

Lasby, Mary

Subject: FW: Email - Communication - Alan Wallace - 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: Wednesday, July 26, 2023 3:10 PM

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

Subject: Email - Communication - Alan Wallace - 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 Wednesday, July 26, 2023 - 15:10

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: Wednesday, July 26, 2023

To: His Worship the Mayor and Members of City Council

First Name: Alan

Last Name: Wallace

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] LeMay Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7S [REDACTED]

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

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Public Hearing

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

Comments:

I wanted to provide my support for the proposal for an 8-storey office/commercial building at this location for the following reasons:

1. This site is 75m away from the proposed BRT Broadway Corridor. There is a need and requirement for both residential and employment destinations near the BRT for it to be successful.
2. The development is consistent with the overall intent of the Corridor Transformation goals and objectives.
3. This development is consistent with the original PUD development proposal which called for one office building and two residential buildings. Although the residential building in front was intended as the office building, the PUD envisaged two residential buildings and an office development and this proposal is consistent with that original intent.
4. There are larger office developments along Broadway which successfully co-exist in close proximity to residential uses.
5. This site has been vacant for 3 decades, it is time for it to be developed consistent with City policy for infill growth.
6. This site is not within the boundaries of the downtown, but it is adjacent to the downtown and will have positive spinoff effects for the downtown. Office development within the City Centre should be supported.
7. This is a modest 8 storey development which will be located between two taller residential buildings – 10 and 17 storeys.
8. The developer appears to have provided a sensitive, attractive design, responding to public concerns heard to date.

Overall, the number of positive aspects to this development outnumber the negatives by a large margin and appears to further the City's larger goals of BRT/Corridor development and infill targets.

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

Lasby, Mary

Subject: FW: Email - Communication - Steve Jantzen - Rezoning Application - 509 12th Street East - File CK 4351-023-006

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

Sent: Friday, July 28, 2023 9:52 AM

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

Subject: Email - Communication - Steve Jantzen - Rezoning Application - 509 12th Street East - File CK 4351-023-006

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

Submitted on Friday, July 28, 2023 - 09:51

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 28, 2023

To: His Worship the Mayor and Members of City Council

First Name: Steve

Last Name: Jantzen

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 4th St. E

Neighbourhood: [REDACTED]

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Re/Max Saskatoon

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.

This site has been vacant for 3 decades, it is time for it to be developed consistent with City's policy for infill growth.

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

Subject: FW: Email - Communication - Karee Davidson - 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: Wednesday, August 2, 2023 11:12 AM

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

Subject: Email - Communication - Karee Davidson - 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 Wednesday, August 2, 2023 - 11:11

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: Wednesday, August 02, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Karee

Last Name: Davidson

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 24th Street East

Neighbourhood: [REDACTED]

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

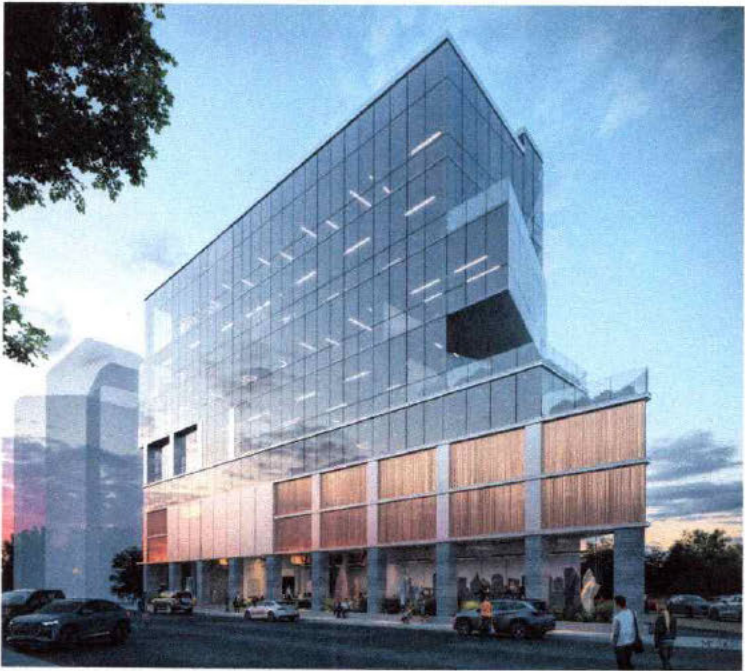
Comments:

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

The proposed development would provide many positive business/economical impacts to the community and city in general. Jobs, population, our city's general progress and development are important to me. The developer appears to have provided a sensitive, attractive design, responding to public concerns heard to date. This building, in my opinion is a good fit for this part of our city.

