



December 6, 2021

Jim Charlebois, MCIP, RPP
Planning & Development - City of Saskatoon
222 3rd Avenue North
Saskatoon, SK
S7K 0J5

SUBJECT: 509 12TH Street East, Re-zoning and land-use change application

Dear Mr. Jim Charlebois, MCIP, RPP,

We have our head office located in the Nutana area at 210-616 Main Street. We are in support of Modus Ventures Corp.'s application to change land use and re-zoning to allow office use at the above-mentioned address.

We feel that professional office space in Nutana fosters that live, work, play harmony and is important in helping the local businesses on Broadway Avenue thrive.

Sincerely,

Buckberger Baerg & Partners LLP

Tyler Kachur, CPA, CA
Partner



January 25th, 2022

His Worship the Mayor and Members of City Council
City Hall, City of Saskatoon
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Dear Mayor Clark and City Council,

This letter is to express support from the Broadway Business Improvement District (BBID) of the Community Plan Amendment and Rezoning of 509 12th Street East ideally to a multiunit, mixed-use zoning including commercial use.

A draft concept plan was presented to the BBID Board of Directors by Mobus Ventures of this long vacant property. While the properties fall just outside of the boundaries of the Broadway 360 Development Plan and the BBID, Broadway 360 was used as a framework to assess the proposal.

The proposed development of 509 12th Street East would further the goals of Broadway 360 by:

- Contributing to the revitalization and improvement of the area through continued change and enhancements;
- Strengthening the mix of uses in close proximity to the Downtown and Bus Rapid Transit lines which will encourage public and active transportation choices; and,
- Reinforces a more sustainable growth pattern that directs development to where it can be accommodated and supported by existing infrastructure, amenities and services.

Broadway 360 also focuses on the value of bolstering the pedestrian-realm through interesting and welcoming streetscapes, active at-grade uses, and human-scale frontages at the street edge. As the design progresses, we would support a Zoning-by-Agreement approach which gives the community more certainty that the design aligns with policy goals of the Broadway 360 including:

- The frontage facing 12th Street East should maintain fine-grained scale and rhythm of continuous smaller scale frontages with townhouses or storefronts to break up the size of the wall surface and lend the spaces to smaller, locally focused businesses.



- Above grade parking access from the street should be discouraged. If included, the levels should be screened from visibility from the street.
- Material and architectural quality should be high-grade in conjunction with the recommended materials in the AC2 – B5B - Architectural Control Overlay District and finishes should be designed to complement the pedestrian experience while reinforcing the build character of the district.

Sincerely,



DeeAnn Mercier
Executive Director

Lasby, Mary

From: [REDACTED]
Sent: Wednesday, September 7, 2022 4:41 PM
To: Web E-mail - City Planning
Subject: Written statement about proposed 509-12th St East rezoning
Attachments: 2022 09 07 Rezoning Issues 509-12th Street East.pdf

[Warning: This email originated outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.]


Dear Planning and Development,

Please find the attached written submission regarding this proposal by Modus Ventures Corp. to request rezoning of 509-12th St. East.

If you have any comments or questions, please feel free to write to me or call me on my cell mentioned in my signature block below.

Regards,

Cary

Cary Tarasoff, B.Sc., A.Sc.T., MCIP, RPP 

[REDACTED]
Saskatoon, Saskatchewan
[REDACTED]



Please consider the environment before printing this e-mail

7 September 2022

Planning and Development
City of Saskatoon

Re: Proposed rezoning of 509-12th Street East.

Dear Planning and Development,

Please consider the attached information regarding the application by Modus Ventures Corp. to rezone the subject property from PUD to B5B subject to a Zoning Agreement.

It should be made perfectly clear that the application is NOT a proposed Mixed Use as labelled in the Site Context schematic on page 5 of the 17 August 2022 Notice. By their own submission, approx. 3200 sq m is dedicated office use, 2400 sq m is parking support for that primary use, and less than 50% of the main floor area is at best an accessory retail use.

In reality, the proposed development is to be a full commercial office use that will be surrounded by differing densities of residential development including the Mixed Use proposed for Site 2. The Modus development is nothing like that Site 2 Mixed Use and it is not complementary for any of the associated existing residential developments listed on Sites 2 through 5 inclusive on the schematic enclosed within.

The proponent has chosen to request a zoning level beyond all the available zoning which would be supportive of the local residential area such as B1B and B2.

Even if B5B were deemed appropriate for this commercial office use, this site would require a minimum of 149 parking stalls within yet they propose only 101 spaces currently (48 parking spaces short).

B5B zoning requires a 1.5m side yard for the first three stories which increases to 3m beyond, yet the Modus sample design shows a zero-lot line and only considers stepping back the riverfront rear yard of the property and not the required side yard.

B5B zoning also requires 3m front yard setback for the first three stories which steps further back to 6m beyond. At best this proposed design is vertical at the 1.5m front yard setback which fails to meet the zoning bylaw and the intent of softening the structure. The proposed towering glass wall will intimidate the residential structures opposing on the south side of the street and it will reflect light and heat onto these structures while changing the character of the tree lined street below that exists there currently.

Eastlake Avenue is approximately 55 feet wide but dead end 12th Street East drops to approximately 45 feet wide with no thru street connection to Broadway.

This Modus proposed structure could easily accommodate more than 175 office workers not including any further amount for the main floor retail provided. This traffic burden will hamper the existing local traffic flows and will further hinder the potential for the actual Mixed Use site 2 along Broadway.

This proposal will further put pressure on any available street parking which would hurt both existing residential and retail businesses alike.

There is no current need for commercial office space in this area that has been identified. Recent reporting stated that more than 750,000 sq ft of office space is currently vacant within the downtown core.

Tests of Entitlement

In regard to the three Tests of Entitlement, I provide the following as evidence against this proposed zoning change.

