

**PUBLIC RESOLUTION
STANDING POLICY COMMITTEE ON PLANNING,
DEVELOPMENT AND COMMUNITY SERVICES**

Main Category: 7. **COMMUNICATIONS (requiring the direction of the Committee)**

Sub-Category: 7.2 **Matters Requiring Direction**

Item: 7.2.2. **Municipal Heritage Advisory Committee - Knox United Church Heritage Designation Bylaw No. 8232 Amendment [File No. CK. 710-49]**

Date: **December 8, 2020**

Any material considered at the meeting regarding this item is appended to this resolution package.

The following documents were provided:

- A letter from the Municipal Heritage Advisory Committee, dated November 30, 2020 including a request to speak from Lenore Swystun, Chair, Municipal Heritage Advisory Committee;
- A report of the General Manager, Community Services Department, dated November 17, 2020;
- Letters provided to the Municipal Heritage Advisory Committee at its November 17, 2020 meeting;
- Letters requesting to speak:
 - Ross Hinthier, dated November 30, 2020;
 - Peggy Sarjeant, Saskatoon Heritage Society, dated November 30, 2020;
 - Karl Miller, Meridian Development Corp, dated December 1, 2020;
 - Bertrand Bartake, Kindrachuk Agrey Architecture, dated December 1, 2020;
 - Brent Penner, Executive Director, Downtown Saskatoon, dated December 3, 2020;
 - Marcel de la Gorgendiere, Board of Directors, Knox United Church, dated December 4, 2020.
- Letters submitting comments:

- Susan Cross, dated November 17, 2020 and December 7, 2020;
- Patricia Pavey, dated November 29, 2020;
- Susan Clark, dated December 6, 2020;
- Gee Tsang, dated December 6, 2020;
- Colin Clay, dated December 6, 2020;
- Peggy Sarjeant, Saskatoon Heritage Society, dated December 7, 2020;
- Tim Claypool, dated December 7, 2020;
- Trish Hastings and Scott McBride, dated December 7, 2020;
- Brenda Wilde, dated December 7, 2020; and
- Norma Klassen, dated December 8, 2020.

General Manager, Community Services Lacroix introduced the item. Solicitor Manastyrski gave a brief introduction on the process. Director of Planning and Development Anderson answered questions of the Committee.

Lenore Swystun, Chair, Municipal Heritage Advisory Committee addressed the Committee regarding the letter submitted on behalf of the Municipal Heritage Advisory Committee. It was noted the role of the Municipal Heritage Advisory Committee was not clear to them in regards to this matter. A recap of the discussion during the Committee's meeting on November 17, 2020 was provided.

Ross Hinthier addressed the committee regarding the matter and questioned the need for the development.

Peggy Sarjeant, Saskatoon Heritage Society addressed the Committee regarding concerns with the placement of the development on site and the relationship between the adjacent churches. She compared the matter to the St. Johns Cathedral approval in 2008 and advised of the negative impacts of that approval.

Karl Miller, Meridian Development Corp, addressed the concerns regarding the matter and the process that was followed. He encouraged the Committee to continue with the process.

Bertrand Bartake, Kindrachuk Agrey Architecture provided a PowerPoint and an overview of the proposed development.

Brent Penner, Executive Director, Downtown Saskatoon spoke in support of the development.

Marcel de la Gorgendiere, Board of Directors, Knox United Church, provided a history of the site and the heritage designation amendment request.

Moved By Councillor Davies

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the City Solicitor be requested to prepare an amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003, with such amendment limited to amending the legal land description to reflect the approved subdivision; and
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed bylaw amendment.

In Favour: (6): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Mayor C. Clark

CARRIED UNANIMOUSLY

Moved By Councillor Kirton

That the Administration engage with the Municipal Heritage Advisory Committee and report back on how their concerns can be addressed.

In Favour: (6): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, Councillor Kirton, and Mayor C. Clark

CARRIED UNANIMOUSLY

November 30, 2020

Secretary, SPC on Standing Policy Committee on Planning, Development & Community Services

Dear Secretary:

**Re: Municipal Heritage Advisory Committee (MHAC) - Knox United Church Heritage Designation
Bylaw No. 8232 Amendment [File No. CK-710-49]**

The Municipal Heritage Advisory Committee, at a special meeting held on Tuesday, November 17, 2020, dealt with two items. One item was a routine request and another item which forms the basis of this letter.

As per the minutes of the Nov. 17th special meeting, a report of the General Manager, Community Services Department, was presented by Administration. As part of the report, a recommendation from Administration was proposed as follows:

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That the City Solicitor be requested to prepare an amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003, with such amendment limited to amending the legal land description to reflect the approved subdivision; and
2. That the General Manger, Community Services Department, be requested to prepare the required notices for advertising the proposed bylaw amendment.

Along with MHAC committee members, three presenters were part of the on-line teleconference meeting: Karl Miller, Meridian Development Corporation (proposed Developer), who spoke about the proposed development; Bertrand Bartake, Kindrachuk Agrey Architecture (working with Meridian), who provided a presentation about the proposed development; and, Peggy Sarjeant, Saskatoon Heritage Society, who provided some heritage considerations and additional recommendations. Several letters about the proposed development were also received as part of the Committee's revised agenda package and will be attached to this letter. Knox United Church, the owner of the parcel was not present.

After the presenters, through the Chair, MHAC committee members discussed the matter through rounds of questions and comments. During the discussion, a motion was put forward by a committee member to accept the recommendation as put forward by Administration. Another Committee member put forward another motion asking for a deferral on the matter. The rationale being so the Committee may consider other related questions and information, and, to provide for the potential of further public engagement to help inform MHAC's position with respect to the proposed recommendation placed before it.

During deliberation on motions, Clerks clarified that while typically a motion to defer would take priority over another motion, due to the process as outlined in MHAC's terms of reference, there was no option for the item to be deferred. Committee could only approve or deny the recommendation and then offer another recommendation. With that clarification, the motion was put forward and a recorded vote was taken.

Five committee members voted in favour of the motion to accept Administration's recommendation: Sarah Marchildon, Downtown BID; DeeAnn Mercier, Broadway BID; Alan Otterbein, Meewasin Valley Authority; Randy Pshebylo, Riversdale BID; and James Scott, 33rd Street BID. Six members were not in favour of the

motion: Garry Anaquod, Saskatchewan Indigenous Cultural Centre; Stevie Horn, Saskatoon Public Library; Paula Lichtenwald, Tourism Saskatoon; Andrew Wallace, Saskatchewan Association of Architects, Cera Youngson, Public Member; and Lenore Swystun, Saskatoon Heritage Society, Chair. There were 4 members not present at the time of the vote.

After the first motion was defeated, a second motion was made and passed by MHAC to request:

That a letter be forwarded to the Standing Policy Committee on Planning Development and Community Services, outlining the Municipal Heritage Advisory Committee's discussion on the matter.

As a way of outlining MHAC's discussion for PDCS to consider as part of its deliberations on this matter, three key discussion areas will be highlighted:

1. The development amendment process and role of MHAC (and others) with respect the Administrative recommendation;
2. Impacts and benefits of the proposed development brought forward by committee members based on information received and shared during the meeting; and,
3. Suggested way forward as discussed by MHAC.

1. Process and Role:

Administration's report was presented to MHAC as part of a legislative requirement upon requesting an amendment to Bylaw No. 8232, *The Knox United Church Designation Bylaw, 2003*. The designation applies to the church building and land that together make up Parcel Number 120283006.

MHAC, as part of its mandate, is constituted to provide advice to City Council relating to any matter arising out of The Heritage Property Act or the regulations thereunder, and on Policy C10-020, *Civic Heritage Policy*.

The Municipal Heritage Designation provides the mechanism by which MHAC may advise Council with respect to the proposed recommendation put forward by the Administration.

Specifically, the process as outlined below in Section 17 (2) (a):

As per the Saskatchewan Heritage Property Act 17 (1): Repeal or amendment of bylaw 17(1) Notwithstanding any provision of The Planning and Development Act, 2007, any council, by bylaw and on any terms and conditions that the council considers appropriate, may repeal or amend any bylaw passed pursuant to section 11.

(2) Prior to repealing a bylaw passed pursuant to subsection 11(1) or amending a bylaw to add property to or remove property from the designation, the council shall:

- (a) *consult with its Municipal Heritage Advisory Committee, if one has been established;*
- (b) serve the registrar and all owners of property included in the proposed repeal or amendment with a notice of intention;
- (c) publish a notice of intention in at least one issue of a newspaper in general circulation in the municipality;
- (d) where an amendment would add Municipal Heritage Property to the designation, register an amendment of the interest based on the notice of intention in the Land Titles Registry against all affected titles; and
- (e) where an amendment would add property to a Municipal Heritage Conservation District, register an amendment of the interest based on a Heritage Conservation District notice in the Land Titles Registry against all affected titles. 1993, c.26, s.7; 1996, c.32, s.7; 2000, c.L-5.1, s.292; 2001, c.20, s.30; 2007, c.P-13.2, s.258

The proposed subdivision would result in the designated heritage parcel known as Knox United Church, located on the corner of Spadina Crescent and 24rd Street, to be separated into two parcels. One parcel would include the existing building (church) and immediate land upon which it sits. Another would result in an L-shaped parcel of land to accommodate a high-rise development that abuts both 23rd Street E on one side and Spadina Crescent. The proposed development would sit on lands that currently include laneways, greenspace and surface parking located between Knox United Church and St. John's Anglican Cathedral, another designated property that is located directly next to them south along Spadina Crescent.

MHAC learned, during its meeting, about a related item that was brought forward on November 3rd to the Municipal Development Appeals Board after the City's Planning and Development Division denied the proponent a development permit. Five deficiencies were referred to in its denial with respect to building setbacks and transparent openings.*¹

MHAC Discussion Highlights:

- Questions arose about the process and sequence of events as related to the above DAB process, administrative process and the request of the MHAC for deliberation. Administration emphasized that they were not wanting MHAC to discuss the design or development specifically, rather to only consider the subdivision within consideration of the heritage designation.
- MHAC challenged how the designation was being interpreted narrowly to the building and that character-defining elements and the *Standards and Guidelines for the Conservation of Historic Places in Canada* speak to consideration of a site's overall value, including its landmark placement on its original parcel of land and in relation to St. John's Anglican Cathedral and the riverbank.
- MHAC commented that it had in its work plan, a focus on designation and consideration of this area as a cultural heritage landscape.
- Administration shared that there are no architectural controls in place with respect to design but that the Heritage Register speaks to Knox United Church and its placement on its original land. It was noted that all designated properties require to be designated to a site or parcel of land.
- Administration pointed to a similar process utilized in a subdivision request that was granted to St. John's Anglican Cathedral in 2009 of which MHAC was part of the process before it went to City Council for approval. Administration interpreted the recommendation before MHAC as a technicality.
- MHAC commented that a letter by St. John Anglican Cathedral identifies a number of criteria overlaid as part of any proposed development were one to take place.
- MHAC expressed concern over the lack of engagement with neighbouring properties and wondered about the process.
- MHAC questioned about whether other opportunities, examples or best practices were drawn upon by Administration in looking at the potential subdivision. Administration responded that the focus of this is on a request for a subdivision.
- MHAC asked about where in the process one would be able to see the Heritage Impact Statement. Administration shared that this was in draft mode and a final statement would be made available at the development permit stage.
- The role of the Meewasin Valley Authority (MVA) was asked and whether this item was brought to their attention. The answer was no, as it does not fall directly in the Conservation District. It was clarified that

¹ On November 23, 2020, a public decision by the Municipal Development Appeals Board was rendered whereby the Appeal was deemed not successful. The decision is available through the City of Saskatoon's website where the Municipal Development Appeal Board's items can be found.

it does fall within the Buffer Zone and the MVA, if it chose, or were asked to, could possibly provide some input.