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

Date Aug. 4/23
 Name Justin Antochow
 Phone Number [REDACTED]
 Email [REDACTED]
 Address [REDACTED] Delayer Cres
 City Saskatoon
 Province Sask
 Postal Code S7N [REDACTED]
 Name of Organization or Agency you are representing (if applicable) _____



Submit Comments for Meeting Saskatoon City Council
August 30, 2023

Signature: [REDACTED]

SUBJECT Rezoning Application for 509 12th Street East, Saskatoon

COMMENTS I support the rezoning of 509 12th Street east, Saskatoon SK.

The City of Saskatoon is collecting personal information for the purpose of administering requests to Council or Council Committees for their consideration at public meetings. The personal information on this form is collected as set out under The Procedures and Committees Bylaw and is protected under the provisions of The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about the collection, use and protection of this information, please contact the City Clerk's Office by phone (306-975-3240), email (city.clerks@saskatoon.ca), or mail (Office of the City Clerk, City of Saskatoon, 222 – 3rd Avenue North, Saskatoon, SK S7K 0J5).

In accordance with Bylaw No. 9170, The Procedures and Committees Bylaw, 2014, your submission may be included in the written record for Council and Council Committees which are publicly available through saskatoon.ca/meetings. Your first and last name, civic street, first three characters of your postal code, and all information contained in your submission to City Council or Council Committees will be available publicly through the council or committee agendas and meeting minutes via the City of Saskatoon website. Public meetings of City Council and Committee, including presentations made by speakers, are recorded.

- I have read and understand the above statements. (required)
- I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.
- I only want my comments shared with the Mayor or my Ward Councillor.

Date Aug 4 / 2023
Name Dion Bouchard
Phone Number [REDACTED]
Email [REDACTED]
Address Stimmon Road
City Saskatoon
Province SK
Postal Code S7N [REDACTED]
Name of Organization or Agency you are representing (if applicable) Pow City



Submit Comments for Meeting **Saskatoon City Council**
August 30, 2023

Signature: [REDACTED]

SUBJECT **Rezoning Application for 509 12th Street East, Saskatoon**

COMMENTS I support the Rezoning

The City of Saskatoon is collecting personal information for the purpose of administering requests to Council or Council Committees for their consideration at public meetings. The personal information on this form is collected as set out under The Procedures and Committees Bylaw and is protected under the provisions of The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about the collection, use and protection of this information, please contact the City Clerk's Office by phone (306-975-3240), email (city.clerks@saskatoon.ca), or mail (Office of the City Clerk, City of Saskatoon, 222 – 3rd Avenue North, Saskatoon, SK S7K 0J5).

In accordance with Bylaw No. 9170, The Procedures and Committees Bylaw, 2014, your submission may be included in the written record for Council and Council Committees which are publicly available through saskatoon.ca/meetings. Your first and last name, civic street, first three characters of your postal code, and all information contained in your submission to City Council or Council Committees will be available publicly through the council or committee agendas and meeting minutes via the City of Saskatoon website. Public meetings of City Council and Committee, including presentations made by speakers, are recorded.

- I have read and understand the above statements. (required)
- I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.
- I only want my comments shared with the Mayor or my Ward Councillor.

