
Subject: FW: Email - Communication - Tim Claypool - Proposed Amendment to Bylaw No 8232 The Knox United Heritage Property - CK 710-49
Attachments: [against_proposed_amendment_to_bylaw_no_8232_knox_united_heritage_property.pdf](#)

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, February 16, 2021 5:24 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Tim Claypool - Proposed Amendment to Bylaw No 8232 The Knox United Heritage Property - CK 710-49

Submitted on Tuesday, February 16, 2021 - 17:23

Submitted values are:

Date Tuesday, February 16, 2021
To His Worship the Mayor and Members of City Council
First Name Tim
Last Name Claypool
Phone Number
Email
Address Spadina Crescent East
City Saskatoon
Province Saskatchewan
Postal Code
Name of the organization or agency you are representing (if applicable)
Subject Proposed amendment to Bylaw No. 8232 The Knox United Heritage Property
Meeting (if known) City Council Meeting
Comments
I trust you will let me know if you have any questions about my letter that asks members of city council and Mayor Clark to NOT support the proposed amendment to the Knox United Church Heritage Designation Bylaw. The majority of people I know in the affected area are also against this proposed development.
Sincerely
Tim Claypool
Attachments
[against_proposed_amendment_to_bylaw_no_8232_knox_united_heritage_property.pdf](#)

Members of City Council & Mayor Charlie Clark:

My letter is focused on providing some key points to consider when you make your informed decision about how to vote on the proposed amendment to Bylaw NO. 8232, The Knox United Church Heritage Designation Bylaw, 2003.

Like the majority of residents in the affected downtown neighbourhood **I am opposed to this amendment** that would permit Meridian Development to proceed with the construction of the Knox Tower in the relatively small parcel of land that separates 2 of Saskatoon’s most iconic and historic churches on Spadina Crescent East, Knox United (1912) and St. John’s Anglican Cathedral (1912).

Please consider the following points:

1. The futuristic Knox Tower will stick out like a “sore thumb” between the 2 churches. In my opinion its modern styling is **not “compatible with existing form and character”** squeezed between the two circa 1912 churches which will **permanently have a negative impact on the “historic identity”** of this signature downtown area of Saskatoon.

Instead, the Spadina Crescent East neighbourhood could become a **Heritage Conservation District** that would respect the intent of Saskatoon Council Policy C10-020 rather than defying or simply ignoring it.

<https://www.saskatoon.ca/sites/default/files/documents/city-clerk/council-policies/c10-020.pdf>

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C10-020

POLICY TITLE <i>Civic Heritage Policy</i>	ADOPTED BY <i>City Council</i>	EFFECTIVE DATE <i>December 16, 1996</i>
		UPDATED TO <i>June 25, 2018</i>

4.4 Neighbourhood Character and Heritage Conservation Districts

- a) Planning for the sustainable development of established neighbourhoods will be based on their historic identity to ensure that development in residential areas is compatible with existing form and character.
- b) Where possible, the City may establish Heritage Conservation Districts or areas of heritage interest to recognize, protect and enhance the character of distinct heritage areas in the City.

2.) I submit that the **health and safety of area residents should be prioritized** when making a decision about the proposed amendment.

Issues related to **noise and air pollution** from all forms of vehicles from buses and trucks to cars and motorcycles that frequent 24th St. East and Spadina Crescent East has been identified previously by concerned citizens and council members alike. These health and safety concerns will only be exacerbated by the addition of an unwelcomed high-rise apartment style building with an above ground parkade that utilizes 24th as it's main entrance and exit. Who will be responsible for this nonsensical decision to increase the volume of traffic on an existing traffic "bottleneck" should the proposed development go ahead as planned?

Along 24th Street around 6th Avenue you will often see individuals with mobility and sensory impairments using existing crosswalks with their motorized scooters, wheelchairs, walkers or canes. A significant increase in the volume of traffic in this area will undoubtedly make their street crossings more perilous.

Frequently, **first responders** (paramedics, firefighters and police) are called to this same area. **How will the anticipated increase in traffic volume along 24th St. E. and Spadina Crescent E. impact response time for those essential workers?**

3.) The proposed **Knox Tower will do little to enhance Saskatoon's downtown.**

Who can afford to buy a condo in this new building? I have checked with a couple experienced Saskatoon realtors who estimate that **units in Knox Tower will sell for between \$600,000 to \$1, 000,000 each.** Perhaps there is a segment of the downtown business elite and working professionals who could afford to purchase a unit in this building but my guess is that the majority of downtown employees would find it challenging if not impossible to afford such a luxury condo.

Additionally, I predict that investors will see this as an opportunity to purchase units in Knox Tower and turn them into short-term rentals (3 days to 30 day stays). This has been the pattern in many of Saskatoon's downtown high-rises. Unfortunately, these types of **short-term rentals are in direct competition with the city's downtown hotels** that will undoubtedly lose significantly more money if even more short-term rental units appear on the market should the proposed Meridian development go ahead as planned.

In closing, I sincerely hope that you will **consider the long-term health and safety of area residents** when casting your vote on the proposed amendment. I firmly believe both the **quality of life, health and safety of area residents will be negatively impacted** if Meridian's futuristic Knox Tower is built in what many Saskatoon residents would consider to be a **legitimate heritage area** of their beloved city.

Respectfully

Tim Claypool
(a concerned area resident)