- MHAC asked about when MHAC, outside of this opportunity, would have a chance to weigh in on the details of the development; and, when would the public also have an ability to provide comments. Administration stated that the report was about consideration of a subdivision. It will go to the Standing Policy Committee of Planning, Development and Community Services and then to City Council whereby notice will be given of a public hearing where the public would then be able to be involved.
- MHAC noted that in the absence of architectural controls, the current heritage designation of Knox United Church including its original parcel of land protects Knox United Church from inappropriate development on its site. The subdivision proposal would effectively remove that protection.
- MHAC asked about the zoning on the site and it was clarified that aside from the variance that triggered the Development Appeal Board, the proposed development was permitted. Though as the proposed development, it is currently tied to the Knox United Church parcel, and the amendment to the designation heritage bylaw for Knox United triggers this discussion.
- MHAC commented on how the process being put forward by Administration gives very little room for MHAC to weight in other than the designation itself provides us the opportunity to put forward considerations.

2. Impacts and benefits of the proposed development

While Administration stated the discussion was to be limited to the subdivision, the presenters on behalf of the proposed development, the presenter from the Saskatoon Heritage Society and others who submitted comments to various aspects of the proposed development, its design, its benefits and impacts on the site.

Some members of MHAC saw significant benefits arising from the proposed development. Others raised significant heritage impacts, both negative and positive, from the proposed development. Highlights of this discussion are below.

MHAC Discussion Highlights:

- Key benefits discussed by MHAC about having this development occur downtown:
 - New options for people to live, recreate and conduct business downtown;
 - Fills an important infill opportunity by turning a parking lot into a valuable tax revenue generator;
 - Potential for it to create a catalyst for such developments to take place in other business improvement districts that face similar challenges with church properties;
 - Provides stability for Knox United Church noting the current vulnerability of 3rd Ave United Church;
 - Adds to the vibrancy of an established river street and downtown.
- Impacts shared and discussed by MHAC included:
 - Concerns about this proposed development expressed by St. John's Anglican Cathedral viewed as an important consideration to be further pursued for input;
 - Concerns expressed about how the proposed development as a whole, is situated on the site, would impact other neighbouring buildings presently and in the future;

- How might the proposed development impact on the structural integrity of Knox United Church during construction and post-construction including impact of seasonal elements due to the close proximity of the finished build-out.
 - The proposed developer did speak to some of the construction techniques they would use though no details were outlined in the report prompting MHAC to suggest further information may help to answer this.
 - Administration spoke to how new construction would be evaluated to ensure it is developed to professional architectural and engineering standards and building codes
- MHAC asked about consideration of other development options were explored as a means of consideration to the overall heritage value of Knox and St. John's Cathedral.
 - The proposed developer stated that this was the development that made best sense to present after having worked on the process with Administration.
- MHAC discussed whether considerations to place guidelines similar to the Broadway 360 plan were considered.
 - Administration responded that there were no architectural guidelines in place, dealing with a subdivision application.
 - MHAC wondered whether there was still room for other options to be put forward for how to place a potential development that may complement the benefits and impacts identified.

3. Suggested way forward

MHAC, as a whole, is open to looking for ways to see a potential development go forward that can address the matters identified above, as related to its mandate and role as a Heritage Advisor to City Council.

- Some considerations about how this might come to be include:
 - Drawing from the recommendations of the Luxton report, on resources from the success of other major projects the City has undertaken, along with drawing on heritage expertise from elsewhere in this area may be beneficial build a foundation to convene sooner than later a round table to help inform the best outcomes for a development to take place amongst a set of municipally designated properties.
 - The City convene, similar to what was done with Lydia's on Broadway Ave (though triggered too late by a demolition permit and before it was designated) to include key partners around the table to discuss further options: the owner, MHAC and other key heritage stakeholders from here and elsewhere , key neighbours most impacted including St. John's Cathedral and the potential developer or other developer(s) as relevant to the discussions moving forward

The Chair requests to speak at the Standing Policy Committee on Planning, Development, and Community Services, to provide highlights of this letter, address any questions the Committee may have, and to speak to opportunities to continue the discussion forward.

The Municipal Heritage Advisory Committee respectfully requests that the recommendation be considered by the Standing Policy Committee on Planning, Development & Community Services.

November 30, 2020

Page 6

Yours truly,

A handwritten signature in blue ink, appearing to read "Lenore Swystun".

Lenore Swystun, Chair
Municipal Heritage Advisory Committee

LS:ht

Attachment

cc: General Manager, Community Services Department
Heritage and Design Coordinator, Community Services Department
Ms. L. Swystun, Chair, Municipal Heritage Advisory Committee

Knox United Church Heritage Designation Bylaw No. 8232 Amendment

ISSUE

The purpose of this report is to consider a request to amend Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003 to subdivide the parking lot portion of the Knox United Church site to create a new developable parcel.

RECOMMENDATION

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That the City Solicitor be requested to prepare an amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003, with such amendment limited to amending the legal land description to reflect the approved subdivision; and
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed bylaw amendment.

BACKGROUND

Description of the Historic Place

The Knox United Church was built in 1912 in the collegiate gothic style of architecture. The building has retained many of the original architectural elements since its construction, which include the building's stepped pediments, stained glass windows and distinctive reddish-brown brick. There have been relatively few alterations to the building over the years.

Heritage Value and Designation

The Knox United Church was designated as a Municipal Heritage Property in 2003, through the Knox United Church Heritage Designation Bylaw No. 8232 (see Appendix 1). Reasons for its designation include: its excellent examples of neo or collegiate gothic architecture with an irregular pointed cruciform plan; the relatively few alterations to the property since its construction; and its contributions to the character of the downtown as a well-known Saskatoon landmark on the riverbank.

Designation of the building is limited to the exterior of the building. Bylaw No. 8232 identifies alterations to the exterior of the building would have to retain the existing bricks and concrete trim exterior and retain the existing roof material or use of materials of similar colour and material. There are no additional guidelines for alterations and no additional guidelines for proposed changes to the overall site.

Knox United Church Heritage Designation Bylaw No. 8232 Amendment

DISCUSSION/ANALYSIS

Heritage Bylaw Amendment Process

Municipal Heritage Designation and management of such municipal bylaws is governed by the *Heritage Property Act*. The process for repealing or amending a bylaw is outlined in section 17(1) of the Act. Bylaw amendment requests must consult the Municipal Heritage Advisory Committee before being voted on during a regular or special meeting of City Council.

Proposed Amendment

As outlined by the applicant, the existing congregation of the Knox United Church has been in steady decline, and the church is exploring economic opportunities which could support the congregation and ongoing maintenance of the structure. Appendix 2 'Letter of Support from Knox United Church Congregation' outlines the congregation's letter of support for this Heritage Bylaw Amendment.

Subdivision and subsequent development of the adjacent parking lot on the Knox United Church site is being pursued to create additional economic opportunities for the congregation.

The proposed subdivision would change the legal land description of the property, such that the building and the parking lot would become two separate parcels. The proposed new development site would be located at the existing Church parking lot, which is located to the south and west Knox United Church. This would create a new through site with frontages on 24th Street and Spadina Crescent. A proposed site plan is shown in Appendix 3. This new site would be located immediately east of an existing high rise residential use and across the lane from St. John's Cathedral to the south. The character-defining features of either designated heritage property would not be altered in this amendment.

The proposed subdivision would maintain access to a vehicular lane at the rear of the Church. This would maintain surface parking stalls in the rear yard of the church for employee use. No parking spaces were required at the time the church was developed. The building will not be changing in use, therefore there are no parking spaces required on site for Knox United Church. Future development of the proposed new development site would have to meet parking requirements for the M4 Zoning district as per the Zoning Bylaw No. 8770.

An amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003 is required to reflect the proposed new parcel number and legal description of the property.

Heritage Impact Statement

The applicant has submitted a draft Heritage Impact Statement with additional details of the proposed new development site and how it may impact the neighbouring Heritage Property if permitted. This statement outlines the preliminary design proposal for the adjacent site and includes details regarding how the proposed development interacts with Knox United Church and other nearby designated heritage properties. The proposed preliminary design would not impact the character-defining elements outlined in the Heritage Designation Bylaws of either the Knox United Church or St. John's Cathedral.

Knox United Church Heritage Designation Bylaw No. 8232 Amendment

FINANCIAL IMPLICATIONS

There are no financial implications noted for this proposed Bylaw Amendment.

OTHER IMPLICATIONS

There are no environmental, privacy, or CPTED implications or considerations.

NEXT STEPS

If City Council approves the Amendment of Bylaw No. 8232, a date for a Public Hearing will be set in accordance with the provisions in *The Heritage Property Act*.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

If the amendment to Bylaw No. 8232 is approved, the amendment will be advertised in accordance with the provisions in *The Heritage Property Act*, which requires the Notice of Intention to Amend a Bylaw be advertised at least 30 days prior to the public hearing.

APPENDICES

1. The Knox United Church Heritage Designation Bylaw, 2003
2. Letter of Support from Knox United Church Congregation
3. Proposed Site Plan

REPORT APPROVAL

Written by: Haven Rees, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MHAC/Knox United Church Heritage Designation Bylaw No. 8232 Amendment/pg

BYLAW NO. 8232

The Knox United Church Heritage Designation Bylaw, 2003

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Knox United Church Heritage Designation Bylaw, 2003.

Purpose

2. The purpose of this bylaw is to designate as Municipal Heritage Property the real property and building located at 838 Spadina Crescent East known as Knox United Church.

Designation

3. The real property described as:

Parcel Number: 120283006

Legal Description: Lot 19, Blk/Par 171, Plan No. 99SA32572 Ext
0 As described on Certificate of Title 99SA32572CD

which property includes the building known as Knox United Church, the civic address of which is 838 Spadina Crescent East, Saskatoon, Saskatchewan, S7K 3H4 is hereby designated as Municipal Heritage Property under *The Heritage Property Act*, S.S. 1979-80, Chapter H-2.2 as amended.

Reasons for Designation

4. The property is designated for the following reasons:
 - (a) it is an excellent example of neo or collegiate gothic architecture, with an irregular pointed cruciform plan;
 - (b) there have been relatively few alterations to the property since construction; and
 - (c) it is a strong contributor to the character of the downtown and is a well known Saskatoon landmark on the riverbank.

Conditions of Designation

5. The designation is made subject -to the following condition:
 - (a) the designation shall be limited to the exterior of the building. Renovations to the interior of the building shall not require the approval of City Council.

Applications for Alterations

6. The following guidelines will be used in evaluating applications for alterations to the exterior of the building:
 - (a) retention of the existing bricks and concrete trim exterior; and
 - (b) retention of existing roof material or use of materials of similar colour and material.