Lasby, Mary

Subject: FW: Email - Communication - Tracy Pytlowany - Rezoning Application - 509 12th Street East - File CK 4351-023-006

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

Sent: Wednesday, August 9, 2023 11:33 AM

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

Subject: Email - Communication - Tracy Pytlowany - Rezoning Application - 509 12th Street East - File CK 4351-023-006

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

Submitted on Wednesday, August 9, 2023 - 11:33

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: Wednesday, August 09, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Tracy

Last Name: Pytlowany

Phonetic spelling of first and/or last name: TRAY-see Pit-lo-a-nee

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 10th 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):: August 30

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

Comments:

Dear Mayor and Council,

As a long time resident of Nutana, I am writing to express my opposition to the proposed re-zoning of 509-12th St. The proposal does not line up with the city's Official Community Plan and does not fit into the Nutana neighbourhood. I do not wish to have office towers in the residential part of Nutana. Office towers belong downtown, in my opinion. There is already plenty of empty office space in our city, so I see no need to you to change zoning to accommodate more office space in a residential neighbourhood. Traffic is already too heavy for our narrow streets. I am very concerned that this proposed change would set a precedent for more of our historic residential area to become office towers and that would be the end of the Broadway district as we know it. Please do not vote for this proposal!

Sincerely,

Tracy Pytlowany

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

Lasby, Mary

Subject: Email - Communication - Honor Kever - Rezoning Application - 509 12th Street East - File CK 4351-023-006

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

Sent: Thursday, August 10, 2023 12:06 PM

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

Subject: Email - Communication - Honor Kever - Rezoning Application - 509 12th Street East - File CK 4351-023-006

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

Submitted on Thursday, August 10, 2023 - 12:06

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.: Yes

Please share comments with:: Mayor Charlie Clark, Ward 1 - Darren Hill, Ward 2 - Hilary Gough, Ward 3 - David Kirton, Ward 4 - Troy Davies, Ward 5 - Randy Donauer, Ward 6 - Cynthia Block, Ward 7 - Mairin Loewen, Ward 8 - Sarina Gersher, Ward 9 - Bev Dubois, Ward 10 - Zach Jeffries

Date: Thursday, August 10, 2023

To: His Worship the Mayor and Members of City Council

First Name: Honor

Last Name: Kever

Phonetic spelling of first and/or last name: onor Kever

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Temperance Street

Neighbourhood: [REDACTED]

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: www.saskatoon.ca/engage/509-12th-street-east

Comments:

I am against this action because it will destroy the Remail Community Garden, which had been providing fruits and vegetables for many years for the gardeners.

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



August 17, 2023

His Worship the Mayor and Members of City Council
c/o City Clerk's Office
222 Third Avenue North
Saskatoon, SK S7K 0J5

Dear Mr. Mayor and Councillors:

Re: Proposed Amendment to Zoning of 509 12th Street East, Saskatoon, SK

As a resident of the Nutana area of Saskatoon for over forty years, and presently residing at [REDACTED] 12th Street East, I am forwarding these comments for your consideration at the City Council meeting set for August 30, 2023.

It is my understanding that Modus Venture Corp. has applied for the necessary amendments to build a facility at 509 12th Street East that encompasses commercial retail on the main level, three levels of parking above it, and then four levels of office space. The site is presently designated for high density residential land use. The site is situated in the Nutana residential neighbourhood, and it is adjacent to residential buildings of various heights.

Rezoning this site to allow for construction of a commercial ground level, along with a three-storey parkade and a four-storey office building is the antithesis of the objectives outlined in the City of Saskatoon's Official Community Plan Bylaw No. 9700 passed in June, 2020 [OCP]. Even if a few residential units were to be included in this project, this construction is essentially an above-ground parkade with an office tower above it.

Not only would the proposed development be situated in the midst of a residential community, its design does not accomplish the objectives outlined in the OCP pertaining to infill development in the Nutana community. Oppositely, the present zoning contributes "to the development of an environmentally and economically sustainable city." [OCP, section G1.3]

In particular, the construction of a parkade and office tower in this residential

neighbourhood only promotes the travel of office workers by vehicle to and from this location on weekdays. Not only does this increase the traffic flow in and out of a residential street, it works against the concept of utilizing public transportation as envisioned in the OCP and its bus rapid transit on Broadway Avenue.

