

Lasby, Mary

Subject: FW: Email - Communication - Scott and Kathy Grant - Proposal for 509 12th Street East - File CK 4351-1
Attachments: letter_sept_28.pdf

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Wednesday, September 28, 2022 11:47 AM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Scott and Kathy Grant - Proposal for 509 12th Street East - File CK 4351-1

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

Submitted on Wednesday, September 28, 2022 - 11:46

Submitted by user: Anonymous

Submitted values are:

Date Wednesday, September 28, 2022
To His Worship the Mayor and Members of City Council
First Name Scott & Kathy
Last Name Grant
Phone Number ([REDACTED])
Email [REDACTED]
Address [REDACTED] 12th St E
City Saskatoon
Province Saskatchewan
Postal Code S7N [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Proposal for 509 12th St E
Meeting (if known)
Comments
The attached letter contains our opposition to the proposed development at 509 12th St E
Attachments
[letter_sept_28.pdf](#)
Will you be submitting a video to be vetted prior to council meeting? No

September 28, 2022

City of Saskatoon Mayor, Councilors and Senior Planner

Re: Proposed Zoning Change and Building at 509 12th Street East

We are residents of the [REDACTED] condominium at [REDACTED] 12th Street East. We wrote to city officials on January 26 to oppose this proposed zoning change and building at 509 12th Street East. We are writing again to respond to some of the discussion that took place at the Virtual Public Information Meeting on September 13.

30-Year Land Vacancy

The proponent noted that this land has been vacant for over 30 years and implied that the zoning is the key factor for this land to remain undeveloped (and not producing much revenue for the city). That argument also implies that the city should be desperate for a development, and development, on this land. That is a very narrow view of the entire situation. The development of the land also depends greatly on the desire of the land owner to do something with the land at a market price compared to other land opportunities in the city. The land is properly zoned. There should be no doubt that a proper residential building will eventually be built at 509 12th Street East, especially if we say no to zoning changes.

Office Space

Someone noted that Saskatoon has a high rate of office space vacancy and that the city should be concerned with the proposed office building that will exasperate the vacancy situation. The city official replied that the city does not concern itself with the viability of private land developments. We think this is an outdated view. With more people working remotely and the risk of a recession, there is a real risk of “ghost offices” in Saskatoon as there are currently in other cities. City officials should be taking an active interest in preventing empty buildings where possible especially in current times.

Legacy to the Bridgewater

The PUD for this area noted that twin towers with shared services (parking entrance, swimming pool, etc.) were envisioned for 505 and 509 12th Street East. As we know, only 505 12th Street East was built but with the shared services paid for by that building alone. The swimming pool, in particular, is a white elephant. It was never commissioned, takes up valuable space and requires costly maintenance. For example, [REDACTED] condo corporation paid over \$66,000 in 2021 to demo a deck to the pool and make the area safe even though it is hardly ever used. This year the corporation is dealing with leaky plumbing from the pool into [REDACTED] parkade. The corporation received a cost estimate from an engineering firm of well over \$200,00 to demo the pool because it is integral with the roof of the parkade below.

Expectations for this Area

We bought our unit in the [REDACTED] in 2018. Our real estate agent made us well aware of the HighPoint proposal and the zoning for 509 12th Street East. Therefore, we bought in expecting to be surrounded to the east by high-density residential. That was the deal and we were ok with it. We did not

expect an office tower to be shoe-horned into a small parcel of land that will lower the value of our place. Who will pay for that?

Views from Our Place

Our unit is in the north-east corner of the [REDACTED]. To the north, the [REDACTED] building is 50 feet from our unit. (We measured using a small tape, so likely accurate, but not perfectly.) We see it looking out our dining room, living room and balcony. It's not a bad view as the building is fairly good looking. To the east, we currently see the vacant land at 509 12th Street East and the HighPoint sales office. The property boundary is 44 feet from our unit to the south of the pool, and 50 feet from our unit at the pool.



Looking North to the [REDACTED] Condominium Building



Looking East to 509 12th Street East

Now consider the west elevation of the proposed building for 509 12th Street East. It is an 8-story wall that will be quite ugly, no matter what minor architectural features it has. It will be as close or closer to our unit as the [REDACTED]. It will act as an 8-story fence. This should not be allowed. A neighbour to your house would not be allowed to build an 8-story fence, and neither should our neighbour.



West Side of Proposed Office Tower

Please do not allow a zoning change. Saskatoon should not be desperate for just any development here. We can all wait for the right one.

Thank you for your consideration.

Kathy and Scott Grant

12th St E