Deletion of Property from Bylaw No. 6770

7. Schedule "A" of Bylaw No. 6770 is amended by deleting the following:

"1.3 Knox Presbyterian Church (United) 838 Spadina Crescent 1914	Pt. Lots 11 and 12 Block 171 Plan Q3".
--	--

Coming Into Force

8. This Bylaw comes into force on the day of its final passing.

Read a first time this 22nd day of September , 2003.

Read a second time this 22nd day of September , 2003.

Read a third time and passed this 22nd day of September , 2003.

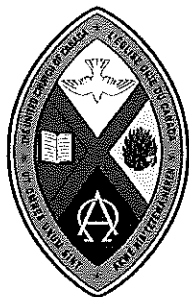
"James Maddin"

Mayor

"Marlene Hall"

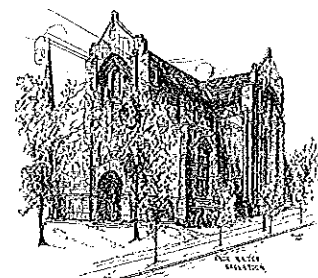
A/City Clerk

"SEAL "



KNOX UNITED CHURCH

838 Spadina Crescent East
 Saskatoon, SK S7K 3H4
 tel. 306-244-0159
 knoxunitedchurch@sasktel.net
 www.knoxunitedchurch.ca



September 29, 2020

Municipal Heritage Advisory Committee,
 City of Saskatoon

On behalf of the Board of Knox United Church, I would like to express our support for the plans of Meridian Developments to build on the property which is adjacent to our building and owned by the church.

The plans which we have seen are not yet in their final form. Nevertheless, what plans we have seen indicate that the building, which includes rental apartments, a parking garage, and space for a café and offices, is attractive, suitable to the site, and complements rather than competing with or detracting from the view of our own heritage building.

Like many churches, Knox faces a shrinking membership, budget deficits, and dwindling financial resources. We have some reserves, but once those are used up, we are unlikely to be able to replace them. We are proud of our building, but it is expensive to heat and maintain. Therefore, we wish to do something now, so that we will be able not only to meet congregational expenses but also maintain our heritage building for future generations. The land that we own is the only resource we can use for this purpose; it is not part of the heritage designation, which covers only the exterior of the building. It is currently used as a parking lot. Our arrangement with Meridian will provide us with permanent ownership of forty parking stalls that should significantly increase our parking revenue.

Our building is a significant one, not only for its heritage value but also for what it contributes to Saskatoon as a concert venue and a place for other events. The Saskatoon Chamber Singers and the Saskatoon Children's Choir use it as a rehearsal and performance space, and the 96th Highlanders Pipes and Drums also rehearses here. The Amati Quartet, the Saskatoon Symphony, the University Chorus, and the Greystone Singers have frequently performed here. Out-of-town groups such as the Vancouver Chamber Choir and the Rosthern Junior Choir have also appeared in our space. In addition, our modest congregation contributes to the social fabric of Saskatoon in other ways; we have sponsored refugee families, and we support the breakfast program at Howard Coad School. We donate as a congregation to Friendship Inn, the Food Bank, and Lighthouse. If we were ever forced to close, our absence would be noticed on several fronts.

But for present purposes, we ask you to note that if our building is to continue to exist in its present form as a significant part of the Saskatoon heritage, we must use the land we own to provide us with a revenue stream to help maintain it. Meridian's project will, we believe, help meet that need.

Yours truly

Paul Denham,
 Chair-Elect, Knox United Church Board

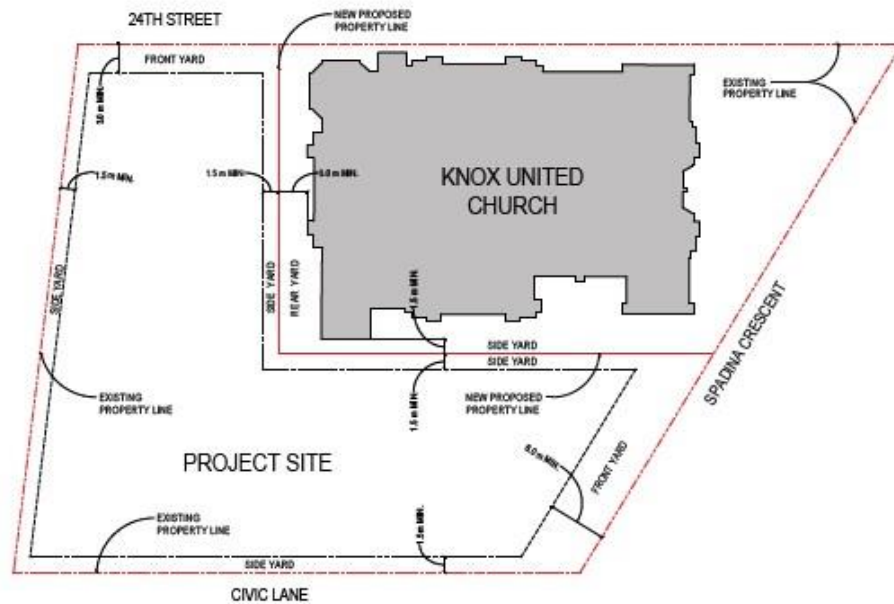
"Sharing the Gospel of Jesus with all people through worship, service and care"

Proposed Site Plan

SITE PLAN

This zoning site plan shows the proposed subdivision of 838 Spadina Cres. The proposed subdivision provides newly developable area on the parking lot to the south and west of Knox United Church which remains intact. The new property will be part of the current M4 zoning district.

The developable area is classified as a Through-Site with front yards on 24th Street and Spadina Crescent.



Subject: Email - Communication - Brenda Wilde - Request to Deny Meridians Plan to Build Tower between Two Churches - 838 Spadina Crescent - CK 710-49

From: Web NoReply

Sent: Monday, November 16, 2020 9:29 PM

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

Subject: Email - Communication - Brenda Wilde - Request to Deny Meridians Plan to Build Tower between Two Churches - 838 Spadina Crescent - CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, November 16, 2020 - 21:29

Submitted by user: Anonymous

Submitted values are:

Date Monday, November 16, 2020

To His Worship the Mayor and Members of City Council

First Name Brenda

Last Name Wilde

Phone Number (306) [REDACTED]

Email [REDACTED]

Address [REDACTED] McKercher Drive

City Saskatoon

Province Saskatchewan

Postal Code S7H [REDACTED]

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

Subject Request to deny Meridian's plan to build tower between two churches

Meeting (if known) Municipal Heritage Advisory Committee

Comments

Based on the rendering in the StarPhoenix Oct. 30, 2020, Meridian's tower is too close to Knox United Church. Plus, with its futuristic design it is horribly out of place between Knox (1914) and St. John's (1917). Meridian's tower will cast a shadow on Knox. Will it also block sunlight from entering St. John's stained glass windows? Please advise Meridian to find a new location for its tower. Otherwise our enjoyment of these churches will be in jeopardy.

Sincerely, Brenda Wilde

[REDACTED]

[REDACTED]

[REDACTED]

Subject: FW: Email - Communication - Clint Hunker - Church Parking Lot - Amendment to Heritage Designation - CK 710-49

From: Web NoReply

Sent: Monday, November 16, 2020 3:41 PM

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

Subject: Email - Communication - Clint Hunker - Church Parking Lot - Amendment to Heritage Designation - CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, November 16, 2020 - 15:41

Submitted by user: Anonymous

Submitted values are:

Date Monday, November 16, 2020

To His Worship the Mayor and Members of City Council

First Name Clint

Last Name Hunker

Phone Number (306) [REDACTED]

Email [REDACTED]

Address [REDACTED] 12TH STREET EAST

City SASKATOON

Province Saskatchewan

Postal Code s7h [REDACTED]

Name of the organization or agency you are representing (if applicable) Clint Hunker visual artist

Subject Church parking lot; amendment to Heritage Designation

Meeting (if known) Municipal Heritage Advisory committee

Comments

I am concerned about designation changes to the Knox United Parking Lot parcel. The riverbank and surrounding buildings as they are speak as a part of our history . Much of it is gone and has been replaced by uninteresting non architectural prefab . This downtown part of the river bank is a special environment with a nice mixture of buildings, public use and creative space .It should be left as is.

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Email - Communication - Derwyn Crozier-Smith - Knox United Church Heritage Designation Bylaw Amendment - CK 710-49
Attachments: knox-meridian_-_heritage_advisory_committee.docx

From: Web NoReply
Sent: Thursday, November 12, 2020 10:59 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Derwyn Crozier-Smith - Knox United Church Heritage Designation Bylaw Amendment - CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Thursday, November 12, 2020 - 10:58

Submitted by user: Anonymous

Submitted values are:

Date Thursday, November 12, 2020

To His Worship the Mayor and Members of City Council

First Name Derwyn

Last Name Crozier-Smith

Phone Number (306) [REDACTED]

Email [REDACTED]

Address [REDACTED] Armistice Way [REDACTED]

City Saskatoon

Province Saskatchewan

Postal Code S7J [REDACTED]

Name of the organization or agency you are representing (if applicable) St. John's Anglican Cathedral

Subject Knox United Church Heritage Designation Bylaw Amendment

Meeting (if known) Municipal Heritage Advisory Committee

Comments

Please include the attached letter in the agenda. We do not wish to speak but wish to be able to listen to the meeting via teleconference

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



THE CATHEDRAL

OF ST. JOHN THE EVANGELIST

Monday November 9th, 2020

Secretary, Heritage Advisory Committee
City Clerk's Office, City Hall
Saskatoon, SK S7K 0J5

Proposed New 112 Unit Apartment with Restaurant and Offices
838 Spadina Crescent East

Dear Madam Secretary,

The Cathedral of St. John the Evangelist located at 816 Spadina Crescent East and the Synod of the Diocese of Saskatoon, the registered property owner, are aware of the proposed development noted above. The Cathedral is located adjacent to the proposed development. We are aware of the requirement to amend the heritage designation bylaw for this property and we wish to offer these comments for consideration by the Heritage Advisory Committee. We are also aware that the Development Appeals Board is also considering an appeal of the denial of a building permit and that a decision has not been rendered in that appeal

The proposed development site is part of one of Saskatoon's most iconic streets that is home to many historic buildings. The river views and the streetscape itself are parts of Saskatoon's heritage that are worthy of protection and preservation. The proposed development is expected to have a deleterious effect on both. Further, it is our current understanding that the proposed site may not accurately consider the legal boundaries between adjacent property and lanes to the south. The Heritage Advisory Committee may wish to consider that the public lane from Spadina Crescent between Knox Church and St. John's Cathedral as currently in use encroaches almost entirely on St. John's property.

We wish to be very clear that we are not opposed to development on this site, only to this proposal. In 2004, St. John's Cathedral requested and was granted designation of the exterior of the Cathedral as a Municipal Heritage Property. We were contemplating redevelopment of a portion of our property and wanted to send a clear signal to the community of our commitment to preserve the Cathedral in its prominent place in the City. When we requested subdivision of our property to enable sale to a developer, we made the commitment that any development would be complementary to the Cathedral and surrounding buildings and would preserve the

816 SPADINA CRESCENT EAST, SASKATOON, SASKATCHEWAN, CANADA S7K 3H4

(306) 242-5146 STJOHNS@SASKTEL.NET

streetscape and the river views. We entered into a Restrictive Covenant and Easement Agreement with the purchaser and developer that placed significant restrictions on any future development including restricting the height, the footprint and the usage of any building and preserving a green space between the buildings which would be mutually maintained. We did this with the full knowledge that it limited the scope of any development and thus its value but we did so for the benefit of the community. We expect no less of other developments along Spadina Crescent.