1. Granting of this rezoning DOES provide the Applicant special privilege inconsistent with the restrictions on neighbouring properties.
 - a. The commercial office use is incompatible with the residential uses which surround this site.
 - b. This proposal fails the side and front yard setbacks as laid out in B5B.
 - c. This proposal will drive a high traffic commercial use onto a greatly restricted, dead end residential street.
 - d. This proposal greatly fails to meet the minimum required internal parking for such a density.
 - e. Special approval had already been to this particular site for PUD which would be conducive with the existing neighboring development.

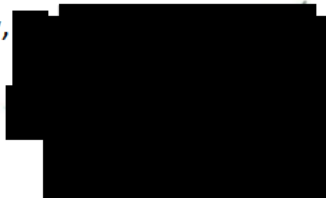
2. The granting of this rezoning DOES defeat the intent of the Zoning Bylaw.
 - a. The commercial office use is incompatible with the residential uses which surround this site and it circumvents the available B1B and B2 neighborhood friendly zoning segments.

- b. This proposal fails the side and front yard setbacks as laid out in B5B which will abruptly alter the streetscape of this residential street.
 - c. This proposal will drive a high traffic commercial use onto a greatly restricted, dead end residential street while causing more pressure on available street parking for the local area.
 - d. This proposal greatly fails to meet the minimum required internal parking for such a density.
3. The granting of this rezoning DOES injuriously affect the neighbouring property owners.
- a. The commercial office use is incompatible with the residential uses which surround this site and it circumvents the available B1B and B2 neighborhood friendly zoning segments.
 - b. This proposal fails the side and front yard setbacks as laid out in B5B which will abruptly alter the streetscape of this residential street.
 - c. This proposal will drive a high traffic commercial use onto a greatly restricted, dead end residential street while causing more pressure on available street parking for the local area.
 - d. This proposal greatly fails to meet the minimum required internal parking for such a density.
 - e. Special approval was already granted to this particular site for PUD which would be conducive with the existing neighboring development.

The further rezoning will not be complementary to the existing fabric of the area and I believe it will be harmful to the overall Broadway area.

In summary, this proposal only serves to suit the developer and not the area for which it is proposed.

Sincerely,



Cary Tarasoff, B.Sc., A.Sc.T., MCIP, RPP
Saskatoon, Sask.





Eastlake Avenue

± 55'-0"

± 45'-0"

12th Street East - no thru access



12th Street East - no thru access

3





4

Subject Site

2

1

5

-  1.5m side building cap - first three stories
 -  additional 1.5m side building cap max. - above
 -  3.0m front building cap - first three stories
 -  additional 3.0m front building cap max. - above
- background image from Google Earth - uncorrected

Lasby, Mary

Subject: FW: Email - Communication - Kieron Kilduff - Proposed Official Community Plan Amendment and Rezoning - 509 12th Street East - CK 4351-1

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

Sent: Wednesday, September 7, 2022 3:23 PM

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

Subject: Email - Communication - Kieron Kilduff - Proposed Official Community Plan Amendment and Rezoning - 509 12th Street East - CK 4351-1

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

Submitted on Wednesday, September 7, 2022 - 15:23

Submitted by user: Anonymous

Submitted values are:

Date Wednesday, September 07, 2022

To His Worship the Mayor and Members of City Council

First Name Kieron

Last Name Kilduff

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] 2nd Ave. S.

City Saskatoon

Province Saskatchewan

Postal Code S7K [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Proposed Official Community Plan Amendment and Rezoning- 509 12th St. E

Meeting (if known) Meeting for above on Sept 13, 2022

Comments

I wish to express In the strongest possible way my opposition to the above application for Rezoning of this wonderful residential property to that of commercial property meant to accommodate a single commercial tenant

To allow such Rezoning would fly in the face of the City's expressed desire to encourage greater density in the City's core area. There is absolutely no good reason why this property should be taken out of the residential zoning and given over to commercial development.

A commercial development would do very little to animate the area and would mitigate against the need and desire to have a larger residential population in the core area of Saskatoon.

With the coming downtown event/ arena this location would provide a wonderful residential location from which residents could walk to the event centre.

There are other opportunities for a commercial tenant to locate to the area including within the newly proposed tower

adjacent to Nutana Collegiate. In short, no compelling reason exists to convert this residential land to commercial use.

To preclude residential development on this property will only add to the existing urban sprawl that Saskatoon is experiencing as residential developers are forced to look to the outskirts of the City for land to develop.

I respectfully request that City Council vote against this application.

Thank you for your kind consideration

Kieron Kilduff

Attachments

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

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.

