
Subject:

FW: Email - Communication - Viola N Woodhouse - Proposed Rezoning of 1414-1416 Main Street - CK 4351-021-001

Dear Mayor Clark and City Councilors:

As a resident of Elliott Street, Saskatoon for more than 30 years, I am writing out of concern for the proposed rezoning of 1414-1416 Main Street, Saskatoon.

The link to the proposed rezoning:

<https://www.saskatoon.ca/engage/14141416-main-street>.

My objections to the proposed rezoning are two fold:

First, the proposed rezoning contravenes the Varsity View Local Area Plan (VVLAP) completed in 2014. It identified the 1400 block of Main Street as an R2 low density zone.

Second, it also contradicts the city's proposal for a 250 meter corridor on both sides of the 8th Street BRT.

According to the Corridor Planning Program, Character Areas are described in the following link:

https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/integrated-growth-plan/growing-fwd/character_areas.pdf

*"In order to provide direction on the level of development that can occur and support an incremental development approach, the Corridor Planning Program Boundary area is categorized into character areas based on **density, built form, and public realm.**"*

One of the character areas is **Areas of Influence**:

"Areas of influence include properties that are far enough removed from the corridors to not necessitate any deliberate land use change management, yet are still within the general area of influence of the corridors."

While it is predicted that these areas will experience infill development, **"no land use changes are planned. Any neighborhood infill will continue to follow existing policy such as the Neighborhood Level Infill Development Strategy and Local Area Plans"** (e.g. VVLAP).

The model pictured in the density transition for the Character Areas in the above listed document clearly demonstrates that the 1400 block of Main Street is in the category of **Areas of Influence**.

As a result, **according to the City's own documents** there is no need to rezone 1414-1416 Main Street, Saskatoon.

The approval of this rezoning project application by the Municipal Planning Commission on January 26, 2021 was premature. Public consultation was limited to an Online Public Information meeting on December 10, 2020, (7:00-8:30p.m.).

This short Online meeting that took place at Christmas time is totally inadequate. Many local residents were unaware that it was to take place. And, in any case, the minimal amount of time set aside for questions from the public showed scant concern for the democratic rights of the local citizenry.

This is just the kind of behavior I experienced as a young woman growing up in the Communist State of Czechoslovakia.

As a long-standing Canadian citizen, I am shocked to find the same pattern of deception at work in our City Hall.

Yours sincerely,

Mrs. Viola N. Woodhouse, D.I.C., B.A., M.A.