We understand that there will be other stages in the development approval process for further scrutiny and comment. We urge the Committee to take these concerns into consideration as it deliberates on its recommendation with respect to the Heritage Designation Bylaw.

Yours truly,

The Very Rev. G. Scott Pittendrigh
Rector of St. John's and Dean of Saskatoon

Bert Munro, P.Eng.
St. John's Cathedral Property Committee

c. Synod of the Diocese of Saskatoon

Subject: FW: Email - Communication - John Wigham - Knox United Church Heritage Designation Bylaw Change Request - File CK 710-49
Attachments: letter_re_mun._her._meeting2.docx

From: Web NoReply
Sent: Friday, November 13, 2020 1:10 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - John Wigham - Knox United Church Heritage Designation Bylaw Change Request - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Friday, November 13, 2020 - 13:09

Submitted by user: Anonymous

Submitted values are:

Date Friday, November 13, 2020
To His Worship the Mayor and Members of City Council
First Name John
Last Name Wigham
Phone Number (306) [REDACTED]
Email [REDACTED]
Address [REDACTED] Spadina Crescent East
City Saskatoon
Province Saskatchewan
Postal Code S7K [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Knox United Church Heritage Designation Bylaw Change Request
Meeting (if known) Special Meeting MHAC
Comments Observer only.

[REDACTED]

[REDACTED]

[REDACTED]

Meridean Developments have requested an amendment to the Knox United Church Heritage Designation Bylaw to allow the land not occupied by the church building to be removed from the Bylaw. This would permit the property to be subdivided and development to go ahead.

We understand Knox church's need to find money to maintain this wonderful Heritage site but the proposed building is huge and will dwarf both churches. It is simply not in keeping with the Heritage nature and character of Spadina Crescent. We are, therefore, in opposition to the development.

This is a very important decision. The process is taking place during a pandemic and an election and as a result it is difficult to solicit opinion from the public. The citizens of Saskatoon respect the Heritage nature of their city. We hope any decisions will be delayed until there has been greater input from the public.

Subject: Email - Communication - Leona and Dennis Klath - Proposed Development at 838 Spadina Crescent East - File CK 710-49

From: Web NoReply

Sent: Sunday, November 15, 2020 3:09 PM

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

Subject: Email - Communication - Leona and Dennis Klath - Proposed Development at 838 Spadina Crescent East - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, November 15, 2020 - 15:08

Submitted by user: Anonymous

Submitted values are:

Date Sunday, November 15, 2020

To His Worship the Mayor and Members of City Council

First Name Leona & Dennis

Last Name Klath

Phone Number (306) [REDACTED]

Email [REDACTED]

Address [REDACTED]

City Saskatoon

Province Saskatchewan

Postal Code S7K [REDACTED]

Name of the organization or agency you are representing (if applicable) owner at the Riverfront condos

Subject Special meeting Municipal Heritage Advisory Committee

Meeting (if known) Special meeting Municipal Heritage Advisory Committee

Comments

We are very disappointed that Meridian Development hopes to overturn the heritage designation for the Knox United property. What is the purpose of the heritage designation if it can be overturned for one developer??? Saskatoon has only a few historical sites and yet we are sure there are many properties for Meridian to promote their identity. As nice as the Meridian Buildings are, it is our hope that the glitzy monstrosity for grandeur should not be built to overpower the historical site of these two beautiful old churches. We believe that historical properties designated as such should remain as that, however if they can manipulate this procedure then the least they can do is redesign it so it compliments these two historic churches.

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Email - Communication - Linda Holtby - Proposed Development at 838 Spadina Crescent East - File CK 710-49
Attachments: linda_holtby_letter_to_municipal_heritage_advisory_committee_15nov2020.pdf

From: Web NoReply
Sent: Sunday, November 15, 2020 1:05 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Linda Holtby - Proposed Development at 838 Spadina Crescent East - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, November 15, 2020 - 13:04

Submitted by user: Anonymous

Submitted values are:

Date Sunday, November 15, 2020
To His Worship the Mayor and Members of City Council
First Name Linda
Last Name Holtby
Phone Number
Email [REDACTED]
Address [REDACTED] Spadina Crescent East
City Saskatoon
Province Saskatchewan
Postal Code S7K [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Municipal Heritage Advisory Committee Nov. 17th, 2020 special meeting
Meeting (if known) Municipal Heritage Advisory Committee meeting Nov. 17, 2020
Comments No, the attached letter speaks for itself.

[REDACTED]

[REDACTED]

[REDACTED]

Attention: Holly Thompson, MHAC meeting Nov 17.

I submitted a letter earlier to the appeals board expressing my concerns over the proposed development by Meridian at 838 Spadina Crescent East.

To restate my original concerns as a resident of 902 Spadina Crescent and a citizen of Saskatoon, I do not believe the ultra modern high rise proposed would enhance the heritage churches or the ambience of the entire area. Tourists visit this area of Spadina Crescent because of the Bess, St Paul's (formerly a cathedral), St John's Cathedral, Knox United church and the surrounding River and park area.

It is my opinion that the proposed development as it exists would not enhance the area but create an eyesore by destroying the unobstructed views of the heritage churches. Bylaws ensure conformity and integrity of neighbourhoods.

In my original letter I also expressed concerns over increased traffic, noise, and lack of public parking.

Please take these concerns into account when hearing from the heritage society .

Linda Holtby

██████████ Spadina Crescent East

Saskatoon ,S7K ██████████

Subject: Email - Communication - Morris and Linda Perih - Proposed Development at 838 Spadina Crescent - CK 710-49
Attachments: appeal_no_24-2020_proposed_development_838_spadina_cr.pdf

From: Web NoReply
Sent: Monday, November 16, 2020 8:02 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Morris and Linda Perih - Proposed Development at 838 Spadina Crescent - CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, November 16, 2020 - 20:01

Submitted by user: Anonymous

Submitted values are:

Date Monday, November 16, 2020
To His Worship the Mayor and Members of City Council
First Name Morris and Linda
Last Name Perih
Phone Number (306) [REDACTED]
Email [REDACTED]
Address [REDACTED] Atton Cres.
City Saskatoon
Province Saskatchewan
Postal Code S7K [REDACTED]
Name of the organization or agency you are representing (if applicable) residents of the City
Subject Proposed Development at 838 Spadina Cr.
Meeting (if known) Proposed Development at 838 Spadina Cres - Appeal No.24-2020

Comments

The attached letter is for the Municipal Heritage Advisory Committee meeting on Tuesday November 17th at 1 pm. This electronic submission is on behalf of Morris and Linda Perih.

[REDACTED]

[REDACTED]

[REDACTED]

16 November 2020

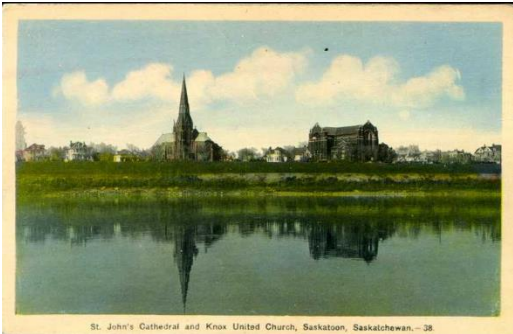
Development Appeals Board
c/o Office of the City Clerk
222-3rd Avenue North
Saskatoon, SK S7K 0J5

Re: Proposed Development at 838 Spadina Crescent East – Appeal No. 24-2020

We live in the Riverfront Condominiums on 902 Spadina Crescent East, which is north of the Knox United Church heritage space. We are writing to urge the Development Appeals Board to deny the appeals for the site.

The gothic styles of the Knox United Church and St. John’s Anglican Cathedral are defining elements of the Saskatoon skyline. St. John’s Anglican Cathedral’s spire is one of the tallest in Western Canada and any development within the area should reflect the importance of these historic structures.

The beauty of Spadina Crescent between 24th Street and the Bessborough includes the unique aesthetic grandeur of these churches side by side for over 100 years. The walking paths (upper and lower) along the river allow for a majestic view looking up to these structures that are unencumbered by modern architecture. This is relatively unique for most Western Canadian cities.



Reference: Saskatoon Public Library Local History Room

We ask that any development within this area maintains the unique character and respects the importance of these historic buildings. It would be a loss to the City of Saskatoon to allow development between these churches to overshadow the size, beauty, and history of the churches.

We urge the City to deny the appeals.

Respectfully,

Morris and Linda Perih

Subject: Email - Communication - Patricia Pavey - Knox United Heritage Designation Bylaw 8232 - File CK 710-49

From: Web NoReply

Sent: Sunday, November 15, 2020 5:32 PM

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

Subject: Email - Communication - Patricia Pavey - Knox United Heritage Designation Bylaw 8232 - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, November 15, 2020 - 17:32

Submitted by user: Anonymous

Submitted values are:

Date Sunday, November 15, 2020

To His Worship the Mayor and Members of City Council

First Name Patricia

Last Name Pavey

Phone Number (306) [REDACTED]

Email [REDACTED]

Address [REDACTED] 6th Avenue North

City Saskatoon

Province Saskatchewan

Postal Code S7K [REDACTED]

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

Subject Knox United Heritage Designation Bylaw no. 8232

Meeting (if known) MHAC

Comments

The proposed 29-storey development on the property surrounding Knox Church would dwarf the two churches (it and St. John's Cathedral) and spoil the ambience of the neighbourhood, also creating issues such as parking, traffic, sunlight and visual changes. I strongly support the original decision and ask that the appeal be denied. (I am not requesting to speak at the meeting)

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Email - Communication - Ross Hinthier - Knox Designation Bylaw 8232 Amendment - CK 710-49
Attachments: knox_member_letter_to_municipal_heritage_advisory_committee.docx

From: Web NoReply
Sent: Monday, November 16, 2020 11:17 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Ross Hinthier - Knox Designation Bylaw 8232 Amendment - CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, November 16, 2020 - 11:16

Submitted by user: Anonymous

Submitted values are:

Date Monday, November 16, 2020
To His Worship the Mayor and Members of City Council
First Name Ross
Last Name Hinthier
Phone Number (306) [REDACTED]
Email [REDACTED]
Address [REDACTED] Gordon Rd
City RM of Aberdeen
Province Saskatchewan
Postal Code S7S [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Knox Designation Bylaw No. 8232 Amendment (File No. Ck. 710-49)
Meeting (if known) Municipal Heritage Advisory Committee Meeting of November 17, 2020
Comments
Please find attached letter to the MHAC in regards to MHAC November 17, 2020 meeting agenda item:
Proposed amendment to Knox Heritage designation bylaw.

[REDACTED]

[REDACTED]

[REDACTED]

Squeezing a 19 storey tower between centuries old Knox and St. John's Churches will greatly diminish the heritage value and appearance of these properties which have been part of Saskatoon's riverbank vista for over 100 years. Members of the Committee are probably familiar with large cities where you are not even aware of a historic Church until you are standing directly in front of the building dwarfed by adjacent towers.

Knox is available to the public for weddings, funerals, and cultural events as well as Church services. 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 concert venue that can hold up to 600 people. Knox has had extensive discussions with the Broadway Theatre about holding more events at Knox that require more capacity than 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.