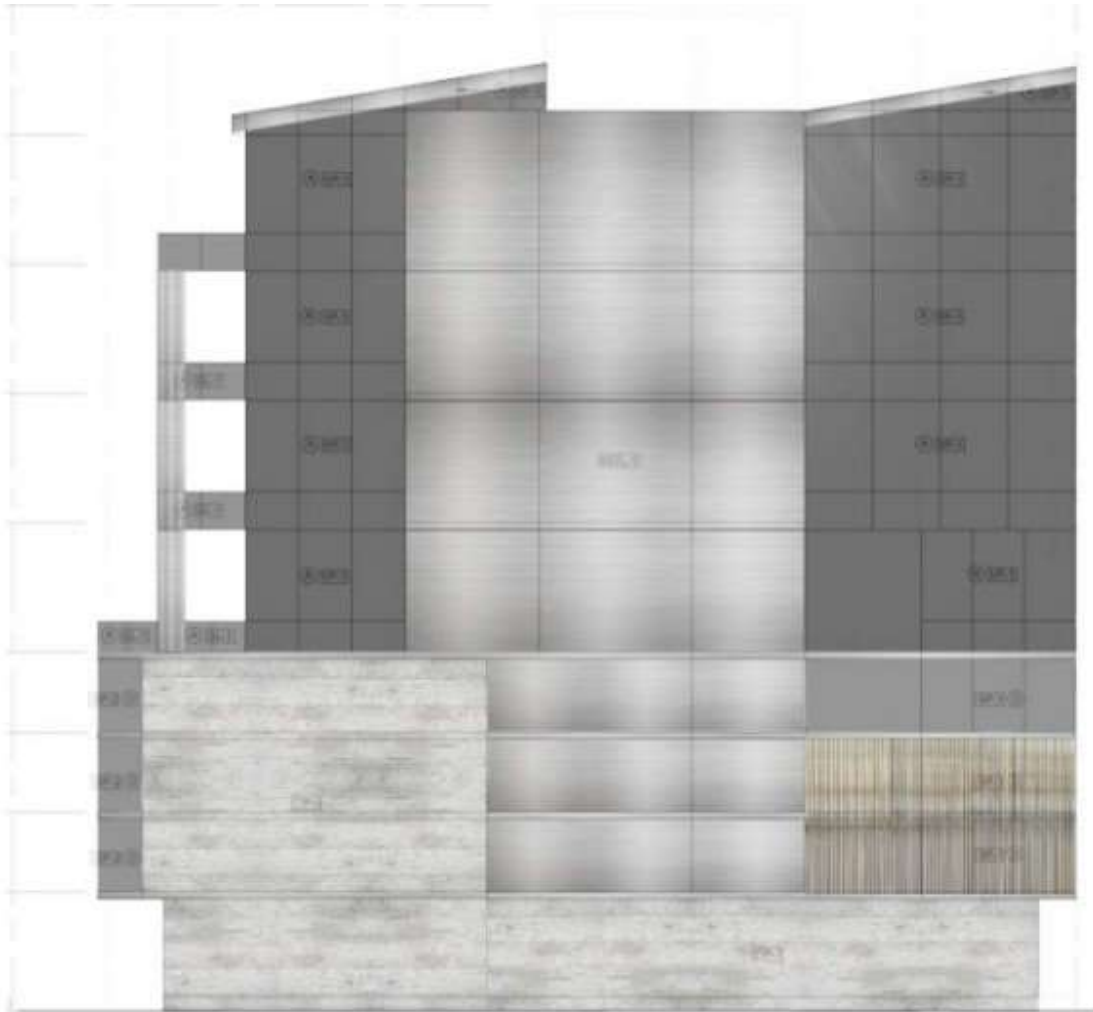


Looking North to the [REDACTED] Condominium Building



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 ELEVATION

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

██████████

Lasby, Mary

Subject: FW: Email - Communication - Chris Luczka - Baydo Development Corporation - Rezoning of 509 -12th Street East - File CK 4351-1

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

Sent: Monday, July 10, 2023 4:43 PM

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

Subject: Email - Communication - Chris Luczka - Baydo Development Corporation - Rezoning of 509 -12th Street East - File CK 4351-1

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

Submitted on Monday, July 10, 2023 - 16:43

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 10, 2023

To: His Worship the Mayor and Members of City Council

First Name: Chris

Last Name: Luczka

Phonetic spelling of first and/or last name: Looch-ka

Email: [REDACTED]

Address: [REDACTED] Cope Cres

City: Saskatoon

Province: Saskatchewan

Postal Code: S7T [REDACTED]

Name of the organization or agency you are representing (if applicable): Baydo Development Corporation

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MPC July 25 - Rezoning of 509-12th St E

What agenda item do you wish to comment on ?: Rezoning of 509-12th St E

Comments:

As a fellow property owner in the Nutana neighbourhood, I would like to show support for the rezoning of 509-12th St E. Anything that helps bring people to the neighbourhood is good for businesses on Broadway. People shop on their lunch breaks and on their way home from work. Anything that brings more people to the area will help with vibrancy and will help the small businesses survive. Even though this building will be in direct competition with my commercial space that is for lease, I still want to support it. More people is better. Business helps business.

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

Lasby, Mary

Subject: FW: Email - Communication - Shirley Koob - Rezoning of 509 -12th Street East - File CK 4351-1

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

Sent: Monday, July 10, 2023 4:52 PM

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

Subject: Email - Communication - Shirley Koob - Rezoning of 509 -12th Street East - File CK 4351-1

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

Submitted on Monday, July 10, 2023 - 16:52

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 10, 2023

To: His Worship the Mayor and Members of City Council

First Name: Shirley

Last Name: Koob

Phonetic spelling of first and/or last name: Shirley Koob (Shirley K-O-b)

Email: [REDACTED]

Address: [REDACTED] 12th Street East

Neighbourhood: [REDACTED]

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: July 25, 2023 Municipal Planning Commission and August 30, 2023 City Council Meeting

What agenda item do you wish to comment on ?: Proposed rezoning of 509 12th Street East

Comments:

To Members of the Municipal Planning Commission, His Worship, Mayor Charlie Clark and Saskatoon City Councillors,

Regarding the "Special Area Commercial" building that Modus Ventures Corporation is proposing to build at 509 12th Street East, Saskatoon, I am STRONGLY OPPOSED to the City of Saskatoon rezoning this property from high density residential to commercial! (Proposed Zoning Amendment from PUD to B5B subject to a zoning agreement)

With the west side concrete walls of the proposed building parking levels "zigzagging" adjacent to the Bridgewater Condominium (505-12th Street East), and with most of the west side of the proposed building being built right up to the property line dividing it from the Bridgewater condominium (with walls that would range from only 35' - 52' away from the east side of the Bridgewater), all of the owners on the east side of the Bridgewater Condominium will lose most or all of their view to the east, and most will be looking directly into a concrete wall, with no other view from their unit! Most of these units will also be mostly or totally in shade all year round, resulting not only in a substantial loss of quality of life, but a substantial loss in property value.

