

Lasby, Mary

Subject: FW: Email - Communication - Gillian Dulle - Amendment and rezoning of 528 8th St East - 1100-1122 Broadway and 529 7th St E - CK 4351-023-001

From: Gillian Dulle [REDACTED]

Sent: Monday, April 24, 2023 4:57 PM

To: Web E-mail - City Clerks <City.Clerks@Saskatoon.ca>

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Good Day

I am writing today to express my concerns with the rezoning and amendments planned for Broadway and 8th St.

1) My largest concern is the changes to the back alley and amount of traffic that would be diverted to 7th St East. Under the current proposal the building will have 135 parking spaces and close the public lane that enters and exits onto 8th St East. The plan shows 15 parking spaces that have easy access to the private lane that would be added after the public lane is closed, and the remaining 120 parking spaces would use the public lane. That puts potentially 120 vehicles multiple times a day either down our alley or onto 7th St East.

The back alley between 7th and 8th St already has considerable holes and rough spots and poor drainage based on the current traffic that uses it. 7th Street East is not a wide enough road for a significant increase in traffic, nor is it in great condition. The road is narrow, and with parking on both sides of the street that is regularly used, is not conducive to regular two way traffic.

We have had to get work done in our backyard previously, bringing in contractors with large trucks for tree removal and landscaping. This is already complicated to manage with the current traffic using the back alley in our existing neighborhood, let alone adding an additional 120 vehicles, that may potentially be blocked from using the alley.

Has serious consideration been put into having the underground parking ramp exit directly onto Broadway Avenue or 8th St E instead of the alley?

2) Building proposed design does not fit within the development standards for a B5B zoning. As per zoning bylaws 10.8A.4 Para 4 - building base must be between 7.5m and 12.0m. Exceptions made for corner sites where the architectural feature is included to encourage massing and designs that accentuate the visual prominence of the site. This building is designed to be over 27m high, that is over double the expected height, even if one was to take into consideration an "exception". Additionally the rear setback has not been added on for the property on the side of 8th St East to account for the additional stories above the maximum building base. There is only 6.6m between the building and the closest property line.

In general the entire neighborhood surrounding this new building is old residential homes, mostly 2 or 2.5 story homes. This 6 story building is going to tower over us, any semblance of privacy in our backyards and significantly reduce the few hours of direct sunlight that we get, especially in Winter months.

I am asking that city council take into account that the building being proposed does not meet the B5B zoning as discussed, and if it was built to the zoning bylaw the neighborhood may be more tolerant of its build. Additionally please

consider the impact on traffic flow that the proposal and lane closure is adding to the small neighborhood streets and ally.

Gillian Dulle

8th St East

Saskatoon, Sk. S7H