An analysis of 2018 and 2019 Knox's building operating and capital maintenance costs indicate that Knox's long term future is sustainable with its rentals and existing parking lot revenues. The proposed development with 40 Knox owned and rented parking spaces will not be available for concerts, weddings, funerals, and Church services. Knox could receive **less** parking revenue from the proposed development's Knox stalls. Knox will incur additional proportional costs for parkade driveway access, pedestrian access, heating, maintenance, etc.

The Knox property has two parking lots: One on the south side between St. John's and Knox and another on the west side behind Knox adjacent to 24th street. An argument can be made for severing the west lot but not the south lot without altering and severely impacting the heritage appearance of the two Churches.

The proposed Tower Construction will likely pose a risk to the century old Knox and St. John's Churches. The ground vibrations generated from driving piles for a 19 story tower may pose a risk to the Churches' foundations, brick walls, and huge stained glass windows.

The beauty of the sunlight shining thru Knox's south stained glass windows will be lost. The scenic view of the St. John's Cathedral Spire always being visible as you cross the University Bridge to downtown will also be lost. Let us preserve the historic appearance and beautiful setting of both these Churches which is an integral part of Saskatoon's reputation as **The Paris of the Prairies**.

Thank you for your consideration.

Ross Hinthier, Knox United Church Member, past Chair Property Committee, past Board Member

Thompson, Holly

Subject: Email - Communication - Susan Clark - Knox United Church Heritage Designation Bylaw 8232 Amendment - File CK 710-49

From: Web NoReply

Sent: Sunday, November 15, 2020 9:05 AM

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

Subject: Email - Communication - Susan Clark - Knox United Church Heritage Designation Bylaw 8232 Amendment - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, November 15, 2020 - 09:04

Submitted by user: [REDACTED]

Submitted values are:

Date Sunday, November 15, 2020

To His Worship the Mayor and Members of City Council

First Name Susan

Last Name Clark

Phone Number (306) [REDACTED]

Email [REDACTED]

Address [REDACTED] 23rd St. E.

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Municipal Heritage Advisory Committee

Subject Know United Church Heritage Designation Bylaw No. 8232 Amendment

Meeting (if known) Special Meeting Nov. 17, 2020 1PM - 2:30PM

Comments

I am writing to oppose the amendment to the Knox United Church Heritage Designation "to subdivide the parking lot portion of the Knox United Church to create a new developable parcel."

- 1) Heritage Designations should not be amended. It erodes the power of the designation.
- 2) Development of the Knox United Church parking lot will affect the attractiveness of our city. Development will affect the view from the City's finest riverside urban walking route, where hundreds of citizens walk each week. This affects the enjoyment of all citizens.
- 3) There is much undeveloped property in the City Centre, this riverside view should not have a change of heritage designation to allow "a new developable parcel."
- 4) This is not the time to make this decision. This decision should be made at a regular meeting of the

Municipal Heritage Advisory Committee, not during a pandemic when regular business operations have been interrupted.

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Email - Communication - Tim Claypool - Proposed Meridian Development on Spadina Crescent - File CK 710-49
Attachments: letter_to_municipal_heritage_advisory_committee.pdf

From: Web NoReply
Sent: Sunday, November 15, 2020 7:04 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Tim Claypool - Proposed Meridian Development on Spadina Crescent - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, November 15, 2020 - 19:03

Submitted by user: Anonymous

Submitted values are:

Date Sunday, November 15, 2020
To His Worship the Mayor and Members of City Council
First Name Tim
Last Name Claypool
Phone Number
Email [REDACTED]
Address [REDACTED] Spadina Crescent East
City Saskatoon
Province Saskatchewan
Postal Code S7K [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Proposed Meridian Development on Spadina Crescent East
Meeting (if known) Special Meeting Municipal Heritage Advisory Committee
Comments
I am submitting my letter and I am not requesting to speak at the Tuesday, November 17th, 2020 meeting to be held at 1:00pm.

[REDACTED]

[REDACTED]

[REDACTED]

██████████ Spadina Crescent East
Saskatoon, SK S7K ██████████

November 15, 2020

Attention: Members of the Heritage Advisory Committee

As a resident of Riverfront Condominiums for the past 5 years I feel obliged to communicate my disappointment that Meridian Development's proposed 112-unit, 19 floor apartment complex is being planned for 838 Spadina Crescent East. The narrow strip of land that falls between St. John's Anglican church and Knox United church is the proposed site for this project. These 2 iconic churches are not only of historical significance but serve to define the neighbourhood with their timeless beauty and architectural prominence.

In my opinion, the proposed high-rise development, will detract from the charm and simple elegance of these two landmark churches. There is also a possible danger that the structural integrity of St. John's and Knox United will be threatened over time. The construction period alone will take an extend period with the various stages each bringing its own kind of potential hazards to the century old structures. The constant digging, pounding and vibrating along with installation and removal of cranes, combined with frequent heavy truck and machinery traffic moving to and from the construction site could definitely have an impact on those vulnerable churches' foundations and walls. Can Meridian Development guarantee that neither St. John's or Knox United with suffered any damage as a direct or indirect result of their planned invasion of a designated heritage zoned area?

In addition to the negative impact that the proposed high-rise will have aesthetically, there are other possible consequences to consider too. The area already has some noticeable traffic issues related to significant levels of traffic noise and volume of vehicles frequenting Spadina Crescent and 24th Street. Increasing the number of residents in the area will only serve to exacerbate these current issues and create new problems for those individuals drawn to the area because of its natural beauty and historical significance.

Finally, the effect of granting Meridian Development permission to build their modern, futuristic looking high-rise in an area designated for historical buildings will reduce the Heritage Value of both St. John's Anglican and Knox Unities churches leaving future generations to questions the wisdom of those involved in facilitating the irreversible change to the neighbourhood.

<https://www.saskatoon.ca/sites/default/files/documents/city-clerk/civic-policies/C10-020.pdf>

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C10-020

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Civic Heritage Policy</i>	<i>December 16, 1996</i>	<i>June 25, 2018</i>	<i>2 of 14</i>

2.7 Heritage Value – means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The Heritage Value of a Heritage Resource is embodied in its Character-Defining Elements.

I suggest that Meridian Development’s proposed development will significantly reduce the “Heritage Value” of both churches designated as heritage sites. Instead of “preserving” these prized “Heritage Resources”, Meridian Development will be diminishing if not destroying them.

4.4 Neighbourhood Character and Heritage Conservation Districts

- a) Planning for the sustainable development of established neighbourhoods will be based on their historic identity to ensure that development in residential areas is compatible with existing form and character.

Does Meridian Development even care about the “historical identity” of the area for their proposed development? Many that I have spoken to are appalled that the City of Saskatoon would want to ignore the impact that this proposed construction project will have on the coveted history-filled neighbourhood along Spadina Crescent East. If this massive and disruptive construction project is given the green light it will serve as concrete evidence that the City of Saskatoon is ignoring or contradicting many sections of its own “Civic Heritage Policy #C10-020”.

Perhaps this is a 21st century twist on the biblical “David and Goliath” parable but in this case the odds seem to be in the giant’s favor (Meridian Development) not the diminutive “David” (concerned Saskatoon citizens). I sincerely hope that the Municipal Heritage Advisory Committee will stand up against this “giant” in our community and do the right thing.

Sincerely



Tim Claypool, Ph.D., R.D. Psych.

Subject: Email - Communication - Trish Hastings - Amendment to the Knox United Church Designation Bylaw - File CK 710-49
Attachments: letter_to_heritage_committee.docx

From: Web NoReply
Sent: Friday, November 13, 2020 1:35 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Trish Hastings - Amendment to the Knox United Church Designation Bylaw - File CK 710-49

--- Replies to this email will go to [REDACTED] ---

Submitted on Friday, November 13, 2020 - 13:34

Submitted by user: Anonymous

Submitted values are:

Date Friday, November 13, 2020
To His Worship the Mayor and Members of City Council
First Name Trish
Last Name Hastings
Phone Number (306) [REDACTED]
Email [REDACTED]
Address [REDACTED] Spadina Cr East [REDACTED]
City Saskatoon
Province Saskatchewan
Postal Code S7K [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject amendment to the heritage designation Bylaw for Knox United Church Meeting (if known) Municipal Heritage Advisory Committee Nov 17/20
Comments Please accept this letter of opposition to the proposed bylaw amendment.

[REDACTED]

[REDACTED]

[REDACTED]

November 13th, 2020

████ Spadina Crescent East █████
Saskatoon Saskatchewan
S7K █████

I am writing this letter to express my great concern and opposition to amending the heritage designation bylaw for Knox United Church to accommodate the proposed Meridian Development at 838 Spadina Crescent.

Spadina Crescent is a destination point for many citizens in Saskatoon to gather and enjoy the riverbank views while taking in the historic beauty that the street has to offer. Arguably, St. John Cathedral, Knox United Church and the space between the two historic buildings is one the most iconic locations in the city. The designation as a historic site was made for posterity so that history would be protected.

It is incumbent on this committee to do preserve the historic designation of this site and to not consider changing bylaw.

Thank you,

Trish Hastings and Scott McBride

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

From: Web NoReply
Sent: Monday, November 16, 2020 12:29 AM
To: City Council
Subject: Email - Communication - Peggy Sarjeant - Knox Church Heritage Designation Amendment - File CK 710-49
Attachments: knox_united_church_heritage_designation_bylaw_no_8232_amendment_submission.docx

Submitted on Monday, November 16, 2020 - 00:29

Date Monday, November 16, 2020

To His Worship the Mayor and Members of City Council

First Name Peggy

Last Name Sarjeant

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] University Drive

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

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

Subject Knox Church Heritage Designation amendment

Meeting (if known) MHAC Special meeting Tuesday 17th November 1 pm.

Comments

Please find attached a letter from the Saskatoon Heritage Society to be considered at the MHAC Special Committee meeting on Tuesday 17th November. I have already requested the opportunity to speak.

Attachments

[knox_united_church_heritage_designation_bylaw_no_8232_amendment_submission.docx](#)

Knox United Church Heritage Designation Bylaw No 8232 Amendment
To be Considered at Planning, Development and Community Services Standing
Committee

Tuesday December 8th 2020

Submission by Peggy Sarjeant on behalf of the Saskatoon Heritage Society

The site under consideration for subdivision is one of the most sensitive sites in Saskatoon from an architectural, heritage and cultural perspective. Any development will have an impact, not only on the two historic churches abutting the site and on their cultural setting, but also on the pedestrian experience along Spadina Crescent. It will set a precedent for development along the Spadina corridor.

Although any development should be considered in this wider context, we shall restrict our remarks to the narrower focus of the proposed Bylaw amendment.

Agreement to this Bylaw Amendment will clear the way for the proposed development to go ahead, provided zoning requirements are met. It is impossible, therefore, to regard subdivision of the property as a mere technicality and separate it from consideration of the development itself. There is tacit acknowledgment of this fact in the City's report.

Let's be clear, the Saskatoon Heritage Society is not opposed to development on this site. We recognize the financial needs of the Knox congregation and we recognize the City's desire for increased residential density downtown. The Society's concerns lie in the placement of the tower on the site, its relationship to the two heritage churches and in how this massive structure fits within the site. Surely, a building with a smaller footprint would be more appropriate. It would remove the sense of overcrowding which is very evident with the current proposal.

