

**Walter, Penny**

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**Subject:** FW: Email - Request to Speak - Dr Linda Wason-Ellam and Irene Bell - Proposed Rezoning - 512-520 Main Street - File CK 4351-021-003

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**From:** Wason-Ellam, Linda <

**Sent:** Monday, February 22, 2021 8:30 AM

**To:** Web E-mail - City Clerks <[City.Clerks@Saskatoon.ca](mailto:City.Clerks@Saskatoon.ca)>

**Subject:** Email - Request to Speak - Dr Linda Wason-Ellam and Irene Bell - Proposed Rezoning - 512-520 Main Street - File CK 4351-021-003

**The President of The Maddison Condominium Board, Dr. Linda Wason-Ellam and Irene Bell, a Board Member, of The Maddison Condominiums 521 Main Street would like to speak at the Proposed Rezoning 512-520 Main Street on February 22, 2021.**

## **A request to speak to Council and Committees**

**City: Saskatoon**

**Province: Saskatchewan**

**Postal Code:**

**Telephone: Wason-Ellam**

**Telephone: Irene Bell**

**Name of organization: The Maddison Condominiums 521 Main Street,**

**Subject: Proposed Rezoning 512-520 Main Street**

**Comments: Requesting to Speak**

**The Madisson Condominiums  
521 Main Street  
Saskatoon, Saskatchewan**

**Petition: We the owners of the Madisson Condominiums at 521 Main Street, Saskatoon who dwell in a zoned RM3-Medium Density Multiple-Unit District in Nutana, chose to not support a rezoning to the proposed High Density Residential Development of a Six-Story Multiple Unit containing 50 units which are 512,514,516,518, and 520 Main Street. Saskatoon. Prior to receiving the notice from the City,12/06/2020, Residents throughout the area were completely unaware of the proposal for another Hi-Rise Development.**

### **The Nutana Neighborhood Background**

The Madisson Condominiums, at 521-Main Street, is a neighboring building to the proposed rezoning. We are in an area that comprises a mixture of low-density, apartment-style multiple-units with three levels of 22 condo suites, and a parkade of 23 bays and 10 parking spaces in the back lane. This attractive residential property is in a popular gentrified Nutana neighborhood that is located near the centre of Saskatoon. The area includes the business district of Broadway Avenue which is home to mainly independently owned businesses both on the Avenue and adjacent on side streets such as our Condominium at the 521-Main Street. The district is in a commercial area, which is composed of existing properties in the vicinity of Nutana and is a proud of the oldest permanent settlement in Saskatoon. The Avenue has become a

destination in featuring an array of restaurants and bars, boutique shops, art, music, and local businesses comprising of medical, dental, law, and fitness gyms. Nevertheless, there is a car-parking shortage on Broadway and for the homes and Condominiums on 521 Main Street and other quiet streets they become auxiliary parking. Nutana is a primarily a distinctive treed residential neighborhood. In the area of the streets such as Victoria, Melrose, Munroe, Eleven Street and Eastlake, the period homes are renovated, which includes a sloped roof, planted bushes which gives charm to the area. However, on Main Street there are more people and no green space or a nearby park and there will be less green space if this rezoning is complete.

### **Broadway Culture: Street Festivals, and Histories**

As a fusion of culture, community, and commerce, Nutana offers an urban village experience by celebrating local shops, trendy cuisines, and all age family entertainment. Broadway is the center host of an Annual Street Fair that shares Saskatchewan Artisan's. Other Gala street events includes The Fringe Theatre

Festival, The Bikes on Broadway Marathon, The Word on the Street The Saskatchewan Craft Council displays the ingenuity of local artists, the Kids' Night on Broadway, the Guest Musical bands, and The Oskāyak Pow-Wow, a Cultural and Spiritual Gathering, and the Touring of the Trounce House (built 1830), the first permanent and oldest building in Saskatoon, which is in the Center of Nutana and the Marr House (built 1884), a Residence, which was predated to the city of Saskatoon, and is now a Canadian National Historic Site. Saskatoon includes the vibrant business district of Broadway Avenue. However, the sunny neighboring streets which incorporates single residences or low-density apartment-style multiple unit-dwellings that are footsteps near two churches which are prone to congestion due to the limited parking space in the Broadway Avenue area. In conjunction, with the City School Boards, the local Saskatoon Heritage Society guides visitors, and Elementary and Secondary students, through the paths and allies of Main Street. Interwoven into the K-to-12 children, curriculum, the children learn the Nutana story of the early settlers. In the alley behind the Madisson Condominiums there is a small wooden house where Louis Real,

The Canadian leader of the Métis peoples in Western Canada, was kept captive.

## **SCHOOL ZONE**

Main Street is in a School Zone, near to our condominium with signs on both sides of the Street as there are three schools nearby. Oskāyak, is a cultural school, serving First Nations and Métis youth from grades 9-12 and a Day Care. Nutana Collegiate School, a Secondary school with has a Day-care, and École Victoria, an Elementary school, has Before and After school programs. Many of the students and young children cross over the busy Broadway Avenue and Main Street walks in the morning and afternoon during the academic year. Thus, Main Street has been a safe pathway to home or the bus stop. However, with construction on the Main Street, the sidewalks may be closed. Due to Construction our parkade has been blocked to owners and renters who had to circle the area daily to find parking for their vehicles.

## **On-Going Background Construction**

### **Broadway 880 and 521 Main Street**

**Background** The initial excavation of the neighboring building site has been noisy, dusty, and disruptive, causing discomfort to the 22 owners and renters within the Madisson building from 2018 to 2021.

The construction blocked our ability to enter the Madison parkade from the 521 side of Main Street which is a Broadway path to our building. We then did not have our side of the street to use. This means we drive on the wrong lane and hope there are no cars or trucks in the way. The instructions were to go through the alley. This did not work out as there are potholes, rubbish and the trucks has taken over the exit way to the alley for their own use. The trucks scoop the dirt and load the trucks without tarpaulin coverings, (our request) has resulted in the problem of continual dirt, mud, and slush that has spewed over the sidewalks, the driveways, the streets, the boulevard, the roof, and a row of the elm trees. We notice that we are coughing more, and we get particles in our eyes. Our senior owners have limited access to the small city footpath to cross the road to the Extra Foods or the walkway to the Broadway shopping or access to the medical, dental, and pharmacy needs has been almost impossible. Postal deliveries and newspapers are problematic. Their dust and dirt in the air is not healthy for many of the residents having the danger of being close to construction.

### **Our Concerns**

1. Can we endure another three years of construction which has been noise, not safe, and uncomfortable?
2. Will we continue to have trucks blocking the road and depositing dirt and trash which has been beyond acceptable?
3. Will we have increased traffic on Main Street and the Alley behind?

Dr. Linda Wason-Ellam, President, of the Board, the Madisson  
Condominium

Dr. Linda Wason-Ellam, Main Street, Saskatoon, SK.

Irene Bell, Member of the Board, the Madisson Condominium

Irene Bell Main Street, Saskatoon, SK