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

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, January 19, 2021 11:19 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Ross Hinthier - Proposed Meridian Development of Knox United Church Property - CK 710-49

Submitted on Tuesday, January 19, 2021 - 11:18

Submitted values are:

Date Tuesday, January 19, 2021
To His Worship the Mayor and Members of City Council
First Name Ross
Last Name Hinthier
Phone Number
Email
Address Gordon Road
City RM of Aberdeen
Province Saskatchewan
Postal Code
Name of the organization or agency you are representing (if applicable)
Subject Proposed Meridian Development of Knox United Church property
Meeting (if known) City Council Meeting of January 25, 2021
Comments
I am requesting to speak at the City Council Meeting and public hearing of the Meridian application to sub-divide the Knox United Church property to build a 19 storey Tower.
I will use my land line -----to speak to Council. If there is a problem with the call, I can also be reached by my cell at ---
----- . Thank you for this opportunity to comment.
Ross Hinthier
Attachments
[knox member letter to city council public hearing on meridian development.docx](#)

Knox Member Letter to City Council

Ref: Proposed Meridian Development of Knox United Church Property

January 19, 2021

The Knox Community extends beyond Members attending Sunday Services and is available to the public for weddings, baptisms, funerals, and cultural events. Knox is home for 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. It is uniquely positioned as a Saskatoon concert venue that can hold up to 600 people. We have had extensive discussions with the Broadway Theatre about holding events that require more capacity than the Broadway can provide. The current on-site parking of 56 stalls is a valuable asset for weddings, funerals, and events.

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. Net parking revenue provided 75% of these receipts. A comparison of Knox's 2019 gross parking receipts to current market rates for the proposed reduced number of parkade stalls, is that total revenue should be fairly similar. **Net parkade revenue may be less** as Knox will be billed for proportional parkade costs: pedestrian access, driveway access, cleaning, lighting, ventilation, heating, fire suppression systems, overhead door maintenance, line painting and signage replacement, electrical and mechanical rooms. Knox's taxes will likely also increase.

The Meridian project **will not** sustain the Knox United Church. The Sunday congregation usually numbers about 75 members. The congregation is ageing out and will **not be able** to support a full functioning Church beyond 5 years. The way forward for the property is a Performing Arts and Cultural Venue that provides a home for current renters such as the Children's Choir. Hopefully, there will continue to be some form of faith services. Sustaining **Net parking revenue** (which Third Avenue United did not have), is essential for the building's survival. Other functions such as a Daycare could also significantly improve its revenue. A sunlit southern out-door play area would be a key requirement.

The Meridian Tower should be judged on its own merits and its impact on the neighbouring Heritage Churches. The proposed Tower does not complement and will completely dominate and dwarf the century old Churches' architecture on either side. Meridian has contributed significantly to Saskatoon's downtown; however this futuristic design is in the wrong place.

Development of the 24th Street Knox lot west of the Church, could have a positive impact and could meet the City's goal of in-fill density.

Thank you for the opportunity to comment.

Ross Hinthier, Current Chair of Event Committee, Past Chair Property Committee, Knox United Church,