

Response to. Proposal for Development at 509 12th St. E., Saskatoon

Having read the Proposal and the Modus Ventures design information, I have the following comments:

1. # of Residential Units - 1.

Is this single unit destined to be used by the building caretaker? Will this be the person who takes care of the planters along the building's front facade on 12th St. E. If not, who will be responsible for this. (ie. watering in summer, pruning/trimming back dead plant growth before next growing season. Will the planters be insulated to protect the roots of perennial species, or will annual plants be used exclusively?

2. Office space will compete with currently available vacant office space down-town.

3. Commercial/retail space - will compete with similar space on Broadway, many of which are currently vacant.

4. Is it possible to request a zoning agreement that will allow NO DRINKING ESTABLISHMENTS on this site. We have already had to deal with the incivilities created by other drinking establishments located both on & off Broadway in this immediate area. Urination & defecation on private & public (City-owned) property, vandalism, theft . Will the proposed available on-site parking be enough to keep bar-goers from parking in private driveways & parking lots, will the short-cutting through the lanes of both foot & vehicle traffic at "Bar closure time" (2-3:00 am.) become an annoyance to the residents living adjacent to these lanes, who are trying to sleep, and will incivilities continue to annoy property-owners.

5. Vehicle traffic in N-S lanes due to "short-cutting" between 10th Street & 12th Street. Excessive speed is already an issue, as is the lane maintenance required (although the pot-holes do serve to reduce traffic speed to some extent). These lanes are used frequently by pedestrians, (including families with small children) and cyclists. Also, the dust raised by vehicle traffic negatively affects summer use of private yards. (Clouds of dust during summer BBQ's, no out-door clothes-lines). Unfortunately the City or Saskatoon Traffic Counts do not consider vehicular use of lanes as an extension of street use. (See 2013 Nutana. Traffic Study - Lane between 11h & 12th Streets, behind Eastlake Avenue, a gravel-surface lane that carried 487 cars/day in August of that year.)

Thank you for your attention.

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