

February 9, 2021

Interim City Clerk

Dear Interim City Clerk:

Re: Proposed Official Community Plan Amendment and Rezoning by Agreement - 1414 - 1416 Main Street [File No. CK 4351-021-001]

The Municipal Planning Commission, at its meeting held on January 26, 2021, considered a report of the General Manager, Community Services Department dated January 26, 2021.

The Commission received letters from Varsity View Community Association, dated January 22, 2021 and Gary McCallum, dated January 25, 2021 regarding the matter. Theresa Kirkpatrick addressed the Commission and provided a petition regarding concerns with the proposal including the impact the development will have on the neighbourhood, changing the character of the neighbourhood and conflicts with the neighbourhood plan.

Following discussion, the Commission supported the following recommendation of the Community Services Department, with one dissenting vote:

That proposed amendments to Bylaw No. 9700, The Official Community Plan, 2020 and Bylaw No. 8770, Zoning Bylaw, 2009 regarding 1414 and 1416 Main Street, as outlined in the January 26, 2021 report of the General Manager, Community Services, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

Attachments

cc: Diane Bentley, MPC Chair
General Manager, Community Services Department



Attn:
Municipal Planning Committee
City of Saskatoon

22-Jan-2021

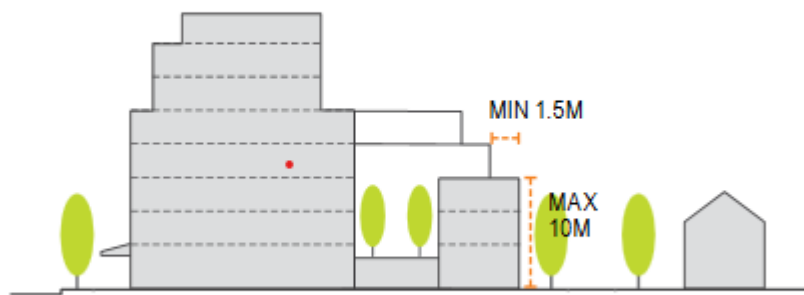
Dear Sir/Madam:

The Varsity View Community Association is very concerned about the proposed non-conforming development at 1414/1416 Main St E. The development is not consistent with our local area plan, it exceeds the height limits for the proposed corridor plan, and will increase the risk of accidents on the adjacent stretch of Cumberland Avenue. For these reasons, we are against the proposed rezoning of this stretch of Main Street.

Local Area Plan and Proposed Development. The Varsity View Local Area Plan (2014, revised 2018/9) indicates that the Main Street Promenade is a character area (p. 56) with a low density residential zoning (p. 47). The proposed development is not low density and does not meet community standards on infill (p. 55). Specifically, it does not fit harmoniously with the surrounding neighborhood, reinforce the prevailing pattern on the block nor is it neighborly with respect to adjacent properties. Many residents feel very strongly that after putting thousands of hours of work into formulating a local area plan that the plan should be respected.

Proposed Corridor Growth Plan: Design guidelines for corridor growth specify a maximum height of 10 m (3 floors) at the outer limits of the corridor. Main street is the outer limit of the 250 m. zone from the 8th St BRT.

Fig. 17 Building Massing



(Image from Corridor Transformation Plan, p. 36)

Traffic: The Main Street-Cumberland intersection is already moderately dangerous with 11-50 collisions per year. The proposed development visons access from the back alley. The back alley joins Cumberland at a blind corner and the risk of collisions on this busy stretch of Cumberland will be high.

The community and the community association believe that certainty in planning is a fundamental principal of City growth. Our residents have collectively invested millions, possibly hundreds of millions of dollars in new buildings and building renovations. These major financial decisions were informed by the local area plan. It is an unfortunate fact that buildings that exceed neighborhood height and massing regulations shade the adjacent properties and detract from the value of adjacent properties. In addition, many choose to live in Varsity View because it is a family residential neighborhood. Buildings of the proposed type almost never house families, negatively impact the family feel of our neighborhood, and lack the front yard landscaping and trees that add to the biodiversity and character of our neighborhood. It is an unfortunate fact that some residents have suggested that if buildings of this type are approved outside of official local area plans, that they may follow the lead of the developer and move out of our neighborhood.

Flooding: We are concerned that flooding at this corner will make back lane access impossible and may flood the underground parking.

Image showing Cumberland just south of Main and back alley exit



Lastly, we would like to point out that we are not against infill and density. The 1414/1416 site can legally accommodate 5 new houses with a discretionary option of 5 garage suites for a total of 5 times the current residential units.

In summary, VVCA is strongly opposed to this development because its size and massing are inconsistent with the local area plan, the proposed corridor growth plan, and traffic safety.

