

Lasby, Mary

Subject: FW: Email - Communication - Gary Thorinson - Proposed Official Community Plan Land Use Map Amendment and Zoning by Agreement - 528 8th Street East - 1100-1122 Broadway Avenue and 529 7th Street East - File CK 4351-023-001

From: Web NoReply <web-noreply@saskatoon.ca>

Sent: Friday, March 24, 2023 1:00 AM

To: City Council <City.Council@saskatoon.ca>

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--- Replies to this email will go to [REDACTED]

Submitted on Friday, March 24, 2023 - 00:59

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Friday, March 24, 2023

To: His Worship the Mayor and Members of City Council

First Name: Gary

Last Name: Thorinson

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 7th street east

City: Saskatoon

Province: Saskatchewan

Postal Code: S7h [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: 7.1 Proposed OCP Land Use Map Amendment and Zoning by Agreement - 528 8th Street E, 1100-1122 Broadway Avenue and 529 7th Street E [MPC2023-0301]

What agenda item do you wish to comment on ?: OCP Zoning inappropriate for the area and is not within the BRT Guidelines

Comments:

Traffic Flow and Parking

This area is already challenged in that many people use the street parking as their main parking. The change in zoning will create safety concerns as there is no way to accommodate this zoning with an essentially one lane street, at 7th Street. Also with the current zoning there is a block, sometimes 2 block long traffic congestion on the 700 block of 8th Street. Any increased traffic will be forced down the public lane or 7th Street. Last year a major accident happened on the 700 block of 7th Street East when an accident in 8th created additional traffic down 7th. This drastic change in zoning will create accidents in and around this zone. At the public meetings it was stated that there had been traffic studies but on questioning Mr. Charlebois was unable to provide any written or oral documentation. Before this change is made we need to ensure that this study is made and a deferral is requested prior to further consideration of an OCP change.

OCP Classification

The Corridor Main is a designation appropriate to historic or commercial districts that exist. The Broadway Historic area does not encompass any part of Buena Vista and therefore it would require a lot of creativity to make it arbitrarily part of the Broadway Historic. This part of Buena Vista is not an existing commercial district that we are upgrading in density and therefore does not qualify for mixed use, ie. Commercial not allowed.

The suggested designation would be Corridor Residential, up to a four story apartment building with mixed residential, duplex and townhouse. This designation would also conform to the BRT guidelines, BRT Residential.

Zoning Reclassification

The zoning should stem from accepted uses under the OCP classification. With the uses the zoning can be determined. With Corridor Residential we would expect an M1 zoning or similar. B5B zoning is a commercial zoning which would not be applicable here. I believe this was further acknowledged in that we are trying to take out parts of this designation that would be very non conforming to a residential neighborhood (please see the notes of the first and second meetings regarding size allowable and use of alcohol in restaurants.) Having a B5B designation would create confusion for future tenants and purchasers of the property. It is my interpretation that both planning and the owners representative shown hesitation in the OCP changes. Most telling was that the original proposal for use on this land was a form of Multifamily without commercial, as would conform to BRT guidelines. A B5B would allow something not keeping with those guidelines. Under BRT guidelines, more than the allowable distance from a BRT station for anything beyond 4 stories. We need to remember that the justification by planning and the developer was the upcoming BRT, it would be therefore necessary to stay to that proposal.

The last item is the public lane being closed, we would oppose that as reducing access to the area and forcing residents and visitors to exit through the lands to be developed where bottlenecks are likely to form. The plan should be adjusted to make an additional (midpoint?) entrance exit to Broadway. To avoid bottlenecks the north south public lane needs to be maintained as straight with out any 90 degree turns. An additional suggestion was to create an additional lane from the developer lands at 7th St. E so that traffic turning into the development from there does not completely block the street as vehicles wait to enter.

Further studies should be requested from the developer if this is the plan they would like as there would appear to be the potential for parking and traffic flow problems in both the alley and adjacent 500 block of 8th St. E and 7th St. E. As stated in the meeting it is up to the developer to prove that this is a safe design that will not cause parking and traffic gridlock at several points.

As would seem clear from BRT guidelines, Corridor classification and the current traffic congestion, all would point to a 3 or 4 story apartment building with adjacent residential types of duplex or townhouse to blend to the neighborhood. As generally was stated, residents are in favor of that development if done in the correct fashion and conforming to the guidelines of BRT. As expressed by residents this development alone will put stress on the area but nothing like the developer's existing plan.

Will you be submitting a video to be vetted prior to council meeting?: No