

Dear Jim Charlebois,

I am writing to express my concerns to the proposed rezoning of 1414-1416 Main Street to Corridor Residential from the current the Low Density Residential. While the local community may be unable to prevent this development, I want to ensure that some thought and consideration is put into the design. A great deal of the residents in the Varsity View neighborhoods are opposed to the addition of this Corridor Residence, as it will cause traffic, parking and safety problems, and potentially lower the property values of the existing community, but there are other aspects that need to be addressed prior to moving forward.

I want to start off by saying I am NOT opposed to the structure that is proposed, as the current buildings and lots are an eye sore. The current owner has not done their due diligence to upkeep the lots and it is affecting an otherwise well kept area. As long as respect of the area, current residents and symmetry within the area is shown I think it could possibly be a positive to get rid of the existing properties which have fallen into disrepair.

While I appreciate the city's desire to increase the number of residents in neighborhoods such as ours, disrupting our community by constructing an out-of-place high-density development is not the way to go about this. This is a well developed area with trees and greenery and that needs to be taken into account when the developer designs the proposed Corridor. If you were to drive through the area on any given evening you would see families walking and enjoying the area and that is something that should be maintained and respected. Architectural diversity is key to drawing in families, students and professionals, which are the demographic that should be considered of when this is being designed.

As mentioned previously, I am not opposed to progress in our city, or in our neighbourhood but it is important for the city as well as the developers to do so in conjunction with the community that it is proposing to enter. It is well documented that without buy-in from the residents in the Varsity View area this project could potentially go very wrong. The neighbourhood wants to be informed and feel like we have a say in what is happening in the area that we all love and are pleased to call home. Keeping our area beautiful is very important to myself, as well as my neighbours, in order to do this we should be informed and even contribute to the design aspects, if this is to move forward.

When you drive through the block that you are proposing this Corridor to be built on, it is very evident of the pride of ownership. If you throw up an "apartment" building, that does not fit with the current area, in the middle of this it will definitely change the way the current residents feel, as well as future owners. If it is your intention to prevent sprawl and increase density, caution needs to be taken to ensure the Corridors are a desirable place to live.

Property values are likely to go down in the area if multi-family apartments or condominiums are built, without thought and consideration of the area as it currently stands. There are a lot of houses on this street that are new builds and the price on those is in the upwards of \$700,000, those homeowners need to be kept in mind as this project moves ahead. If the structure does not fit with the existing area or draw in the appropriate demographic, it will negatively impact these owners.

You are proposing a change to this area that is currently being seen as negative, I feel as though this could be turned into a positive if the planner and the developer were to offer the residents full transparency in the plans for the lots. The current residents need to be kept in the loop and feel as if they have some involvement in the project.

I urge you to consider these points regarding the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Monica Gillespie  
Main Street  
Saskatoon