We disagree with both the City and the developer in their assertion that there would be no impact on the heritage value of Knox United Church and St John's Cathedral. It is stated quite clearly in the designation Bylaws and elsewhere that a key heritage value lies in the churches' significance as Saskatoon landmarks. The proposed tower would overwhelm and diminish the status of both buildings. The impact would be the greater on Knox Church whose south façade would be significantly obscured by the tower and its south - facing stained glass window, one of its character-defining elements, unable to be appreciated.

We are still worried about the proximity of the proposed development to the walls and foundation of Knox, despite the developer's verbal assurance that there shouldn't be a problem. Other concerns relate to our winter climate. The shadow from the tower will fall over the south side of the church roof – this can be seen in the renderings provided by the

developer. Will this lead to ice-damming in the winter? Will lack of winter sunlight lead to freeze-thaw within the masonry assemblies of the church? Will the change of airflow, brought about by such a tall structure, lead to snow build - up between the two buildings?

The Heritage Society is calling for a development that respects and complements Knox United Church and St John's Cathedral. Toronto has implemented *Tall Building Design Guidelines*, which it would be useful to consider. (<https://www.toronto.ca/wp-content/uploads/2018/01/96ea-cityplanning-tall-buildings-may2013-final-AODA.pdf>)

Principles include:

- *promote harmonious fit and compatibility with the existing and planned context, emphasizing relationships to lower-scale buildings, parks and open space;*
- *conserve and integrate adjacent and on-site heritage properties so that new tall buildings are sympathetic to, and compatible with, the heritage property;*

In more detail, the guidelines state that when a tall building abuts a heritage property, it must

“respect and complement the scale, character, form and setting of on-site and adjacent properties”.

Toronto also uses extensive public consultation when sensitive sites with an impact on the public realm are involved.

Unfortunately, Saskatoon has no such guidelines but does have a Heritage Policy in which it states that the *Standards and Guidelines for the Conservation of Historic Places in Canada* must be followed when assessing interventions on heritage sites – and we need to remember that the Knox Church property is a heritage site. The Standards talk about visual relationships and context and the need to ensure that new construction does not have a negative impact on character defining materials and forms. We would suggest that, in this instance, the *Standards and Guidelines* are not being followed.

The proposed development will have a huge impact on much loved heritage buildings and also on the ambience of the public realm. It is causing much controversy and heartache. Sadly, there was no public engagement process which could have helped guide the development in its early stages. It is not too late, however, to bring the parties together to voice their concerns and to discuss other options and opportunities for the site. The City, in its Civic Heritage Policy, has already suggested this approach to resolve difficult situations, when looking at heritage landscapes. Section 4.6 (c) of the Policy states that “The City will work to achieve a balance between competing needs ... The City will involve other interested parties in the process ... “.

- **In a spirit of cooperation, we request that the City convene a meeting of interested parties at the earliest opportunity and a minimum of six weeks prior to the Bylaw Amendment being brought before City Council, thereby allowing time for additional discussion**

With open minds and some creative thinking, we believe that a development is possible that will be more sensitive to the two heritage churches and their cultural setting and will not overcrowd Knox United Church, while, at the same time, contributing to the vitality of downtown and to the financial security of the church.

What happens on this site is of interest to a wide spectrum of the Saskatoon population and will set a pattern for the future. I am sure that we can all agree that we need to get it right.

Subject:

Email - Request to Speak - Karl Miller - Meridian Development Corp - Proposed
Development at 838 Spadina Crescent - CK 710-49

Submitted on Tuesday, December 1, 2020 - 10:49

Submitted values are:

Date Tuesday, December 01, 2020

To His Worship the Mayor and Members of City Council

First Name Karl

Last Name Miller

Phone Number

Email

Address 2nd Avenue North

City Saskatoon

Province Saskatchewan

Postal Code

Name of the organization or agency you are representing (if applicable) Meridian Development Corp.

Subject Request to Speak - Proposed Development at 838 Spadina Crescent

Meeting (if known) SPC on Planning, Development and Community Services - Dec 8

Comments

I would like the opportunity to speak at the upcoming Planning, Development and Community Services meeting at 9:00am on December 8, 2020, with regards to the proposed development at 838 Spadina Crescent.

Subject:

Email - Request to Speak - Bertrand Bartake - Kindrachuk Agrey Architecture - Knox
United Church Heritage Designation Bylaw 8232 Amendment - CK 710-49

Submitted on Tuesday, December 1, 2020 - 11:22

Submitted values are:

Date Tuesday, December 01, 2020

To His Worship the Mayor and Members of City Council

First Name Bertrand

Last Name Bartake

Phone Number

Email

Address Main St. E.

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Knox United Church Heritage Designation Bylaw No. 8232 Amendment [File No. CK. 710-49]

Meeting (if known) SPC PDCS on Dec. 8

Comments

Good morning,

I am requesting to speak to the noted item at the Dec. 8 SPC PD&CS meeting.

Thank you.

Attachments

Walter, Penny

Subject: Email - Request to Speak - Brent Penner - Downtown Saskatoon Business Improvement District - Knox United Church Heritage Designation - CK 710-49

Submitted on Thursday, December 3, 2020 - 08:23

Submitted values are:

Date Thursday, December 03, 2020

To His Worship the Mayor and Members of City Council

First Name Brent

Last Name Penner

Phone Number

Email brent.penner@dtntyxe.ca

Address 242 3rd Avenue South

City Saskatoon

Province Saskatchewan

Postal Code S7K 1L9

Name of the organization or agency you are representing (if applicable) Downtown Saskatoon Business Improvement District

Subject Knox United Church Heritage Designation

Meeting (if known) SPC on PDSC

Comments

Good morning,

I would like to speak to Agenda Item 7.2.2 - MHAC Knox United Church Heritage Designation when this matter is heard by PDCS on December 8, 2020.

Thanks you,

Brent Penner

Executive Director

Downtown Saskatoon

From: Web NoReply
Sent: Tuesday, November 17, 2020 10:57 AM
To: City Council
Subject: Email - Communication - Susan Cross - Knox United Church - CK 710-49

Submitted on Tuesday, November 17, 2020 - 10:57

Submitted values are:

Date Tuesday, November 17, 2020
To His Worship the Mayor and Members of City Council
First Name Susan
Last Name Cross
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED] Neatby Crescent
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Knox United Church
Meeting (if known) Municipal Heritage Advisory Committee
Comments
I'm concerned that the tower proposed by Meridian will have several negative effects:
- on Knox United Church's foundation and brick walls during construction
- that Knox United Church and St. John's Anglican church will be overshadowed by the size and height of the tower
- that traffic along Spadina will be much heavier, and parking less available once the tower is built. This will make it more difficult to attend worship and events at these two churches.
-I'm hoping that your committee will not support the current bylaw amendment but recommend consultation with the Saskatoon Heritage Society, and other interested parties about development in this area.
Susan Cross
Attachments

Subject: Email - Communication - Susan Cross - Knox United Church - CK 710-49
Attachments: knox_tower_letter_dec_2020.docx

Submitted on Monday, December 7, 2020 - 11:08

Submitted values are:

Date Monday, December 07, 2020

To His Worship the Mayor and Members of City Council

First Name Susan

Last Name Cross

Phone Number

Email

Address Neatby Crescent

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Knox United Church

Meeting (if known) Standing Policy Committee on Planning, Development and Community Services

Comments See attached letter

Attachments

[knox_tower_letter_dec_2020.docx](#)

December 6, 2020

Standing Policy Committee on Planning, Development and Community Services

Re: Amendment to the Heritage Designation Bylaw re: Knox United Church

I understand that Knox United Church is asking to remove a portion of its designated property from the bylaw. Should this occur it seems likely that the heritage value of Knox United Church could be negatively affected. For this reason, I ask that caution be used when considering the de-designation of a portion of the heritage property.

I have other concerns about the proposed tower near Knox United Church:

Construction of the building may affect foundations, walls and stained- glass windows of Knox and its neighbour, St. John's Anglican Cathedral. In addition, the Columbarium at St. John's may be affected.

The tower would negatively affect the appearance of one of Saskatoon's lovely areas. Its large size will dwarf the churches on either side of it, cutting off sunlight to Knox church interior. The church buildings will become less recognizable to the public and a decrease in their heritage value will result. Condo and apartment buildings in the area would also be dwarfed by the new structure and no longer have a view of the river and its environs.

There will be increased traffic along the Spadina corridor and more difficulty finding parking for those wishing to attend weddings, funerals and other events at the churches.

Yours truly,

Susan Cross

From: Web NoReply
Sent: Sunday, November 15, 2020 5:32 PM
To: City Council
Subject: Email - Communication - Patricia Pavey - Knox United Heritage Designation Bylaw 8232 - File CK 710-49

Submitted on Sunday, November 15, 2020 - 17:32

Date Sunday, November 15, 2020

To His Worship the Mayor and Members of City Council

First Name Patricia

Last Name Pavey

Phone Number [REDACTED]

Email p [REDACTED]

Address [REDACTED] 6th Avenue North

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

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

Subject Knox United Heritage Designation Bylaw no. 8232

Meeting (if known) MHAC

Comments

The proposed 29-storey development on the property surrounding Knox Church would dwarf the two churches (it and St. John's Cathedral) and spoil the ambience of the neighbourhood, also creating issues such as parking, traffic, sunlight and visual changes. I strongly support the original decision and ask that the appeal be denied.

(I am not requesting to speak at the meeting)

Attachments

Subject: Email - Communication - Susan Clark - Knox United Church Heritage Designation - File CK 710-49
Attachments: knox_united_church_heritage_designation_dec._6_2020.pdf

Submitted on Sunday, December 6, 2020 - 11:22

Submitted values are:

Date Sunday, December 06, 2020

To His Worship the Mayor and Members of City Council

First Name Susan

Last Name Clark

Phone Number

Email

Address 23rd Street East

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject 7.2.2 Municipal Heritage Advisory Council - Knox United Church Heritage Designation

Meeting (if known) Standing Policy Committee on Planning, Development and Community Services

Comments

Please find attached a letter from me addressing the 7.2.2 the Municipal Heritage Advisory Council – Knox United Church designation.

I submit this letter for the consideration of the Standing Committee on Planning, Development and Community Services meeting of Dec. 8.

Attachments

[knox_united_church_heritage_designation_dec._6_2020.pdf](#)

December 6, 2020

To the attention of the Standing Policy Committee on Planning, Development and Community Services:

I would like to express the following points regarding 7.2.2 the Municipal Heritage Advisory Council – Knox United Church designation:

- 1) Heritage Property Designations should not be amended or if they must be amended, it must be done very cautiously. The consequences of de-designation must be thoroughly considered. Allowing designations to be changed too casually erodes the power of the designation.
- 2) The Knox United Church has pointed out its shrinking membership and deteriorating finances. However, it is not clear what re-development options the Church has considered or even that it clearly understands the implications of the de-designation and how Meridian Development plans to develop the property. It is also not clear whether the Board of Trustees of the Church supports the de-designation.
- 3) Development of the Knox United Church parking lot will affect the attractiveness of our city. Development will affect the view from the City's finest riverside urban walking route, where hundreds of citizens walk each week. This affects the enjoyment of all citizens.
- 4) The stretch of Spadina Crescent from the Queen's Bench Courthouse and the Bessborough Hotel to the Anglican St. John the Evangelist Cathedral and Knox United Church, is one of the loveliest in Saskatoon. These are highly recognizable buildings and for many, much appreciated, landmarks. Jeopardizing the heritage value of this part of the City should not be taken lightly.

