

February 12, 2021

Garrison Crescent
Saskatoon, SK S7H 2Z9

Dear Councillor,

**Re: Development Proposal for 1414-1416 Main Street and
the City of Saskatoon's Proposed "Corridor Growth Areas" Plan**

We are writing to express our concerns in regards to the Development Proposal for 1414-1416 Main Street and the City of Saskatoon's proposed "Corridor Growth Areas" Plan. We will address our concerns for each of the two development proposals separately.

Concerns Regarding the Development Proposal for 1414- 1416 Main Street.

We do not agree with the City of Saskatoon approving the development proposal for 1414-1416 Main Street. Our reasons are as follows:

1. **Increased density:** We understand the city's wish to increase density in established neighbourhoods, however, the proposed development for 1414-1416 Main Street significantly changes the character of the neighbour. This area is identified as an R2 zone and there have already been 5 new semi-detached homes built on the 1400 block of Main Street in the past 7 years. The current R2 zoning provides ample opportunity for substantially increasing the density without significantly changing the character of the neighbourhood.
2. **Vehicular and Pedestrian Safety:** The proposed development will add to the busy Main Street and Cumberland Avenue intersection as the traffic from the building will exit from the Main Street back alley. The addition of vehicles from the 26 new units will add to the already busy traffic on Cumberland Avenue most particularly between Main Street and 8th Street. As well we have concerns as to the increase in the number of vehicles parking on Main Street due to the addition of the 26 new units. The increase in demand for parking and the traffic are both safety concerns for this neighbourhood.
3. **Varsity View Local Area Plan (VVLAP) is being Ignored:** In 2014 the Varsity View Local Area plan was completed. It identified the 1400 block of Main Street as an R2 zone and a character area within that zone. The City's proposal for a 250 meter "Corridor" on each side of 8th Street is in direct conflict with the VVLAP. The VVLAP clearly outlined areas that should be preserved as lower density and which ones were suited for higher density. This development does not align with the VVLAP goal "to preserve lower density residential areas in the heart of the neighbourhood." In the city's growth plan and BRT plan, the area envisioned for higher density growth was much smaller and did not street into the parcels proposed for development on Main Street. It was not until the Corridor Transformation Plan was tabled within the last year that the maps extended the corridors to 250 meters from the BRT.
4. **Setting a Precedent:** I am concerned that approving this development will set a dangerous precedent for future developments. It is wrong for the city to recommend this development for

approval based on a Corridor Growth Plan that has not been finalized and on which the affected communities have not been consulted. The development does not fit with current zoning and the 8th Street portion of the “Corridor Plan” has not been completed.

In summary, it is our position that the approval for this development should be denied.

Concerns regarding the City of Saskatoon’s Proposed “Corridor Growth Areas” Plan

While the concerns regarding the proposed “Corridor Growth Areas” plan is currently focused on the Varsity View area this is a plan that impacts many areas across the city. It is not just an issue for our neighbourhood. Without the “collaborative and consultative process with land owners, neighbourhood residents, local business owners and community and stakeholder groups” promised in the City’s Corridor Transformation Plan document having taken place it is “putting the horse before the cart” to approve rezoning to facilitate a major development.

Our specific concerns include:

1. Setting a Precedent: The Corridor Growth Areas Plan has not been finalized. Approving a rezoning application for a development based on an unfinalized plan makes no sense.
2. Total Lack of Communication and Consultation with those affected by the proposed and expanded BRT Growth Corridor. As residents of this neighbourhood for over 40 years we were completely unaware of the proposed impact on our neighbourhood, particularly the most recent Corridor Transformation Plan tabled within the last year. The idea that the City would disregard the VVLAP and propose radical expansion to the BRT Corridors without any meaningful consultation with the people most affected is something that we find hard to understand.
3. Many Questions Need to be Addressed by both the City and the communities identified in the Corridor Transformation Plan document: These questions include: Does a 250 meter corridor really make sense for any or all of the communities affected? Have the local area plans been considered? What land designation and zoning are proposed for what areas and why? Has the City considered each communities existing aging infrastructure, parking, and traffic situations in making the recommendations for the Corridor Growth Areas plan? The ongoing COVID pandemic has significantly changed the future of work in our city – has this been considered in this plan? When in the process of finalizing the Corridor Transformation Plan do the identified communities get to ask their questions and have their input?

In summary, it is our position that the needed communication and consultation plans that the City of Saskatoon’s Corridor Transformation Plan document outlines have not been done. Until this is done, and the Corridor Growth Areas plan is finalized, no approvals for zoning or rezoning should be given. Council should not put the cart before the horse – this is a much too important issue to get wrong.

Sincerely,


P.M. Broberg

Owners of

Sincerely,


Eric Broberg

Garrison Crescent, Saskatoon.