

## Walter, Penny

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**Subject:** FW: Email - Communication - Ken Pontikes - Heritage Designation Bylaw Amendment - CK 710-49  
**Attachments:** knox\_united\_church\_heritage\_designation\_bylaw\_amendment\_submisstion.pdf

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**From:** Web NoReply

**Sent:** February 19, 2021 11:26 AM

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

**Subject:** Email - Communication - Ken Pontikes - Heritage Designation Bylaw Amendment - CK 710-49

Submitted on Friday, February 19, 2021 - 11:25

Submitted values are:

Date Friday, February 19, 2021

To His Worship the Mayor and Members of City Council

First Name Ken

Last Name Pontikes

Phone Number

Email

Address Spadina Crescent East

City Saskatoon

Province Saskatchewan

Postal Code

Name of the organization or agency you are representing (if applicable) Not applicable

Subject Public Hearing: Knox United Church Heritage Designation Bylaw No. 8232 Amendment

Meeting (if known) February 22, 2021

Comments

The attached letter is a joint written submission by the members of our family -- Ken Pontikes, Darlene Bessey, and Zoë Pontikes.

Attachments

[knox\\_united\\_church\\_heritage\\_designation\\_bylaw\\_amendment\\_submisstion.pdf](#)

To His Worship the Mayor and Members of Council,  
City of Saskatoon

Re: Knox United Church Heritage Designation Bylaw  
Amendment

We wish to register our comments on the proposed heritage designation bylaw amendment for Knox United Church to accommodate the construction of a 112-unit apartment, restaurant, and office development at 838 Spadina Crescent East.

First, we acknowledge the reported financial challenges that are being faced by the Church's board. We appreciate how the parking lot adjacent to Knox Church provides opportunities to generate revenue to support and maintain this heritage building. For this reason, we are not opposed to redeveloping the property for other purposes.

Second, we understand the current heritage designation protects only the exterior of the building, specifically the bricks, concrete exterior, and roofing material and colour (Bylaw 8232). We understand that

questions have been raised about how any construction adjacent to the Church will affect these heritage features from being damaged. We do not have sufficient expertise or knowledge to comment on these concerns and assume that they will be addressed at the time of construction.

Third, we understand that the City's land-use regulations allow a structure of the scale being proposed to be constructed on this proposed subdivided site. This is not the question currently before Council.

Nevertheless, we want to state that we have no basis on which to object to the construction of a building of the size and height being proposed if it conforms with existing zoning requirements.

Our primary concern is with the architectural design of the building. We feel that the proposed structure is not sympathetic to the location where it is being built, including being adjacent to two century-old churches and a streetscape that represents an important part of Saskatoon's early history and character. We understand that the City has chosen not to implement architectural controls in this area. Nevertheless, we know that the City has been sensitive to such considerations in the past,

such as when the Spadina Crescent Promenade was constructed and when Kiwanis Park was upgraded.

We do not feel that the proposed development has any features that are respectful of the adjacent heritage properties. We are aware of only one publicly recorded acknowledgement by the developer of the heritage impact of the proposed development; the project's architect is reported to have said that "the pointed and gothic elements of the heritage building are highlighted against the light, curvy, flowy architectural language of the proposed development" (Global News, November 3, 2020). The significance of this language is lost on us.

If the subdivision is approved and the development proceeds, we urge the developer to consider incorporating additional architectural elements into the design of the new building which make it more obviously reflective of the character of the neighbourhood and streetscape in which it is constructed. Redesign in response to public concerns has occurred in the past without significantly changing the "economics" of a high-profile construction project. This involves a process, undertaken in good faith, between the developer and members of the public, and perhaps facilitated by the City.

Thank you for providing us with this opportunity to comment on the heritage designation bylaw amendment for the proposed development adjacent to Knox Church.

Yours sincerely,

Ken Pontikes, Darlene Bessey, and Zoë Pontikes

Spadina Crescent East, Saskatoon