Oppositely, the concept of high density residential land use promotes a community where families live and partake in the Broadway business district. Families that live close to Broadway Avenue utilize its unique shopping and dining experiences.

There is no requirement for retail to be built on this block of 12th Street East; Broadway Avenue is able to accommodate this type of commercial enterprise. Indeed, commercial space on the north-west corner of Broadway Avenue and Main Street has not been leased since the completion of the apartment building. Furthermore, the former grocery store on the south-west corner of that intersection remains vacant.

I submit that this proposed development is best suited for the City Centre. The City Centre is designed to accommodate retail on the main level, and the extra parking provided by this proposed development enhances the parking resources needed in the City Centre.

Some have referred to this site as "vacant land". That is a misnomer; it has been a vibrant community garden for many years. As a result of the generosity of Ms. Ellen Remail, the Remail Community Garden has brought fulfilment to its gardeners and joy to all who pass by. We have all been fortunate to have the site utilized in this manner pending residential development.

Sustainable housing in the inner city is a valuable resource. It ought not be squandered. Given the growth of Saskatoon, as seen by the recent high density residential construction taking place in the Nutana area, we can look forward to the continued infill of housing for families in our neighbourhood under this present zoning.

Thank you for considering my comments and concerns. I remain,

Yours truly,


Allisen R. Rothery 

Lasby, Mary

Subject: FW: Email - Communication - Andrew Babey - Proposed Official Community Plan 509 12th Street - CK 4351-023-006

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

Sent: Friday, August 18, 2023 2:21 PM

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

Subject: Email - Communication - Andrew Babey - Proposed Official Community Plan 509 12th Street - CK 4351-023-006

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

Submitted on Friday, August 18, 2023 - 14:21

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: Friday, August 18, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Andrew

Last Name: Babey

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] University Drive

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):: Proposed Official Community Plan 509
12th Street

Comments:

I am writing in strong support of the proposed zoning change in the Nutana neighbourhood of Saskatoon. Here are the primary reasons why this change is not just beneficial, but also vital for our community's growth and balance:

Encouraging Innovative Architecture and Investments: At the heart of every thriving city is the ability to adapt and innovate. As Saskatoon grows, we should welcome structures that reflect the latest in design, technology, and environmental sustainability. By supporting this zoning change, we're opening the door to significant investments in our community. These investments will not only improve the aesthetic of our neighbourhood but also boost our economy by providing jobs and stimulating local businesses.

Balancing Residential with Office Space: Nutana has seen a recent influx of new residential developments. While it's wonderful to have new families and residents in our community, there's an imminent need to balance this with commercial establishments. Introducing more office space can achieve this balance. It not only provides employment opportunities within walking distance for residents but also reduces traffic congestion as fewer people would need to commute to other parts of the city for work.

Creating a Vibrant and Diverse Community: A balanced neighbourhood is one that can cater to the needs of its residents both day and night. With the addition of office spaces, Nutana will witness increased activity during the daytime, leading to a more vibrant community life. This will support local cafes, restaurants, and shops, making Nutana a bustling hub of activity, fostering community interactions.

Meeting Future Needs: As our city continues to grow, so does the demand for diverse spaces. The proposed zoning change will allow Nutana to be ahead of the curve, anticipating the needs of its current and future residents and businesses alike.

In conclusion, the proposed zoning change is more than just a revision in policy. It's a step towards creating a balanced, vibrant, and forward-thinking community in Nutana. By supporting this initiative, we're setting the foundation for a thriving and harmonious neighbourhood in Saskatoon.

Thank you for considering these points, and I urge you to support the proposed zoning change for the betterment of Nutana and Saskatoon at large.

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

Lasby, Mary

Subject: Email - Communication - Brian Ohlmann - Rezoning for 509 12th Street East - File CK 4351-023-006

From: Brian Ohlmann [REDACTED]

Sent: Saturday, August 19, 2023 1:59 PM

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

Subject: Email - Communication - Brian Ohlmann - Rezoning for 509 12th Street East - File CK 4351-023-006

[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.]

