



May 17, 2024

Mayor Charlie Clark and City Councillors
City Council, City of Saskatoon
222 Third Avenue North
Saskatoon, SK

Dear Mayor Clark and City Councillors,

Re: Support for Rezoning of various properties on Wall Street from B3 to B6

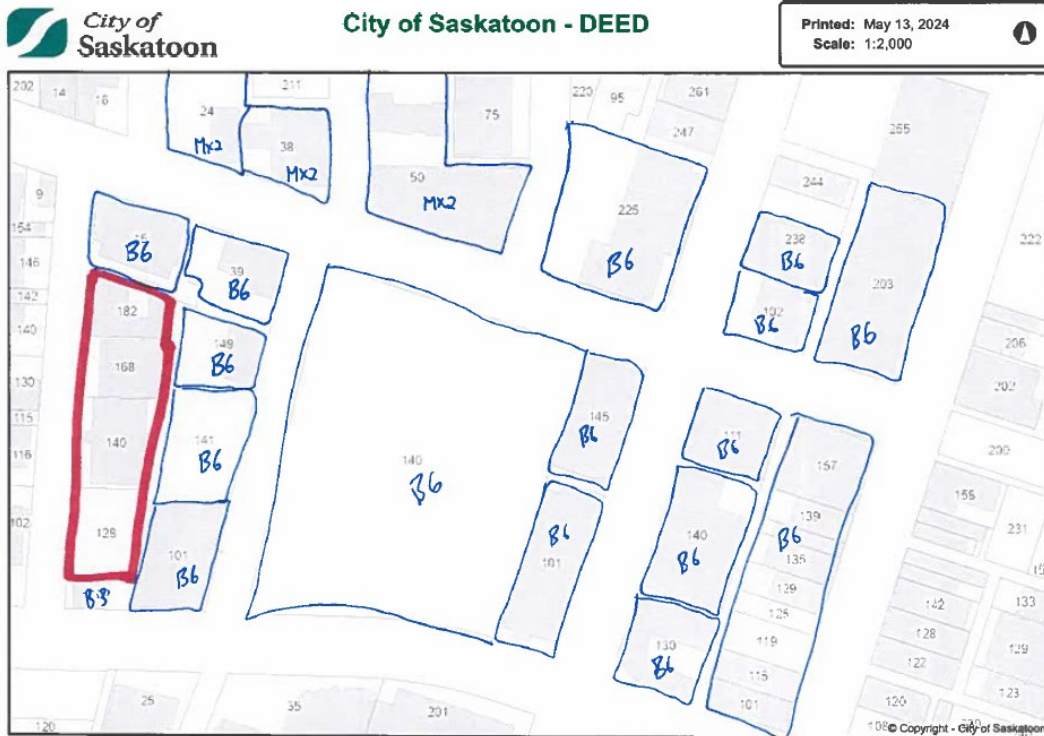
Downtown Saskatoon is supportive of the request by Union Land Developments Ltd. to rezone the properties of 128, 140, 168, and 182 Wall Street from B3 to B6 zoning.

Mr. Calyniuk of Union Land Developments Ltd. made a presentation to the board of directors for Downtown Saskatoon on May 16, 2024. Following his presentation, the board directed a letter be written to City Council outlining support for the application to rezone, and to endorse the decision made by the Municipal Planning Commission (MPC) on April 30, 2024.

As the administrative report to MPC by Mr. McAdam indicated, the city agrees that the appropriate zoning for these four parcels of land is B6. The concern raised by the city is the desire to wait to rezone these Wall Street properties when a new zoning district is created for the Downtown Event and Entertainment District (DEED). The issue here is timing, and we believe that the time is now to rezone these locations to B6. *The City Centre Plan* also pointed to the elimination of B3 zoning, especially in this part of Downtown.

With each of the property owners involved in this application agreeing to be bound by whatever the new DEED zoning district is, supporting the rezoning now allows them to commence their planning work for these properties, knowing that at the very least they will be zoned B6, not B3.

When assessing the zoning of adjacent land parcels in the vicinity of the DEED, B6 is the predominant zoning that is already in place, as shown by the map. We understand that any future rezoning of the DEED area will impact other parcels already zoned B6 in the vicinity too, so these four parcels will be treated the same as other properties in the area.



The request for rezoning by Union Land Developments Ltd. is exciting. It signals a desire for future investment in this area, spurred by the prospect of renewing our key event and entertainment facilities.

Sincerely,



Brent Penner
Executive Director

cc: David Calyniuk, Union Land Developments Ltd.
Kreg Harley, Chair, Municipal Planning Commission
Lynne Lacroix, General Manager, Community Services
Brent McAdam, City Centre Planner
Darryl Dawson, Development Review Section Manager
Lesley Anderson, Director of Planning and Development