However, the 18-page Approval Report submitted to the Municipal Heritage Advisory Council covers the Knox United Church re-zoning issue in 8 pages and similarly devotes 8 pages of the report to the 2nd issue on the Agenda. Namely, the issue of the window replacement of Pendygrasse House, a designated landmark that many Saskatoon residents may not even know is a designated building. The modest amount of detail on the re-Knox United Church designation

issues suggests that someone has not carefully thought through the implications of what a re-designation of Knox United Church means, or perhaps someone is trying to take advantage of the uncertainty of the times to push through a decision that normally would be given a lot of thought and scrutiny.

5) In its letter of support for the development, Knox United Church acknowledges that the plans for the development are not in their final form.

6) There is much undeveloped property in the City Centre, this riverside view along Knox United Church should not have a change of designation to allow "a new developable parcel."

7) This is not the time to make this de-designation of Heritage property decision. The ordinary workings of municipal government and public interaction have been disrupted by Covid 19.

Thank you for your consideration,

S. M. Clark

Walter, Penny

Subject: FW: Email - Communication - Gee Tsang - Meridian Development - Knox United Church
- File CK 710-49

Submitted on Sunday, December 6, 2020 - 13:23

Submitted values are:

Date Sunday, December 06, 2020

To His Worship the Mayor and Members of City Council

First Name Gee

Last Name Tsang

Phone Number

Email

Address Spadina Cres. E.

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Meridian Development, Knox Unit Church

Meeting (if known)

Comments

The proposed high rise building will cause much more traffic and parking problem which is now already a concern.

The proposed building will also ruin the scenic downtown. To sum up, the proposed development project should be declined.

Attachments

Walter, Penny

Subject: FW: Email - Communication - Colin Clay - Proposed Structure at Knox United Church - File CK 710-49

Submitted on Sunday, December 6, 2020 - 22:12

Submitted values are:

Date Sunday, December 06, 2020

To His Worship the Mayor and Members of City Council

First Name Colin

Last Name Clay

Phone Number

Email

Address Wellman Crescent

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Proposed structure at Knox United Church

Meeting (if known) December 8th to discuss Appeal by Meridian Development

Comments

I do not wish to speak to Council but I do wish to add my name to those who are deeply concerned with respect to the application to construct twin towers, twenty storeys high, in the vicinity of the roof of Knox United Church. I am aware that the church, needing money, sold land to Meridian several years ago, and, without consulting St. John's Cathedral, and other neighbours, permitted the developer to work with an architect to design a building which is totally inappropriate and would disfigure the beauty of this part of Spadina Avenue and, in my opinion, threaten our city's reputation as one of the most beautiful in Canada. I assume that this design (which we have only seen in pictures) would be accepted in a neighbourhood featuring modern high rise steel and glass buildings, but I believe it has no place alongside heritage properties. To be frank. I see this design as quite unpleasant, and I am very disturbed that Knox United Church, and the developer and the architect, only made the property committee at St. John's Cathedral (who will be profoundly affected) aware of this proposal during the several years when this structure was being considered. Other buildings have been constructed along Spadina which have blended quite well with the older ones, but it would appear that Meridian had not considered this. I believe that this proposal seriously threatens one of the most beautiful sections of the city we love, and I urge our Mayor and Councilors to deny this application by Meridian Development. I thank you for the opportunity to write this letter. Sincerely, Rev. Canon Colin Clay

Subject:

FW: Email - Communication - Peggy Sarjeant - Knox United Church Designation Bylaw Amendment - File CK 710-49

Submitted on Monday, December 7, 2020 - 02:00

Submitted by user: Anonymous

Submitted values are:

Date Monday, December 07, 2020

To His Worship the Mayor and Members of City Council

First Name Peggy

Last Name Sarjeant

Phone Number

Email

Address University Drive

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Knox United Church Heritage Designation Bylaw amendment

Meeting (if known) Planning, development and Community Services

Comments

Further to the Submission from the Saskatoon Heritage Society: both the City Administration's Report and the Heritage Society refer to the heritage impact of the proposed development. No visual rendering of the proposal has been included in the Agenda package, which would have helped Committee members. We are, therefore, providing a link to the Development Appeals Board hearing on November 3rd. Attachment R1 is comprised of material submitted by the developer and includes renderings. <https://pub-saskatoon.escribemeetings.com/filestream.ashx?DocumentId=125044>

Subject: FW: Email - Communication - Tim Claypool - Proposed Amendment to Knox United Heritage Designation - CK 710-49
Attachments: 7dec2020_letter_to_city_planning_development_and_community_services.pdf

Submitted on Monday, December 7, 2020 - 12:06

Submitted values are:

Date Monday, December 07, 2020

To His Worship the Mayor and Members of City Council

First Name Tim

Last Name Claypool

Phone Number

Email

Address Spadina Crescent East

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Proposed Amendment to Knox United Heritage Designation

Meeting (if known) SPC on Planning, Development & Community Services

Comments

I am not requesting to speak at the December 8th meeting. I believe my current letter and my November 15th, 2020 letter on file highlight my main concerns and those of many residents of the area.

Attachments

[7dec2020_letter_to_city_planning_development_and_community_services.pdf](#)

To the members of the **Standing Policy Committee on Planning, Development & Community Services**, please accept my letter that speaks to the following item on your meeting's agenda:
7.2.2 Municipal Heritage Advisory Committee – Knox United Church Heritage Designation Bylaw No. 8232 Amendment [File No. CK. 710-49]

Given your packed agenda for the December 8th, 2020 meeting I will attempt to be succinct and to the point. My letter is focused on things to consider when voting on the following proposed amendment:

“That the City Solicitor be requested to prepare an amendment to Bylaw No. 8232, The Knox United Church Heritage Designation Bylaw, 2003, with such amendment limited to amending the legal land description to reflect the approved subdivision”

Previously, I submitted my November 15, 2020 letter to the members of the Heritage Advisory Committee [please refer to the attachment #5. *Letters from MHAC meeting Nov. 17, 2020 – pages 19 & 20 for my letter*].

For your convenience, I would like to highlight some of the key points from my previous letter while also adding additional germane information from the City of Saskatoon's **Civic Heritage Policy** (Number C10-020):

2.3 Character-Defining Elements—means the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the Heritage Value of a historic place, which must be retained to preserve its Heritage Value.

The amendment under consideration seeks to grant an exemption to the heritage status of the land (currently a parking lot) separating the Knox United and St. John's Anglican churches. By definition, **the “location” of that parking lot is part of the “Character-Defining Elements” of Spadina Crescent East.**

2.7 Heritage Value—means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The Heritage Value of a Heritage Resource is embodied in its Character-Defining Elements.

I suggest that Meridian Development's proposed development will significantly reduce the **“Heritage Value”** of both churches currently designated as heritage sites. In my opinion, the **location and design** of the 19-floor high rise does not respect the **“Character-Defining Elements”** of the **Spadina Crescent East area.**

4.4 Neighbourhood Character and Heritage Conservation Districts a) Planning for the sustainable development of established neighbourhoods will be based on their historic identity to ensure that development in residential areas is compatible with existing form and character. b) Where possible, the City may establish Heritage Conservation Districts or areas of heritage interest to recognize, protect and enhance the character of distinct heritage areas in the City.

It is my belief that the area in question (parcel of land that separates 2 existing City of Saskatoon Heritage properties) could be part of a **“Heritage Conservation District”**. I do not believe that the Meridian Development's proposed 112-unit high rise with a restaurant and offices respects the existing **Heritage Value** of the area but rather would detract from it significantly.

Respectfully
Tim Claypool

Subject: FW: Email - Communication - Trish Hastings and Scott McBride - Knox United Church
Bylaw Designation - CK 710-49
Attachments: letter_to_standing_policy_committee_on_planning.docx

Submitted on Monday, December 7, 2020 - 16:17

Submitted values are:

Date Monday, December 07, 2020

To His Worship the Mayor and Members of City Council

First Name Trishia

Last Name Hastings

Phone Number

Email

Address Spadina Cr East

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject 8.1.2 Knox United Church bylaw designation

Meeting (if known) Standing Policy Committee on Planning, Development and Community Services

Comments

Please accept this correspondence for the meeting to be held on December 8th at 9:00.

Attachments

[letter_to_standing_policy_committee_on_planning.docx](#)

December 7th, 2020

Please accept this letter as an express of opposition to amending the heritage designation bylaw for Knox United Church to accommodate the proposed Meridian Development at 838 Spadina Crescent. It is our hope the Standing Policy Committee on Planning Development and Community Services shines a light on the historic significance of this location and takes the time necessary to make a good decision. It is hard to believe that there is not be policy for development on this important street.

Spadina Crescent is a destination point for citizens and visitors of Saskatoon to gather and enjoy the riverbank views while taking in the historic beauty that the street has to offer. Arguably, St. John Cathedral, Knox United Church and the space between the two historic buildings is one the most iconic locations in the city. The designation as a historic site was made for posterity so that history would be protected.

It is incumbent on this committee to preserve the historic designation of this site and to not consider changing bylaw.

Thank you,

Trish Hastings and Scott McBride

From: [Web NoReply](#)
To: [City Council](#)
Subject: Email - Communication - Brenda Wilde - Meridian Proposed Development - File CK 710-49
Date: Monday, December 7, 2020 9:34:00 PM

Submitted on Monday, December 7, 2020 - 21:33

Submitted values are:

Date Monday, December 07, 2020

To His Worship the Mayor and Members of City Council

First Name Brenda

Last Name Wilde

Phone Number

Email

Address McKercher Drive

City Saskatoon

Province Saskatchewan

Postal Code

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

Subject Denying Meridian to build between heritage buildings

Meeting (if known) Standing Policy Committee Planning, Development & Community Services

Comments

The City of Toronto values its heritage buildings and its “Toronto Tall Building Design Guidelines” protects them. Please consider creating a similar document to protect Saskatoon’s heritage buildings.

Meridian’s futuristic tower will look out of place between our 2 churches. Please direct Meridian to build its tower in a different location.

Attachments

Walter, Penny

Subject: FW: Email - Communication - Norma Klassen - Knox United Church Heritage Designation Bylaw - File CK 710-49

Submitted on Tuesday, December 8, 2020 - 00:57

Submitted values are:

Date Tuesday, December 08, 2020

To His Worship the Mayor and Members of City Council

First Name Norma

Last Name Klassen

Phone Number

Email

Address 1) Dunning Cres ; 2). Spadina Cres

City 1) North Battleford. 2) Saskatoon

Province Saskatchewan

Postal Code

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

Subject Opinion on Knox United Church Heritage Designation Bylaw

Meeting (if known) Dec 8, Plannin, Development and Community Service Committee Meeting

Comments

I am very concerned about the recommendation to amend the heritage designation of Knox United Church to enable the subdivision of the lot and clear the way for the proposed Knox Tower Development.

First of all, I want to make clear that I am sympathetic to the financial needs of the church and am very much in favour of development based on partnerships that benefit everyone. The long-term, mutually-beneficial relationship that the developer, Meridian, has established with the Knox Church community is commendable. A very interesting building, acceptable to both parties, has been proposed on what has been shown to be a particular difficult site. The City's recent Approval Report states that, "The proposed preliminary design would not impact the character defining elements outlined in the Heritage Designation Bylaws of either the Knox United Church or St John's Cathedral". However, many letters from the public express a different opinion, including a letter from St. John's Cathedral, which apparently had no prior knowledge of these development plans.