I believe your Traffic Impact Assessment study is faulty as there is no mention of the ice, snow, skidding and stuck vehicles that I see every winter on the hills and streets in the area (Eastlake Area Traffic Impact Assessment aggregate results of developer studies near Eastlake Avenue dated February 23, 2023). There is no accurate or adequate estimates of the numerous vehicles of tenants of the commercial building, plus clients, that will attempt to enter and exit the proposed building on a daily basis (some multiple times/day). The Broadway Bridge, Victoria Bridge and streets in the area will be clogged with traffic and accompanying noise. The reason the traffic study keeps coming up is that those of us that live in this area know how bad our traffic is. The entry/exit location proposed, is within an alley near the intersection of three basically dead end streets, 12th St East, Eastlake Avenue and Sask Cres., which all currently clog up and are barely usable as throughfares.

There has not been necessary protection provided to the Bridgewater & Riverwalk properties should the proposed development cause problems like sewer system overload or bank problems that will damage water sewer servicing or stormwater diversion, nor have the engineering studies identified all mitigation measures to ensure that there is no negative effects to slope stability for neighborhood properties. Who will be responsible if this eight-story building eventually slumps down in to the river valley, taking the Bridgewater and Riverwalk condos with it in the slumping? Will the owners of this new building pay for all costs that the Bridgewater and Riverwalk condos will incur, including compensation of owners for lost property value?

When I purchased my home in the [REDACTED] in 2003, I did so with the understanding that the property immediately to the east of the Bridgewater was zoned for high density residential like the Bridgewater Condominium and not commercial. I was prepared for another residential condominium to be built there, but not a commercial building.

[REDACTED] If the property at 509 12th Street East zoning is changed from high-density residential to commercial office, our friendly neighborhood will be forever changed, and not in a positive manner.

[REDACTED] I am STRONGLY OPPOSED to the City of Saskatoon rezoning this property!

[REDACTED] Thank you.

[REDACTED] Shirley Koob

[REDACTED]
[REDACTED] 12th Street East, Saskatoon

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

Lasby, Mary

Subject: Email - Communication - Shirley Koob - Proposed Rezoning of 509 12th Street East - File CK 4351-023-006

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

Sent: Friday, August 18, 2023 5:10 PM

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

Subject: Email - Communication - Shirley Koob - Proposed Rezoning of 509 12th Street East - File CK 4351-023-006

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

Submitted on Friday, August 18, 2023 - 17:09

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Friday, August 18, 2023

To: His Worship the Mayor and Members of City Council

First Name: Shirley

Last Name: Koob

Phonetic spelling of first and/or last name: Shirley Koob (Shirley K-O-b)

Phone Number : [REDACTED] -

Email: [REDACTED]

Address: [REDACTED] 12th Street East

Neighbourhood: [REDACTED]

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

Name of the organization or agency you are representing (if applicable): N/A

What do you wish to do?: Submit Comments

What meeting do you wish to speak/submit comments? (if known):: Wed. August 30, 2023 City Council Public Hearing Meeting City Council Meetings 6:00pm - 9:00pm / City Council Chamber

What agenda item do you wish to comment on?: Proposed Rezoning of 509 12th Street East

Comments:

To His Worship, Mayor Charlie Clark and Saskatoon City Councillors

Regarding the "Special Area Commercial" building that Modus Ventures Corporation is proposing to build at 509 12th Street East, Saskatoon, I am STRONGLY OPPOSED to the City of Saskatoon rezoning this property from high density residential to commercial! (Proposed Zoning Amendment from PUD to B5B subject to a zoning agreement).

With the west side concrete walls of the proposed building parking levels "zigzagging" adjacent to the Bridgewater Condominium (505-12th Street East), and with most of the west side of the proposed building being built right up to the property line dividing it from the Bridgewater condominium (with walls that would range from only 35' - 52' away from the east side of the Bridgewater), all of the owners on the east side of the Bridgewater Condominium will lose most or all of their view to the east, and most will be looking directly into a concrete wall, with no other view from their unit! Most of these units will also be mostly or totally in shade all year round, resulting not only in a substantial loss of quality of life, but a substantial loss in property value.

I believe your Traffic Impact Assessment study is faulty as there is no mention of the ice, snow, skidding and stuck vehicles that I see every winter on the hills and streets in the area (Eastlake Area Traffic Impact Assessment aggregate results of developer studies near Eastlake Avenue dated February 23, 2023). There is no accurate or adequate estimates of the numerous vehicles of tenants of the commercial building, plus clients, that will attempt to enter and exit the proposed building on a daily basis (some multiple times/day). The Broadway Bridge, Victoria Bridge and streets in the area will be clogged with traffic and accompanying noise. The reason the traffic study keeps coming up is that those of us that live in this area know how bad our traffic is. The entry/exit location proposed, is within an alley near the intersection of three basically dead end streets, 12th St East, Eastlake Avenue and Sask Cres. all currently clog up and are barely usable as throughfares.

There has not been necessary protection provided to the Bridgewater & Riverwalk properties should the proposed development cause problems like sewer system overload or bank problems that will damage water sewer servicing or stormwater diversion, nor have the engineering studies identified all mitigation measures to ensure that there is no negative effects to slope stability for neighborhood properties. Who will be responsible if this eight-story building eventually slumps down in to the river valley, taking the Bridgewater and Riverwalk condos with it in the slumping? Will the owners of this new building, or the City of Saskatoon pay for all costs that the Bridgewater and Riverwalk condos will incur, including compensation of owners for lost property value?

When I purchased my home in the [REDACTED] in 2003, I did so with the understanding that the property immediately to the east of the Bridgewater was zoned for high density residential like the Bridgewater Condominium and not commercial. I was prepared for another residential condominium to be built there, but not a commercial building. What we need is more higher density residential buildings, not more commercial buildings.