On behalf of the VVCA-Grosvenor Community Association Board

Anika Anderson
Anne Hardy, Vice-President
Holly Ann Knott, Member at Large
Jonathan Naylor, Past-President
Maty Anne Rubin, Member at Large

Subject: FW: Email - Communication - Gary McCallum - Rezoning by Agreement - 1414-1416 Main Street - CK 4351-021-001

From: Web NoReply

Sent: January 25, 2021 2:06 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Gary McCallum - Rezoning by Agreement - 1414-1416 Main Street - CK 4351-021-001

Submitted on Monday, January 25, 2021 - 14:06

Submitted values are:

Date Monday, January 25, 2021

To His Worship the Mayor and Members of City Council

First Name Gary

Last Name McCallum

Phone Number

Email

Address Main St

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Rezoning by agreement cumberland/Main St

Meeting (if known) MPC Jan 26

Comments

I am indicating my support for the rezoning by agreement R2 to RM4 SE corner of cumberland and Main St

Gary McCallum

MUNICIPAL PLANNING COMMISSION SUBMISSION RE: REZONING 1414-1416 MAIN STREET

January 15, 2021

To: The Municipal Planning Commission, City of Saskatoon

As neighbours from Main Street, we are all very much opposed to the proposal to rezone 1414-1416 Main Street from Low Density Residential to Corridor Residential by way of zoning agreement. We would like to request that Theresa Kirkpatrick be allowed to speak on our behalf at the committee meeting on January 26, 2021.

We are opposed to this project not only because of its impact to our block, but because of the precedent this sets for our entire community. We are not opposed to development or to densification. Both those things can be accomplished within existing zoning. This block has, in fact, increased the housing stock by approximately 35% in the last 7 years and the two lots in question have potential to increase density by another 5 houses – all within the existing R2 zone.

Moreover, we believe that the proposed rezoning and the city's proposal for a 250 meter "corridor" from the 8th Street BRT proposed route is in direct conflict with the spirit outlined in the city's Varsity View Local Area Plan which was completed in 2014. If allowed to proceed, this rationale used for this rezoning could apply equally to ALL street corners on Main Street and 9th Street between Preston Avenue and Broadway. If the Main Street development is just the first of many, that would FOREVER change not only this established neighbourhood but others as well.

The goals outlined in the VVLAP were, in part, to preserve lower density residential areas in the heart of the Varsity View neighbourhood and to foster stability through increased home ownership. This plan recognized that there was intrinsic value to the heritage and character of this established neighbourhood. It recognized the block in this particular proposal as a character area and the start of the Main Street Promenade – a long beautiful tree-lined street providing a serene walk through a quiet neighbourhood – sandwiched between the commercial properties on 8th Street and the higher density developments north of 14th Street as one gets closer to the university.

The VVLAP also specifically identified areas where higher density residential development was envisioned. This included the 8th Street commercial corridor (between Clarence and Cumberland), all along Clarence Avenue, Cumberland north of 14th Street and south of College, and the College corridor from Clarence to Cumberland.

The proposal for 1414-1416 Main Street, we believe, sets a precedent from which there will be no going back. Therefore, we urge the city not to rush to approval for this project based mainly on the criteria of proximity to the BRT without adequate consideration for long-term impact on the community. Please reject this proposal and maintain the existing R2 zone.

MUNICIPAL PLANNING COMMISSION SUBMISSION RE REZONING 1414-1416 MAIN STREET

Name	Address and contact info	Signature
M Gillespie	Main	
Andrey Mowchenko	Main St	C
Jackie Mowchenko	Main St.	
Guy Mowchenko	Ewart Ave	/

MUNICIPAL PLANNING COMMISSION SUBMISSION RE: REZONING 1414-1416 MAIN STREET

Name	Address and contact info	Signature
Theresa Kirkpatrick and Scott Matheson,	Main Street, Saskatoon,	<i>[Signature]</i>
Jennifer Nairn	Main St	
GORDON SPERLING	Main ST	
RICH ANN BURTON	10th St E	
Nathan + Leah Windels	10th St E	
Warren + Alyssa Muzika	Main St E	
Francois Reys	Main Street	
Catherine Qiem Alex Grew	Main St	
Kathy + Bruce Probert	Main St.	

MUNICIPAL PLANNING COMMISSION SUBMISSION RE: REZONING 1414-1416 MAIN STREET

Name	Address and contact info	Signature
Tal Stensrud	Main St.	
ZENON SADOWAY	MAIN ST	
Betty Sadoway	Main St.	
Jen Davidson	Main St	
Rus Davidson	Main St	
Gare Clark	Main St	
Alecia Grant	Main St	
Lewie Stiller	Main St.	
Larry Yakimostki	Main St	ls
Ben Yakimostki	Main Street	
Geoff Marshall	Main Street	g