

## **Downtown Saskatoon, the Business Improvement District**

We are the Business Improvement District (BID) responsible for Downtown Saskatoon with a northern boundary of 25th Street, eastern and southern boundaries of the South Saskatchewan River and Idylwyld Drive on the west – **or about 188 block faces**. Downtown Saskatoon was formed in 1986 and serves as the voice and advocate for the district, giving life to innovative ideas and creative solutions for an even better Downtown. We continuously strive to build strong connections and partnerships that enrich Downtown Saskatoon through **advocacy, animation and events**, and work to ensure the district is **clean and safe**.

From our vibrant streets to river's edge, Downtown Saskatoon is open and inviting, offering an upscale urban experience in the heart of Saskatchewan. We offer an eclectic **mix of fashion retailers, local restaurants and significant cultural and natural amenities**.

The district boasts Saskatchewan's preeminent modern art gallery, Remai Modern, the province's premiere fashion destination, Midtown, and Saskatoon's renowned Castle on the River, the Delta Hotels by Marriott Bessborough. We are also proud to host many of the city's most popular festivals and offer easy access to Saskatoon's riverbank and Meewasin Valley Trail.

As the city's central BID, our **9 employees (+ 5 seasonal)** we strive to:

- Promote, shape and enhance Saskatoon's downtown as a destination for residential, retail, cultural and business development.
- Create, promote and program downtown experiences that attract Saskatoon residents and visitors from across the province, country and world.

Our work is **overseen by a board of district** representatives and supported through a levy on commercial properties in the area. Our **membership includes all Property Owners and Commercial Tenants within our boundaries**.

**Total Employees across Downtown Saskatoon ~ 18,000 – 20,000**

### **Major Employers + Offices**

- Federated Cooperative Limited ~ 1,900 employees
- City of Saskatoon – City Hall, Public Works, Saskatoon Land and Appraisers
- Vendasta ~ 325 employees, projected to grow to 650 by 2022
- Nutrien ~ expanding to 9 floors at new Nutrien Tower
- Canpotex
- Several accounting, investment and legal firms ranging in size from 5 to 125
- Saskatoon Police Service ~ 650 employees

**Retail Stores** 165

**Restaurants** 100

**Churches** 6

**Hotels** 9 – Hotel Rooms 1543

### **Entertainment**

- Remai Modern – Saskatchewan’s preeminent modern art gallery
- TCU Place – concert and convention centre
- Scotiabank Theatre & Cineplex VIP – one of few theatres within a Downtown
- Midtown – province’s premiere fashion destination
- Frances Morrison Library – largest City of Saskatoon library
- Riverbank Trails ~ 2 kms
- More than 50 outdoor annual events to attend
- Nighttime economy is vibrant, and upscale
- Customers commonly in search of full package experiences within walking distance

**Safety Program** – in addition to Saskatoon Police Service regular surveillance, Downtown Saskatoon has an additional layer of support in the Community Support Program.

[cpsaskatoon.ca](http://cpsaskatoon.ca)

### **Office Space**

- Class AAA – 1 in 185,500 sf
- Class A – 6 in 711,889 sf
- Class B – 43 in 1,648,462 sf
- Class C – 23 in 689,606 sf
- Total – 73 in 3,235,457 sf

**Building Permits** – total **87 permits** issued – total construction value \$131,387,000

- 1 permit was a new commercial project for \$90,309,000
- 86 permits were renovations totalling \$41,072,000
- no residential units built in 2019; however, 124 were constructed in 2018

### **Projects Currently Under Construction or Recently Completed**

- **130 4<sup>th</sup> Avenue North** The former police headquarters was transformed into Class A office space which included a complete interior and exterior renovation, replacement of the mechanical system resulting in a LEED certified, contemporary and modern office experience. The building offers floorplates up to 18,461 SF and a fourth floor was added to the previous three storey structure resulting in 64,020 SF of contiguous square footage.