If the property at 509 12th Street East zoning is changed from high-density residential to commercial office, our friendly neighborhood will be forever changed, and not in a positive manner.

I am STRONGLY OPPOSED to the City of Saskatoon rezoning this property!

Thank you.

Shirley Koob

[REDACTED] 2th Street East, Saskatoon

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

Lasby, Mary

Subject: Email - Communication - Terry Klein - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006
Attachments: Bridgewater Letter - final.docx

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

Sent: Friday, July 21, 2023 12:40 PM

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

Subject: Email - Communication - Terry Klein - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Friday, July 21, 2023 - 12:35

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Friday, July 21, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Terry

Last Name: Klein

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 12th Street East

Neighbourhood: [Nutana](#)

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

Name of the organization or agency you are representing (if applicable): Bridgewater Condo Board

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: 509 12th Street East

What agenda item do you wish to comment on ?: Proposed building which requires rezoning

Comments:

This letter, as you can see, was written in January, 2022. Some of the details have changed in regards to the building but we, the Condo Board, still believe that building a commercial building directly beside a residence is completely inappropriate. Is the city just wanting tax dollars or are they willing to listen to the residents that will be directly impacted?

Attachments:

- [Bridgewater Letter - final.docx](#) 19.4 KB

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

January 12, 2022

Re: Proposal for 509 12th Street East

The Board of Directors for the Bridgewater Condominium Corporation (“Bridgewater”) a building at 505 12th Street East in Saskatoon, is writing to advise of serious drawbacks with a proposed development at 509 12th Street East.

We recently received on-line presentations from Mr. Devin Stus of Modus Ventures Corporation about the proposed development. The following summarizes our understanding of this proposed development gleaned from those presentations. We have made an effort to ensure the accuracy of this information but we were not provided with any materials by Mr. Stus to reference.

Description of Proposal

Modus Ventures Corporation (“Modus”) has a conditional offer to purchase the land beside the Bridgewater. The land is currently privately owned and used as a community garden (“Remai Gardens”). The purchase is conditional upon change in land use and change in zoning by the city. The land is currently zoned under a Planned Unit Development for high density residential, like the Bridgewater.

Modus has an unnamed client who is in the organic food business and wants to lease office space on this land. We understand that the client has a strong desire to locate on the Remai Gardens.

Mr. Stus showed a 3D computer model of a proposed building inserted among the Bridgewater, the Riverwalk (510 Saskatchewan Crescent East) and the formerly proposed Highpoint building (604 Broadway Ave). The proposed building for the Remai Gardens land would be 10 stories arranged as follows:

- Ground level – commercial in front, parking in back under building;
- Levels 2, 3 and 4 – parking garage;
- Level 5 – potential residential; and
- Levels 6 to 10 – office space for tenant(s).

The top three stories appear to tower over the height of the Bridgewater.

Our understanding is that the amount of proposed parking is more than double what the city requires, at the request of the tenant, in addition to the above ground parking. Slope stability, economics and the tenant’s desire for a river view were provided as explanations for the above ground parking.

The walls of the building on Levels 5 through 10 would “zig-zag” adjacent to the Bridgewater with the windows facing to the river. The walls of the parking levels would be solid and plain.

The proposed building would be setback from 12th street as required by the city, but without any discernable setback from the Bridgewater land.

Concerns with Proposal

Development of the Remail Gardens land should be guided by important planning documents such as the City of Saskatoon Official Community Plan (June 2020) and the Broadway 360° Development Plan (June 2009) that have been adopted by the city. The proposed building for the Remail Gardens land does not follow those important planning documents.

The Official Community Plan has laid out a key objective of increasing infill residential density to allow growth to occur without continued urban sprawl. That would reduce vehicular traffic, animate and support surrounding neighbourhoods and businesses, encourage the use of public transportation as well as continue to animate and support downtown. Building an office tower in a residential neighbourhood would not meet that objective. In addition, Saskatoon has the second highest office vacancy rate in the country according to data from 2021. We simply do not need an office tower shoe-horned into a residential area. Furthermore, the driver for this proposed building would only be a tenant. The building would be essentially permanent, whereas by definition a tenant is temporary.

The Broadway 360° Development Plan identifies "Mixed Use Corridors" and "Mixed Use Shoulders" as development areas. However, these are identified only for Broadway Avenue itself and specific parts of Main Street and 10th Street. The portion of 12th Street in question is not designated mixed use. The north side (Bridgewater and Remail Gardens) is designated "Urban Neighbourhood". (The south side is designated as "Neighbourhood Corridor".) Therefore, the expectation of the Broadway 360° Development Plan is that the Remail Gardens land be developed with a residential building. Re-zoning to accommodate an office tower on 12th Street would be contrary to what is set out in the Broadway 360° Development Plan.

An office tower would bring vehicular traffic as well as pedestrian traffic to the building and area twice or three times per day. After hours and on weekends, there would be no animation, no activity, no support for local businesses, no incentive to stay or support the neighbourhood.

A residential tower would be animated throughout the day, evening and on weekends. Residents would walk to local businesses or downtown or use nearby public transit. Local residents would have the incentive to support their local neighbourhood and businesses.

An office development has no incentive from a design perspective to be neighbourly or amenable to the neighbourhood. An office structure can be built out to the boundaries of the site without incentive to create a neighbourly structure. An office development may aim for privacy from its neighbours or to provide its tenant with a view. The result is that instead of its neighbours viewing another residence with attractive setbacks, windows or balconies and animation, they are faced with a canyon-like wall.

A residential tower would by its nature need to be more respectful of the need to be neighbourly as well as to be attractive and amenable to the neighbourhood in order to attract purchasers. There is considerable demand for residential units in the area.

