

Broadway Community Patio – Temporary Reserve Parking Program Background

ISSUE

The Broadway Business Improvement District has submitted a request to waive parking fees associated with their community patio project. The patio is subject to the full parking fees under the Temporary Reserve Parking Program.

BACKGROUND

In 2023, the Broadway Business Improvement District (BBID) sought financial support through the Urban Design Program to create a community patio at the terminus of 12th Street East. The patio would occupy four paid parking spaces within the public right of way and is intended to operate as a community space, allowing Broadway businesses the opportunity to book the space for activities and/or be an open space for people to gather and enjoy the outdoors. The BBID has expressed interest in having the patio in place from June 1 to September 15, for five years. The conditional approval for the project stipulated that the BBID be responsible for any operational costs associated with the project, including any parking fees charged by the City of Saskatoon (City) for the use of the public parking spaces.

CURRENT STATUS

Patio construction has been completed off-site with the intent to move it to the subject location for June 1, 2025. Installation and design changes may be required to accommodate an adjacent Link platform.

DISCUSSION/ANALYSIS

The reservation of paid parking spaces is administered by the Temporary Reserve Parking Program (TRP). The TRP program charges rental fees based on hourly parking rates for the exclusive use of paid parking spaces. Previously, Council has approved reduced parking fees associated with other program types on the basis of other City goals that these uses help support.

Programs with reduced parking fees are outlined below. It is also noted that the Standing Policy Committees on Planning, Development and Community Services and Transportation respectively considered administrative reports on a TRP Policy approach which utilizes the hourly parking rate as a base rate in order to derive TRP fees. The proposed base rates are outlined below, though at the time of writing of this report, this approach has not yet been approved by City Council.

- Mobile Food Truck Program – paid parking space rental of 13% of the base rate;
- Parking Patio Program – paid parking space rental of 18% of the base rate; and
- Special Events – paid parking space rental associated with an approved special event is a flat rate of \$18/stall/day.

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The BBID community patio does not meet the criteria of any other program to be eligible for a reduced rental rate. The BBID has requested a full waiver of all parking fees, citing the benefits of the patio to the Broadway area. Administration’s current policy does not support this request.

FINANCIAL IMPLICATIONS

Applicable TRP fees for four paid parking spaces are \$11,975/year plus GST. Over 5 years, the BBID would pay \$59,875 in TRP fees. If City Council chooses to reduce fees to a similar amount under the Parking Patio Program, applicable fees would reduce from \$11,975/year to approximately \$4,622/year at current pay parking base rates; over 5 years, the BBID would pay \$23,110 in TRP fees. Revenue from the TRP forms part of the general Parking revenues, which is distributed according to a set formula. In accordance with [Bylaw No. 6774, The Capital Reserve Bylaw, 1993](#), the Streetscape Reserve – Core BID receives approximately 50% of the parking revenues after allocations, while the remaining 50% is directed towards General Revenue. The table below shows the financial implications for the standard and parking patio TRP fee categories for the use of four paid parking spaces.

TRP Fee Category	TRP Annual Amount	Streetscape Reserve	General Revenue	5 year Amount	Streetscape Reserve	General Revenue
Standard	\$ 11,975.00	\$ 5,987.50	\$ 5,987.50	\$ 59,875.00	\$ 29,937.50	\$ 29,937.50
Parking Patio	\$ 4,622.00	\$ 2,311.00	\$ 2,311.00	\$ 23,110.00	\$ 11,555.00	\$ 11,555.00
\$ Rate Difference	\$ 7,353.00	\$ 3,676.50	\$ 3,676.50	\$ 36,765.00	\$ 18,382.50	\$ 18,382.50

OTHER IMPLICATIONS

There are no privacy, legal, social or environmental implications identified.

NEXT STEPS

The BBID will continue to work with Urban Design to finalize the patio design for installation in 2025.

APPENDICES

1. Letter from Broadway Business Improvement District

REPORT APPROVAL

Written by: Veronica Blair, Policy Manager
Reviewed by: Wayne Sum, Parking Services Manager
Matt Grazier, Director of Community Standards
Approved by: Celene Anger, General Manager, Community Services Division