Hi, thanks for the communication regarding the rezoning of the lot on 12th street for a commercial building.

While it can be exciting to see 'new' developments in Saskatoon, the rezoning of this lot does impact a master plan set in motion decades ago. Considerations must be taken into account with such a significant change to what was a 100% residential community plan. Mixed use can be very effective if done right, but we need to execute these properties in the best possible ways for them to be successful in a neighbourhood like Nutana.

Below are a few notes in no particular order:

—

- 1) The proposed new commercial building above-grade parkade ventilation must be directed away from residential units and buildings to ensure emissions and noise aren't affecting residents facing the building.
- 2) Garbage bins and disposal areas must be contained inside the building envelope and accessible to garbage trucks (as the residential buildings nearby have done). Exposed bins resulting in smells for nearby residents and the ability to rummage through contents during the night will need to be avoided.
- 3) The dirt laneway turning directly off 12th street and heading northwest between the proposed High Point, the proposed 509 commercial building and towards the Riverwalk Condo parking area should now be considered a street with the volume of traffic it will need to accommodate. The laneway in winter is often snowed in and the Riverwalk condo and the parking lot owner pay for the snow removal to make this laneway accessible for most of the winter. With the proposed density of the buildings and the necessity of the route for garbage removal on all high density properties, the city must now become responsible for its maintenance on a regular basis.
- 4) During construction, the aforementioned 'laneway' cannot be blocked or made inaccessible due to the truck needing to access the Riverwalk Condo's garbage bin. Building in dense urban lots can be complex, the development/construction company must be in a position to work under these requirements without issue.
- 5) Ensure building and architecture does not result in recessed and unlocked areas where people can create illegal shelters and outpost areas to do drugs during the night. The Bridgewater and Riverwalk currently face these issues and have to deal with them individually. Saskatoon has now grown into having these same challenges that other cities face and must learn to build in ways that avoid issues for dense residential neighbours.
- 6) Understand that with a rezoning to the lot, that commercial buildings can encroach further into the buffering space between buildings. Residential building requires adequate spacing. Residents in the facing units should be considered/valued in this zoning change. The Bridgewater Condo will be affected dramatically by the the newly constructed wall facing a large volume of their condo units.

Finally, not a point but more of an opinion. It seems like the approval of such an office building in a residential neighbourhood is at odds with the city's desire to build a 'vibrant' downtown core like the new arena and library are attempting to achieve. I've helped a broad range of businesses in the downtown core establish and grow, but I've seen the city begin to falter on the overall plan to bringing people and businesses to the downtown core. Council and economic groups will need to determine incentives and an overall plan to have offices (like the one proposed) see downtown as the best viable option for relocation and construction. With so much current vacancy and surface parking, downtown is in desperate need of projects like this to bring traffic back into that core to create value for the city.

Thanks for your consideration, and if you have any questions or comments, feel free to reach out to me at [REDACTED]

Brian Ohlmann
[REDACTED] Saskatchewan Cres E
Saskatoon SK
S7N [REDACTED]

Lasby, Mary

Subject: Email - Communication - Peter and Lenore Coad - Proposed Amendment to Rezoning of Property at 509 12th Street East - File CK 4351-023-006
Attachments: Aug. 19 509.docx

From: Coad Lenore [REDACTED]
Sent: Tuesday, August 22, 2023 10:07 AM
To: Web E-mail - City Clerks <City.Clerks@Saskatoon.ca>
Subject: Email - Communication - Peter and Lenore Coad - Proposed Amendment to Rezoning of Property at 509 12th Street East - File CK 4351-023-006

[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.]

Please accept this submission regarding the proposed zoning change for 509 12th Street East, Saskatoon, which is to be brought to City Council on Wednesday, August 30, 2023 at 6:00 P.M.

Thank you,

Lenore Coad

August 19, 2023

His Worship the Mayor and Members of City Council
c/o City Clerk's Office
222 Third Avenue North
Saskatoon, SK S7K OJ5

Dear Mr. Mayor and Councillors:

Re: Application for Proposed Amendment to Rezoning of Property at 509 12th Street East, Saskatoon

This is our last opportunity to express our opinion on the application for rezoning of the property at 509 12th Street East. We are deeply disappointed that this proposal is being seriously considered, as the project would have a negative impact on the neighbourhood.