- **301 1<sup>st</sup> Avenue North** This historic redevelopment by Legacy Land Inc. is now complete and this centrally located Downtown building features high ceilings, heavy timber construction and original exposed brick. Lease options include from 5,658 SF to 18,550 SF and boasts 52 surface parking stalls for tenants. The property serves as a gateway to the Downtown Saskatoon Warehouse District.
- **331 1<sup>st</sup> Avenue North** Another Legacy Land Inc. project and is located immediately north of 301 1<sup>st</sup> Avenue North. This 6-storey heavy timber brick warehouse was originally constructed in 1912. The project will upgrade the character and potential use of the warehouse and add new life to the surrounding area. Potential tenant mix could include retail, office, or restaurant. Total gross SF is 61,015, and the work saw an addition to the north side of the structure.
- **201 1<sup>st</sup> Avenue South | Midtown Shopping Centre | \$90M investment** Saskatchewan's premiere fashion mall, Midtown, underwent a massive investment following the closure of Sears. Much of the former Sears space was transformed into a modern new Food hall, Midtown Common, while other new retailers have either opened already or have plans to open later in 2020. In total, Midtown contains about 650,000 SF. The renovation transformed the west side of the property and created a more inviting look to the Riversdale district, just to the west of Downtown Saskatoon.
- **227 21<sup>st</sup> Street East | Chubb Block** Originally opened in 1908, this building was recently renovated by two local businesspeople and marked their second complete renovation of a Downtown property, the other being 223 2<sup>nd</sup> Avenue South. The Chubb Block was renovated on all three storeys and now three different businesses all the location home.
- **409 3<sup>rd</sup> Avenue South | East Tower at River Landing |** This major office tower consists of 13 floors and 180,000 SF of AAA office space and overlooks the South Saskatchewan River. Part of a major development on a city block, this tower is now occupied and will serve as a cornerstone of Downtown Saskatoon for years to come.
- **490 2<sup>nd</sup> Avenue South | No 1 River Landing** This 20-storey residential condo project marked the beginning of high-design urban living in Saskatoon. The property offers spectacular views of the South Saskatchewan River and the floor to ceiling windows, exposed concrete ceilings and columns bring a richness of design and living that Saskatoon had not seen before. The project consists of 120 condo units, underground parking, amenity space, and fitness room.
- **400 2<sup>nd</sup> Avenue South | Nutrien Tower** Nutrien will be the main tenant in what will be the tallest office building in Saskatchewan. Scheduled for completion in 2022, the building will be energy efficient with developers targeting LEED Gold Certification. The building will contain a rooftop garden, fitness centre, and will change the skyline of Saskatoon.

- **480 2<sup>nd</sup> Avenue South | Alt Hotel Saskatoon** Built as part of the office and condominium project in south Downtown, this 155-room hotel boasts contemporary, comfortable hotel rooms with a great location with river access only steps away as well as nearby to many restaurants, entertainment offerings, and Remail Modern.
- **405 20<sup>th</sup> Street East | Delta Hotels by Marriott Saskatoon Downtown | \$12 investment** With striking views of the river and Meewasin Valley, this 290-room hotel underwent an extensive renovation that saw all facets of the hotel upgraded including guest rooms, banquet spaces, restaurant, and a large indoor pool and waterslide area.
- **601 Spadina Crescent East | Delta Hotels by Marriott Bessborough** Scheduled to start sometime in 2020, this iconic property will undergo extensive renovations and be rebranded as a Marriott Autograph collection “boutique” hotel upon completion. The renovation will affect all floors and include some work in guest rooms as well. The hotel was originally built in 1935 by the Canadian National Railway.
- **310 20<sup>th</sup> Street East** Office building undergoing renovation to interior and exterior façade.
- **50 23<sup>rd</sup> Street East | Former STC Terminal** Former STC terminal undergoing renovations to both interior and exterior façade.
- **131 21<sup>st</sup> Street East | Bowerman Block** Historic property from early 1900’s renovated by Reddee Properties, now has two retail bays leased, one to Second Cup Coffee and one to Manhattan Casuals. A third retail spot is available for lease with 2,373 SF available. The renovation consisted of interior and exterior upgrades and was completed in 2019.

### Anticipated Projects

- Baydo Apartments – Two 20+ storey apartments at 25<sup>th</sup> Street and 5<sup>th</sup> Avenue