Summary

We request that you take every opportunity to prevent the current proposal from being developed since it does not fit with the city's plans and needs for the Broadway area.

We understand that the Remail Gardens land will be developed eventually. However, it should be a residential building with underground parking like the Bridgewater to fit with the city's and Broadway's needs for the future.

Lastly, I invite you to take a tour of the Remail Gardens site to see it up close. Please contact me if you choose to do so as I would like to tour it with you.

Sincerely and on behalf on the Board of Directors:

Terry Klein, President

Bridgewater Condominium Corporation

Lasby, Mary

Subject: FW: Email - Communication - Jolie Phaneuf - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Friday, July 21, 2023 3:19 PM

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

Subject: Email - Communication - Jolie Phaneuf - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Friday, July 21, 2023 - 15:19

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Friday, July 21, 2023

To: His Worship the Mayor and Members of City Council

First Name: Jolie

Last Name: Phaneuf

Email: [REDACTED]

Address: [REDACTED] Paton Lane

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I support the rezoning application for 509 12th Street. It will be a great addition to the Broadway area. The builder has great insight in the design and structure of the building - it will fit in well with the Broadway district.

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

Lasby, Mary

Subject: Email - Communication - Jolie Phaneuf - 509 12th Street Rezoning - CK 4351-023-006

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

Sent: Friday, August 18, 2023 2:55 PM

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

Subject: Email - Communication - Jolie Phaneuf - 509 12th Street Rezoning - CK 4351-023-006

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

Submitted on Friday, August 18, 2023 - 14:54

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Friday, August 18, 2023

To: His Worship the Mayor and Members of City Council

First Name: Jolie

Last Name: Phaneuf

Email: [REDACTED]

Address: [REDACTED] Paton Lane

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: August 30, 2023

What agenda item do you wish to comment on ?: 509 12th Street Rezoning

Comments:

Rezoning 509 12th Street will make a great use of the lot. The design/features of the proposed building will benefit the Broadway community.

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

Lasby, Mary

Subject: Email - Communication - Paul Vass - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Friday, July 21, 2023 9:21 PM

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

Subject: Email - Communication - Paul Vass - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Friday, July 21, 2023 - 21:20

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Friday, July 21, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Paul

Last Name: Vass

Email: [REDACTED]

Address: [REDACTED] Mahabir Court

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K [REDACTED]

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

Definitely in support of rezoning the application of 509 12th street and believe its to the benefit of the neighbourhood and community.

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

Lasby, Mary

Subject: FW: Email - Communication - David Parker - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 2:59 PM

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

Subject: Email - Communication - David Parker - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 14:58

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

First Name: David

Last Name: Parker

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Paton Place

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

Name of the organization or agency you are representing (if applicable): none

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Tuesday July 25 12 pm

What agenda item do you wish to comment on ?: 506 12th Street East new building application

Comments:

Looks like a beautiful design with additional retail space and should add density in a beneficial way; I have no horse in the race but think this an appropriate fit size-wise for the Broadway area... I wish to speak in favour of it and hope the NIMBY's don't derail this proposal... Cheers from the suburbs!

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

Lasby, Mary

Subject: FW: Email - Communication - Christina Stus - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 3:21 PM

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

Subject: Email - Communication - Christina Stus - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 15:21

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

First Name: Christina

Last Name: Stus

Phonetic spelling of first and/or last name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 24th Street East

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

The developer appears to have provided a well planned, thought out, beautiful design and has met the expectations of the neighbours. This site has been undeveloped for many years and this looks like the perfect project to help meet roadway and core city infill goals. Growth of a local business in the province not only helps meet city goals but also overall provincial goals for furthering economic development in SK. This project will positively impact the area, nearby businesses and the overall city. I support this rezoning application and this project progressing.

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

Lasby, Mary

Subject: Email - Communication - Valerie Dewald - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 3:42 PM

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

Subject: Email - Communication - Valerie Dewald - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 15:41

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

First Name: Valerie

Last Name: Dewald

Phonetic spelling of first and/or last name: Valerie Dewald

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Stensrud Road

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I feel this has been a well thought out development and would be a great asset to the area, providing employment and filling a valuable piece of land that has been left vacant far too long .Keeping the Broadway area alive with new activity is definitely a plus.. I'm very much in favour of this development.

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

Lasby, Mary

Subject: FW: Email - Communication - Valerie Dewald - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 7:11 PM

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

Subject: Email - Communication - Valerie Dewald - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 19:10

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

First Name: Valerie

Last Name: Dewald

Phonetic spelling of first and/or last name: Valerie Dewald

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Stensrud Road

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I feel this developer has done an excellent job of designing a structure that would be an asset to the area and provide added employment. He has given a lot of thought to detail to fit into the area while effectively using the space available. Bringing new business to the Broadway area helps the existing businesses as well. Development on this land is long overdue. I'm very much in favour of this project getting approval.

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

Lasby, Mary

Subject: FW: Email - Communication - Valerie O'Grady - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 3:44 PM

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

Subject: Email - Communication - Valerie O'Grady - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 15:44

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

First Name: Valerie

Last Name: O'Grady

Phone Number : [REDACTED]

Email: [\[REDACTED\]](mailto:[REDACTED])

Address: [REDACTED] Paton Place

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission- July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I am in support of the Rezoning Application at 509 12th Street East, Saskatoon, SK.

The proposed development would provide many positive impacts to the community.

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

Lasby, Mary

Subject: FW: Email - Communication - Angela Neumann - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 3:55 PM

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

Subject: Email - Communication - Angela Neumann - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 15:55

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Angela

Last Name: Neumann

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Nokomis Bay

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal planning Commission July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I think this will be great for the Broadway area. I am in favour of this development.

