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**Subject:** FW: Email - Communication - Martha Carter - Proposed Official Community Plan Amendment Rezoning of 1414-1416 Main Street - CK 4351-021-001

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**From:** Web NoReply <[web-noreply@saskatoon.ca](mailto:web-noreply@saskatoon.ca)>

**Sent:** Tuesday, February 16, 2021 11:26 AM

**To:** City Council <[City.Council@saskatoon.ca](mailto:City.Council@saskatoon.ca)>

**Subject:** Email - Communication - Martha Carter - Proposed Official Community Plan Amendment Rezoning of 1414-1416 Main Street - CK 4351-021-001

Submitted on Tuesday, February 16, 2021 - 11:25

Submitted values are:

Date Tuesday, February 16, 2021

To His Worship the Mayor and Members of City Council

First Name Martha

Last Name Carter

Phone Number

Email

Address Bate Crescent

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Proposed Official Community Plan Amendment From Low Density to Corridor

Meeting (if known) Public Hearing regarding rezoning of 1414-1416 Main Street

Comments

1. The February 10 Star Phoenix article regarding rezoning of Main Street, notes that developer Mark Kelleher welcomes the City's move to rezone residential areas to allow for more densification. He says it does away with lack of certainty and developers will no longer have to make individual rezoning applications. Our councillor, Cynthia Block, has assured Varsity View residents that the 1414-1416 rezoning application is a one off- we do not need to worry that such a multiunit dwelling would be approved anywhere else in Varsity View. That assurance contradicts Mr. Kelleher's interpretation.  
On the northeast corner of Colony and Clarence, 6 houses have been sitting empty and derelict for years. A development proposal has recently been advertised but it's not clear whether that project will go ahead. As landlords are allowed to rent homes until they are completely run down, and then leave them empty hoping for a developer to take interest, what is to stop a developer from continue to buy up derelict homes and sit on them waiting for approval for a multiunit dwelling? There are rental homes across the alley from us (on the west side of Preston). We have a park like back yard (an important feature of Grosvenor Park)- could we be facing a 5 story unit looking into our yard?
2. As part of the corridor zoning, increased public transit is proposed on 8th Street, Clarence, College Drive, and Preston. I am concerned about Main Street, Cumberland, and 14th Street. If additional transit is possible on these streets, it will leave Grosvenor Park stranded as a suburban island completely surrounded by heavy traffic zones.
3. The past president for Varsity View Association, Jon Naylor, spoke at at February 11 Community Association Zoom meeting with Cynthia Block. He pointed out that residents on Main Street, particularly in the 1400 block,

have spent millions building new, often multi family units, meeting the requirements of an R2 low density neighbourhood. Now, residents are faced with the "wild west" of town planning and are told the zoning will be changed and something entirely different will be built. Residents are upset with the lack of consultation.

4. The Varsity View Local Area Plan, completed in 2014, recognizes the "intrinsic value to the heritage and character of this established neighbourhood" and that Main Street is meant to be a beautiful, serene, tree-lined promenade. Should the City now allow zoning more favourable to developers than residents given the work already done to renew the Varsity View neighbourhood?
5. The City of Calgary is considering restoring the Balmoral Circus from a vehicle intersection back to a circular park. Included in the study is a move to add additional growth in terms of more dense living units, and increased public transit along the Centre Street Corridor, which is close to Balmoral Circus. The City's project manager notes that the public must be included in the plans to grow this corridor. In his words, the public must be assured that "the parallel residential streets remain calm, quiet, and pleasant places to be." This is exactly the assurance Varsity View residents are looking for.
6. The two lots in question, 1414 & 1416 Main Street, have homes that appear to be fairly run down. Revitalization of these properties would improve the street. There is scope to build a number of multi family units in keeping with R2 low density housing.

Thank you for your consideration of these issues.