
Subject: FW: Email - Communication - Howard Woodhouse - Rezoning of 1414-1416 Main Street - CK 4351-021-001

From: Howard Woodhouse <[h](#)>

Sent: Monday, February 15, 2021 9:49 PM

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Dear Colleagues,

As a resident of Elliott Street, Saskatoon, for more than 30 years, I am writing out of concern for the proposed rezoning of 1414-1416 Main Street.

My objections to the proposal are twofold: First, the proposed rezoning contravenes the Varsity View Local Area Plan (VVLAP); second, it would set a dangerous precedent for other developments throughout the neighbourhood.

The VVLAP was completed in 2014 and identified the 1400 block of Main Street as an R2 low density zone. The rationale for changing the zoning of 1414-1416 Main Street to increase density clearly contradicts the goal of VVLAP "to preserve lower density areas in the heart of the neighbourhood." There are already higher density areas identified that include Cumberland Avenue north of 14th Street and all along Clarence Avenue. The city's proposal for a 250 metre "corridor" on both sides of the 8th Street BRT proposed route fails to take into account the natural beauty of Main Street and is at odds with the spirit of VVLAP. Indeed, it is illogical to recommend the proposed rezoning of 1414-1416 Main Street before there has been public consultation on the corridor growth plan.

If this project is approved, it will set a dangerous precedent for other developments identified as falling within a "corridor growth area." Wealthy developers will then have even greater opportunities to build multi-unit condos and apartments in this and other residential neighbourhoods. And this, in turn, will make it difficult for residents to participate meaningfully in any decision making process about the nature of where they live, which is one of our rights in a liberal democracy.

In conclusion: If the city is concerned to increase the density of Main Street, it can be done without rezoning 1414-1416. The unique character of this beautiful street and surrounding neighbourhood would be preserved and the needs and wishes of the residents would also be respected.

Yours sincerely,

Howard Woodhouse Ph.D. (Toronto)