Please consider the following in your discussion and decision:

1) The proposed development does not appear to fit with the City's own Heritage Policy Plan
The Standards and Guidelines for the Conservation of Historic Places in Canada, adopted by the City's Heritage Policy, contain a section relating to the importance of visual relationships in the cultural landscape, suggesting that historic designation includes "in context", not just the building. Direct quotes from the document include:
- "Make the new work... subordinate to and distinguishable from the historic place",
- "New construction must not obscure, readily change or have a negative impact on character-defining materials, forms, or spatial configurations".
- Not recommended: "introducing a new feature that alters or obscures the visual relationships in the cultural landscape, such as constructing a new building as a focal point, when a character-defining vista was traditionally terminated by the sky".
The Standards and Guidelines also refer to heritage value being embodied in not only physical attributes, but

also in cultural associations or meanings and in social or spiritual importance.

Saskatoon's City Heritage Policy states the City will look to current best practices of other places which have adopted the above Standards and Guidelines.

-Toronto's revised Official Heritage Plan (2015), added a section on adjacency, stating that "new construction on or adjacent to a property on the Heritage Register will be designed to protect the cultural heritage values, attributes and character of that property and to minimize visual and physical impact on it, including considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property."

- Ontario's Heritage Places of Worship - A Guide to Conserving Heritage Places of Worship in Ontario Communities, states that if a property owner proposes to subdivide a heritage property for development purposes, key considerations should include: "Visual impact of the proposed subdivision and development on the heritage place of worship (e.g., setbacks, size, height)" and "Impact on views and sight lines to the heritage place of worship from the street and neighbouring properties".

The proposed Knox Tower project is quite striking, visually attention-grabbing, and definitely would not be subordinate to the historic churches on either side. It would alter the visual relationship in the cultural landscape by becoming the focal point and replacing the prominent riverbank landmark value of Knox Church's "character-defining Gothic architecture" and St. John's "salient spire...the tallest church spire in western Canada". Numerous letters make mention of the discordant nature of the development between the historic elements of the two churches. They mention the negative impacts of the views and sight lines to both historic churches from the street and from neighbouring properties. As for the development's impact on the historic value of the churches as religious landmarks, one wonders about the tall, overpowering building of luxury "elitist" condos, that building that obtrusively divides the two churches - how does it reflect the spiritual and social importance of "harmony, community, and accessibility for all", no doubt intrinsic values common to the two churches who have peacefully existed for more than a hundred years.

Note that the Standards and Guidelines recommend always obtaining the advice of qualified conservation professionals and specialists early in the planning stage of a conservation project.

2) It appears to me that an approval at this time to amend the Heritage Designation of Knox Church for division of property to allow for Knox Tower development could have unwanted repercussions on the City's long term plan for downtown.

- It sets a precedent for a series of other tall developments along Spadina, possibly with vastly differing and incongruous styles, thus completely changing the atmosphere and character-defining elements of the section of Spadina between the Broadway and University Bridges. This section arguably deserves a Heritage Conservation District designation in recognition of its 9 listings in the Saskatoon Register of Historic Places.

-Tall buildings like the proposed Knox Tower might initially fit into the City's Downtown Plan by providing infill and density along Spadina, but overall they could well have the opposite affect on residential buildings further back from the river, which may have lost much of their sunlight and views and no longer would be seen as desirable places to live. One only needs to a) read online articles such as *Ottercroft Ltd v Scandia Care Ltd*, 2016, where a court upheld a mandatory injunction against a developer who infringed upon an enjoining owners right to light or b) spend some time on the perpetually darkened streets amid the towers of Manhattan to realize the importance of sunlight or the effects of not having it.

3) Characteristics of Saskatoon's Downtown Plan could be much more easily integrated if desirable features were carefully planned for certain locations, and proposed developments were rated according to their incorporation of those features.

- For example, the City Plan proposes improving the public space along Spadina with new public spaces, and that new landscape frontage standards "should reflect its important role in the City" with cafes and outdoor seating areas might be in the front yards, "while new landscape edges of the front yards will add greater

definition of public space and grandeur.” The location between the churches, for instance, if rezoned according to City Plan, could potentially be an ideal gathering place, a stopping point for pedestrians and cyclists along City-targeted pedestrian and biking improvement routes, both the one along Spadina and the one connecting the U of S to downtown via University Bridge and 23rd. As a gathering place, it would meet the historical social value of the churches adjacent to it. The gathering place could include outdoor tables, food and beverages, be a venue for chamber choirs, chamber orchestras, and other live performances. It would enhance the historic churches, drawing in more tourists and residents to examine the exterior features and enjoy their “experience”. Vertical surfaces that reflect the historic features and “urban terraced forests” on the west side of the lot could house the shops, further enhancing the experience. The City’s plans for sustainability, green development, winter use, etc. could be incorporated.

- Issues like parking, if not left strictly to developers, arguable have the potential to better fit with the City’s Downtown Plan and be more serviceable by a greater number of residents.

- Planning involving the City, both Churches, the Historical Society, the Developer, community “fund-raisers” and other interested residents, while more cumbersome in the making, has the potential to lead to a more creative, acceptable development.

In conclusion, I am requesting that the recommendation to amend the Heritage Designation of Knox Church be paused until a consultation process as outlined in the City’s Heritage Policy, takes place, keeping to the fore:

- the needs of all parties involved,
- the Standard and Guidelines of Historic Places in Canada and the interpretation of these standards through best practices from other cities
- the City’s overall vision and plan for downtown Saskatoon.

Perhaps these steps will ensure that:

- Saskatoon does not make the mistakes regarding historic properties that have been regretted by some other cities,
- Saskatoon, as expressed in its Vision Statement of the City Centre Plan, “continues to be a leader in Canada for quality of life and sustainable planning, and
- Saskatoon continues to grow in the minds of residents and tourists alike as the “Paris of the Prairies”.

Thank you for the opportunity to voice my opinions.

Sincerely,

Norma Klassen

September 22, 2020

Standing Policy Committee on Planning & Development and Community Services
c/o City Clerk's Office
222 3rd Avenue North
Saskatoon, SK S7K 0J5

His Worship the Mayor and Members of City Council:

Re: Letters Forwarded to Street Activity Subcommittee by GPC

I write this letter as Chair of the Street Activity Subcommittee. This Subcommittee of PDCS is comprised of the following people:

DeeAnn Mercier, Executive Director, Broadway Business Improvement District
Randy Pshebylo, Executive Director, Riversdale Business Improvement District
Cameron McBride, Inspector, Saskatoon Police Service
Rob Garrison, Supervisor, Community Support Program
Brent Penner, Executive Director, Downtown Saskatoon Business Improvement District
Elisabeth Miller, Senior Planner, Planning & Development (advisory capacity)

The Subcommittee met on Wednesday, September 16, 2020 and passed the following motion after receiving two letters (see attached) that were forwarded by GPC to this subcommittee:

Moved by Randy Pshebylo:

1. *That the information be received; and*
2. *That the Street Activity Subcommittee send a request to the SPC on PDCS for review of Bylaw 2954 - Street Use Bylaw to assist in dealing with the issues that have been raised in the letters provided to the GPC at its meeting held on June 22, 2020.*

As a result of the motion that was passed, the Street Activity Subcommittee has determined that an appropriate plan would be for the Street Activity Subcommittee to meet with the City Solicitor to provide input with the recommendations for amending Bylaw 2954 (Street Use

Bylaw). This would ensure the points raised in the letters along with concerns in the community about safety in Business Improvement Districts are addressed, Police and Community Support Officers have the tools to resolve these local issues, and we continue to work together to improve conditions for all.

The Street Activity Subcommittee requests Saskatoon City Council direct administration and the City Solicitor to report back to Council with a review and recommendation for amendments to Bylaw #2954 – Street Use Bylaw to improve safety and passage on sidewalks in Saskatoon.

The content of this letter was approved by all members of the Subcommittee and is sent by me in my role as Chair of this Subcommittee.

Sincerely,



Brent Penner
Chair – Street Activity Subcommittee

cc: DeeAnn Mercier, Broadway BID
Randy Pshebylo, Riversdale BID
Insp. Cameron McBride, Saskatoon Police Service
Rob Garrison, Community Support Program
Elisabeth Miller, City of Saskatoon



MID-WEST DEVELOPMENT (2000) CORP.

PART OF THE MID-WEST GROUP OF COMPANIES

May 1, 2020

His Worship, Mayor Charlie Clark
and members of City Council
City Hall
222 3rd Avenue North
Saskatoon SK S7K 0J5

Third party information contained in this record has been redacted to protect the privacy of the third party's labour relations and competitive position information.

Via email city.clerks@saskatoon.ca

Dear Mayor Clark and Council members:

Enclosed is one email chain from one of our tenants at 144 2nd Avenue South. [REDACTED], an institution in downtown Saskatoon, in some way is the bellwether for the viability and future of the downtown core.

Their email bothers me on so many levels, which is why I am forwarding/enclosing this email to people and groups that could impact the future of our city.

In the 1970s, Midtown Plaza was the saviour of the downtown in spite of a lot of naysayers. River Landing's impact on the core is yet to be determined!!

There have been several major issues that have impacted the core negatively:

1. the bus mall was to be moved 15 years ago from 23rd Street between 2nd and 3rd Avenue – it's still there;
2. the Saskatchewan Social Services at 160 2nd Avenue South;
3. the Lighthouse Supported Living at 304 2nd Avenue South;
4. the general perception that it is not safe downtown, not just by feeling, but by the reality of the presence of people who approach downtown patrons in unsafe ways from verbal attacks to stabbings of innocent random people.

As a lifetime resident of this city and a businessman for over 56 years, I am concerned that if the 4 major issues I have mentioned are not dealt with quickly and with a mutually-acceptable solution to all parties, the future of downtown Saskatoon does not look good. Cities die from the core out.

It is time to recognize and acknowledge what is happening and have our civic leaders act quickly to save our downtown.

Yours truly,

Ken Achs
President and CEO
306.222.2555 (cell)
midwest@mwdc.ca

KA/lp
Enclosure

- c: Troy Cooper, Police Chief, Saskatoon Police Service via email policeservice@saskatoon.ca with enclosure
Jeff Jorgenson, City Manager via email city.manager@saskatoon.ca with enclosure
DeeAnn Mercier, Executive Director, Broadway BID via email deeanmercier@broadwayyxe.com with enclosure
Honourable Scott Moe, Premier of Saskatchewan via email premier@gov.sk.ca with enclosure
Keith Moen, Executive Director, NSBA via email keith.moen@nsbasask.com with enclosure
Brent Penner, Executive Director, Downtown BID via email brent.penner@dmnyxe.ca with enclosure
Heather Persson, Editor-in-Chief, The StarPhoenix via email hpersson@postmedia.com with enclosure
Randy Pshebylo, Executive Director, Riversdale BID via email randy@riversdale.ca with enclosure
Chris Sicotte, Chair, Greater Saskatoon Chamber of Commerce via email chris.sicotte@aon.ca with enclosure
Trevor Jacek, CFO, Mid-West Group via email trevor.jacek@mwdc.ca with enclosure

