
Subject: Email - Request to Speak - Ross Hinthier - Proposed Meridian Development of Knox United Church Property - CK 710-49
Attachments: knox_member_letter_to_city_planning_and_development_committee.docx

Submitted on Monday, November 30, 2020 - 16:12

Date Monday, November 30, 2020

To His Worship the Mayor and Members of City Council

First Name Ross

Last Name Hinthier

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] Gordon Road

City RM of Aberdeen

Province Saskatchewan

Postal Code [REDACTED]

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

Subject Proposed Meridian Development of Knox United Church property.

Meeting (if known) Standing Policy Committee on Planning, Development and Community Services Dec. 8, 2020

Comments

I am requesting to speak at the above December the 8th meeting regarding the Meridian Development proposal of the Knox United Church property. Please forward the attached letter to the City Committee.

Regards,

Ross Hinthier, phone: [REDACTED], November 30, 2020

Attachments

[knox_member_letter_to_city_planning_and_development_committee.docx](#)

A sustainable future for the Knox heritage property benefits the Knox Community and the City. There are no numbers in the Meridian Knox agreement that guarantee the development will significantly enhance the sustainability of the Knox building. In 2019, the building revenues from the existing surface parking lot, Church rentals, and capital donations, covered the building operating costs (including janitorial) and capital expenditures with a deficit of only \$1,200. There is no guarantee that the proposed Knox 40 parkade stalls will generate significant additional net revenues once deductions are made for the Knox stalls' proportional costs such as pedestrian access, driveway access, cleaning, lighting, ventilation, heating, fire suppression systems, overhead door maintenance, line painting and signage replacement. Knox has no control over these costs. Parkade Knox stall taxes are another unknown. Knox will be compensated by the Developer for lost parking revenue during the construction phase calculated as the monthly average of the previous 12 months. Parking revenue has been severely affected by the pandemic.

The Knox Community extends beyond Sunday Services. Knox is available to the public for weddings, funerals, and cultural events. Knox is home to the Saskatoon Children's Choir, Saskatoon Chamber Singers and 96 Highlanders Pipes and Drums youth band. Other cultural organizations such as the Saskatoon Symphony, University Greystone Singers, touring choirs and artists, hold concerts at Knox. Knox is uniquely positioned as a Saskatoon concert venue that can hold up to 600 people. Knox has had extensive discussions with the Broadway Theatre about holding events at Knox that require more capacity than the Broadway can provide. Knox has additional features such as a raised dais for a performing platform, easy access to a Green Room, and on-site parking. Events will be negatively impacted by the construction phase.

The proposed Tower will completely dominate the century old Churches architecture on either side. It is evident that the 90 degree development is shoehorned into a very difficult site.

The Developer has mentioned that the landlord of the Shepherd's Apartments supports the proposed development. Has anyone informed or consulted the Shepherd's residents whose views of the Churches, Spadina, the riverbank, and the sun from the East, will be completely blocked by the proposed Tower? The quality of life of City Citizens who cannot afford expensive residences should be considered.

In fill density with very little clearance, is not appropriate for all property, especially for these two neighbouring Heritage properties adjacent to the riverbank. The height of the development should not exceed the height of the adjacent Churches especially for the portion of the property South of Knox.

If all the members of the affected Community come to the table, a solution that fits the needs of all may be found.

Thank you for the opportunity to comment.

Ross Hinthier, Past Chair Property Committee, Knox United Church