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

Lasby, Mary

Subject: FW: Email - Communication - Shaun O'Grady - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 3:58 PM

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

Subject: Email - Communication - Shaun O'Grady - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 15:57

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Shaun

Last Name: O'Grady

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Paton place

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East Comments

Comments:

I support the re-zoning. This is a beautiful building concept and there is obviously a lot of thought and care put into this. It is a no brainer as we need to continue development in this city.

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

Lasby, Mary

Subject: FW: Email - Communication - Laurent and Margot Bussiere - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Sunday, July 23, 2023 5:00 PM

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

Subject: Email - Communication - Laurent and Margot Bussiere - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Sunday, July 23, 2023 - 16:59

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Sunday, July 23, 2023

To: His Worship the Mayor and Members of City Council

First Name: Laurent and Margot

Last Name: Bussiere

Email: [REDACTED]

Address: [REDACTED] Keevil Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street Re-zoning

Comments:

I am in full support of the Rezoning Application at 509 12th Street East, Saskatoon, SK.

The developer appears to have provided a sensitive, attractive design, responding to public concerns heard to date.

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

Lasby, Mary

Subject: FW: Email - Communication - Daniel Galon - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Monday, July 24, 2023 7:58 AM

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

Subject: Email - Communication - Daniel Galon - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Monday, July 24, 2023 - 07:57

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 24, 2023

To: His Worship the Mayor and Members of City Council

First Name: Daniel

Last Name: Galon

Email: [REDACTED]

Address: [REDACTED] Arlington Ave

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street E

Comments:

I am in support of the rezoning application at 509 12th Street. This is a very attractive and functional use of the ascribed lot which has been vacant for decades. I am looking forward to the building and its tenants enriching the neighbourhood for many years to come.

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

Lasby, Mary

Subject: FW: Email - Communication - Melanie Downing - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Monday, July 24, 2023 10:08 AM

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

Subject: Email - Communication - Melanie Downing - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Monday, July 24, 2023 - 10:07

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 24, 2023

To: His Worship the Mayor and Members of City Council

First Name: Melanie

Last Name: Downing

Phonetic spelling of first and/or last name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Gardiner Avenue

Neighbourhood: [REDACTED]

City: SASKATOON

Province: Saskatchewan

Postal Code: S7N [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I am in support of the Rezoning Application at 509 12th Street East, Saskatoon, SK.

The proposed development would provide many positive impacts to the community.

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

Lasby, Mary

Subject: FW: Email - Communication - Sara Downing - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Monday, July 24, 2023 10:11 AM

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

Subject: Email - Communication - Sara Downing - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Monday, July 24, 2023 - 10:11

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 24, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Sara

Last Name: Downing

Email: [REDACTED]

Address: [REDACTED] Shayler Road

City: Kelowna

Province: British Columbia

Postal Code: V1Y [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

Although I am recently a BC resident, I grew up and still visit Saskatoon frequently. Nutana/Broadway has been and always will be one of my favorite neighborhoods to grab a coffee on a Sunday, window shop with friends, and try different local cuisines. It has been amazing to see the community grow over the years, and I feel that the proposed development would provide many positive impacts to the community, especially considering some of the closures due to Covid-19. The future tenants who will be working in the offices will increase revenue for the local businesses in the area, and in turn hopefully only encourage more smaller vendors to open their storefronts in that area. That said, I am in support of the Rezoning Application at 509 12th Street East, Saskatoon, SK.

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

Lasby, Mary

Subject: FW: Email - Communication - Jennifer Fehr - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Monday, July 24, 2023 11:49 AM

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

Subject: Email - Communication - Jennifer Fehr - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Monday, July 24, 2023 - 11:49

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 24, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jennifer

Last Name: Fehr

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] McCallum Lane

Neighbourhood: [REDACTED]

City: Saskatoon

Province: Saskatchewan

Postal Code: S7R [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I am writing to express my enthusiastic support for the rezoning application at 509 12th Street East.

The proposed development offers a much-needed opportunity to revitalize a site that has remained vacant for over three decades. The potential economic benefits and invigoration of community life are significant, and this would foster urban renewal and growth in a key part of our city.

Moreover, the proposed tenant, a growing local business, promises to create employment opportunities to help retain our talented University and SaskPoly graduates. Such a prospect aligns perfectly with our shared ambition to sustain local talent and stimulate economic prosperity.

The development's placement amidst high-density buildings ensures it will blend harmoniously with the existing urban landscape. Furthermore, its adjacency to the downtown boundary indicates a ripple effect of beneficial impacts for the city centre, further echoing Saskatoon's strategic urban development ethos.

This rezoning request encapsulates an exciting opportunity for our city, offering the potential for community growth, urban renewal, and economic advancement. I remain optimistic about the positive impact it can have on our city and its residents.

I strongly urge the city administration to consider the significant benefits of this rezoning application, and I thank you in advance for your attention to this matter.

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

Lasby, Mary

Subject: FW: Email - Communication - Zubair Sheikh - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Sent: Monday, July 24, 2023 12:28 PM

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

Subject: Email - Communication - Zubair Sheikh - Proposed Official Community Plan Amendment and Zoning by Agreement - 509 12th Street East - CK 4351-023-006

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

Submitted on Monday, July 24, 2023 - 12:27

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 24, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: zubair

Last Name: sheikh

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 103rd Street East

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

Name of the organization or agency you are representing (if applicable): Active Engineers Consultants and Contractors

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission - July 25, 2023

What agenda item do you wish to comment on ?: 509 12th Street East

Comments:

I am in support of the Rezoning Application at 509 12th Street East, Saskatoon, SK.

The proposed development would provide many positive impacts to the community

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



The Bridgewater Planned Unit Development – Concept

The terms of the PUD Agreement undertaken in 1988 requires that certain assets be provided by The Bridgewater. Some of the features and assets are presented below for consideration and response prior to formal approval of the re-zoning application:

“2 (a) Building Base: where a B5B District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres”

“Appropriate separation distances should be provided between buildings to ensure adequate access to light and privacy.”

