



Attn: His Worship the Mayor and Councillors
City of Saskatoon

18-Feb-2021

Dear Sir/Madam:

The Varsity View -Grosvenor Community Association is opposed to the rezoning of 1414/1416 Main St E and urges you to vote against this motion. The proposed development falls within the 8th Street corridor growth area. Our community requires input and meaningful consultation on the objectives, width, height, infrastructure needs, and funding mechanisms to support this expansion. At present, there is no consensus on these issues. More importantly, they have been sprung on a community that has been making investment and lifestyle decisions based on a local area plan that appears to be about to be torn to shreds. Until meaningful consultation occurs and Councillors have enacted the appropriate bylaw changes, developer driven rezoning within the 8th Street growth corridor should be put on hold.

Many residents of our community were surprised to learn this past month that City Councillors support a half kilometer wide zone of higher density around BRT routes. As the width, height and other zoning considerations are neither fully developed nor approved there is considerable concern about their potential impact on the neighborhood. Specifically, their effect on property values; collectively our residents have invested tens, perhaps hundreds of millions of dollars into single family homes that may now be scheduled for redevelopment to higher density. These investment decisions were based on our present Local Area Plan that is being thrown out of the window. The other major concern is that changes in density and design may be so large that the fundamental nature of our neighborhood is irrevocably changed. If residents move out of the neighborhood seeking areas that allow for space, biodiversity, and certainty in planning, the neighborhood will destabilize. Lastly, the financial implications have not been fully developed. Increased density requires many costly upgrades to neighborhood infrastructure, including new parks, sidewalks, and improved sewerage. Council has yet to decide whether these costs will be born through new development levies or additional property taxes.

At a recent meeting between a City planner and our community association, there was a commitment to a thorough discussion of the issues with residents before City Council enacts specific corridor zoning bylaws. The proposed rezoning falls within the 8th Street corridor growth area and many believe that your policy on this plot will set a precedent for design within the corridor. Decisions on this plot should be made as part of the wider discussion about the future shape of our neighborhoods.

Sincerely,

Jonathan Naylor on behalf of the VVCA-Grosvenor Community Association