supported by existing infrastructure, amenities and services.

Broadway 360 also focuses on the value of bolstering the pedestrian-realm through interesting and welcoming streetscapes, active at-grade uses, and human-scale frontages at the street edge. The proposed design aligns with policy goals of the Broadway 360 including:

- The frontage facing both 8th St and Broadway has fine-grained scale and rhythm of continuous smaller scale frontages with townhouses or storefronts to break up the size of the wall surface and lend the spaces to smaller, locally focused businesses.



- The parking at street level is screened from visibility from the street and is adequate for a multi-unit dwelling located within one of those most highly walkable districts in Saskatoon with future connections to the Bus Rapid Transit line.
- Material and architectural quality should be high-grade in conjunction with the recommended materials in the AC2 – B5B - Architectural Control Overlay District and finishes suggested will complement the pedestrian experience while reinforcing the build character of the district.

While there is may be concern about sharing alley usage with a multi-unit dwelling, many blocks in Nutana share their alleyways with business parking, multi-unit parking and single-unit dwelling. These alleys are generally still easy to use and access and not used as short-cuts nor do they experience irregular congestion.

These properties currently sit outside of the BBID but with potential rezoning to B5B, our hope is that the BBID's geographical boundaries would be extended to include this property. The BBID would then endeavor to care for, enhance and maintain the urban design in the public realm as well as market and advocate for the businesses within the building.

Sincerely,

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

DeeAnn Mercier
Executive Director