“A minimum 18.0 metre separation distance between the principle faces of residential buildings taller than 5-storeys should be provided to ensure adequate light and privacy.”

The administration analysis in support of re-zoning 509 to B5B focusses mainly on the frontage along 12th Street with much less attention to the impact on the side yard facing The Bridgewater. Site development was a central feature in design to achieve compliance with the terms of the PUD in 1988. This absent consideration and facing blank wall is neither fair nor respectful of neighbourly behaviour in light of the effort devoted during design. A landscaped adjoining plaza should be included in the development of the 509 site.

“2. The Owner covenants and agrees to provide a "one growing season" warranty of all landscape material as called for in Schedule "A".

The landscape investment at this site is extensive and should be acknowledged and protected in the re-zoning application. The proximity of the proposed structure proposed at 509 12th St. will negatively affect the Bridgewater landscape asset.



"8. a) The Owner agrees at his own expense to provide fire access route signs and to conform with all fire requirements and regulations in force at the time of completion of the P.U.D. development in accordance with Schedule "A" to this Agreement."

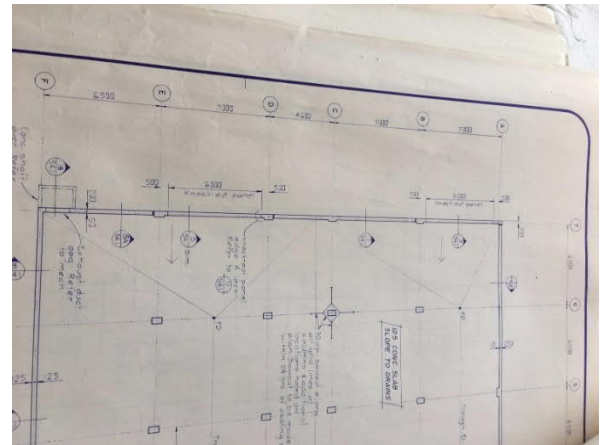
Please note that the fire hydrant serving The Bridgewater is for its exclusive use is not connected directly to the city water main. It is, however, accessible for general and emergency use to the extent available.



Please note also that The Bridgewater must be assured that Spatial Separation and Limiting Distance requirements as mandated by The National Building Code will not become a liability to The Bridgewater resulting from the re-zoning of the 509 property.

"Report of the City Planner. July 6, 1988:

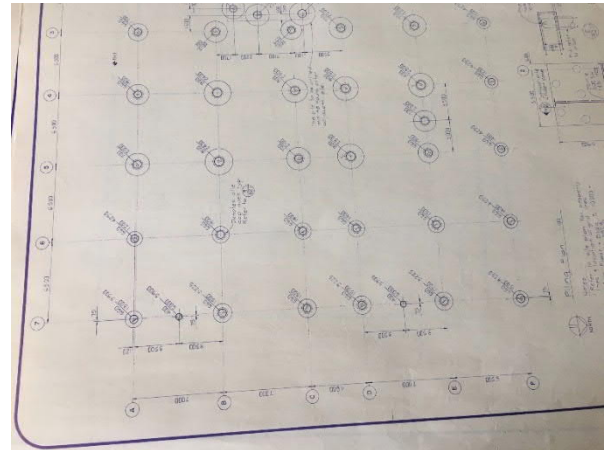
The preliminary application was for a residential/office complex (78 dwelling units) with a restaurant located in the office building. The residential component consisted of two 8-storey buildings adjacent to 12th Street East with the office component to the north. The office building was terraced along the riverbank area. **The project was linked by an underground parking structure."**



Knockout Panels are included on both levels of the underground parkades along Column Line 7 (the east boundary of The Bridgewater property) to facilitate the anticipated connection to a future parkade structure. This investment should be acknowledged in the re-zoning by commensurate, respectful aesthetic treatment of the neighbouring Bridgewater property.

Also requiring consideration is the structural engineering obligation during construction of the future foundation at 509 and any potential liability of the City of Saskatoon to The Bridgewater in the event of failure or degradation of the integrity of the Bridgewater structure.

Please note also that the existing foundation at The Bridgewater incorporates Belled piles of shallow depth along Column Line 7 (the east boundary). The Belled piles likely extend into the neighbouring property at 509. Again, please acknowledge potential liability of the City of Saskatoon to The Bridgewater for potential loss or deterioration of structural integrity.



It is personally disappointing that the process of re-zoning by City of Saskatoon administration appears to have treated the PUD zone of 509 as “just another expendable zone” to be cancelled with the stroke of a pen (as was the case with Phase III in 1995). Being a member of the design team in 1988, please be assured that considerable investment of time, talent expense and pride was devoted in support of making the concept of Planned Unit Development an exciting feature of urban design for the City of Saskatoon.

Jerry Helfrich,
[REDACTED]

Lasby, Mary

From: Web NoReply
Sent: Monday, July 24, 2023 5:02 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

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

Submitted on Monday, July 24, 2023 - 17:02

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, July 24, 2023

To: His Worship the Mayor and Members of City Council

First Name: Carrie

Last Name: Nagel

Email: [REDACTED]

Address: [REDACTED] Paton crescent

Neighbourhood: [REDACTED]

City: Saskatoon

Province: Saskatchewan

Postal Code: S7W [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal planning commission July 25, 2023

What agenda item do you wish to comment on ?: 509 12th street east

Comments:

I am in support of the rezoning application at 509 12th street east.

This site has been vacant for decades and it is time to breathe new life into the area. With the lead tenant locally based it is a great opportunity to foster growth and add professional jobs, encouraging local graduates to stay in Saskatoon.

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