Saskatoon's downtown has deteriorated within the past few years, and there is much available office space, causing the heart of the city to feel deserted and unwelcome. The locating of commercial and business development to a residential area on the east side of the river, close to downtown, especially when the decision would have to be accommodated by a zoning change, affects both the downtown and Broadway areas negatively. This plan is contrary to the vision mandated by the Broadway 360 Development Plan of June, 2009, and the City of Saskatoon Official Community Plan of June, 2020.

It is important to consider the fact that the tenants of this office building want to build in this specific location because they want good views of the river. Devon Stus pointed this out in his presentations. It is alarming to think that renters who only use a building for a few hours each day are able to invade a quiet neighbourhood and essentially take over a street.

A commercial/office structure is incompatible to 12th Street, which has private homes of various designs and sizes, and would alter the character and liveability of the street, encroaching on the social ambience. There are a few small businesses on 12th Street near Broadway now, which include a takeout sandwich shop, yoga studio, and a well loved coffee shop. These and similar small businesses have existed in this area for years, enhancing the area in a sociable way with regular pedestrian traffic.

Drivers entering and exiting from the car park at regular times each day would increase the traffic in and out of the street at those times, which would cause noise and congestion for neighbours. This parking proposal states that there would be more parking spots than necessary for the use of the tenants. If commercial businesses were to be developed on the main floor of the building, it would increase the amount of street parking, which is already in short supply. This leads to the question of whether or not the office project would be allowed to rent out extra spots in the manner of a pay parkade for short or long term use. This would make the street feel even more like a part of downtown.

It is not necessary nor in the best interest of home owners on 12th Street to have commercial spaces and stores near their homes. There are many opportunities on Broadway for store owners to open a business now, and more spaces are coming available soon.

Unoccupied property invites vagrancy. An office building would be closed on evenings, weekends and other holidays. Unoccupied buildings attract folks who are drawn to empty spaces where they can find shelter. Unfortunately, the Broadway area is already experiencing this type of difficulty, and a commercial building which is empty most of the time could provide opportunities for abuse of private property in the neighbourhood.

We are not opposed to the development of lot 509, but strongly believe that a building on that location should be for residential use. The original plan was for the land to be developed as a twin condo to the

Bridgewater, and a residential multi unit building could be easily developed there. In each of Mr. Stus' presentations, he went into much detail providing his opinion as to why that property was difficult to develop as a residential site. Perhaps that opinion might bear more weight coming from a developer who is actually considering a residential development, instead of being provided as justification to change the zoning to a commercial/office site.

The design of this office building is not suitable for this site and street. If this were a residential tower it would be required to have minimal setbacks to provide light and air circulation between the buildings. This office tower would not even be respecting these setbacks, even though it would be in the middle of a residential neighbourhood and might also include residential units. Should this office development be allowed to skirt these requirements when residential developments are not?

Workers in an office building would not be local residents who have an interest in the quality of life in the neighbourhood. Although they may patronize some of the businesses in the Broadway area, they will not add to the community spirit and pride that residents in the area are passionate about. During the pandemic, these neighbours supported local restaurants and businesses and helped them survive. If sensible and carefully considered zoning rules can be changed for no positive purpose, neighbourhoods will become unrecognizable and will lose their special ambience.

We are also concerned about damage that could potentially occur to the Bridgewater parkade, due to the fact that it is very close to the west side of the proposed office building. Our parkade was designed with knock out panels to provide access to the proposed second condo tower parkade and it butts right up to the property line. Hence the structural concern with another building being proposed that is designed to be right at the property line.

It is important to develop and enhance older neighbourhoods with high density construction and new infill homes. However, the style and utility of the building proposed by Modus Venture Corp. with street level retail, lots of parking and upper level office space is perfect for downtown.

Thank you for considering our input on this important issue.

Yours truly,

Peter and Lenore Coad

██████████ 12th Street East
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