

Lasby, Mary

Subject: Email - Request to Speak - Andrew Hanna - Proposed Amendment to Rezoning of Property at 509 12th Street East - File CK 4351-023-006

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

Sent: Wednesday, August 23, 2023 7:43 AM

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

Subject: Email - Request to Speak - Andrew Hanna - Proposed Amendment to Rezoning of Property at 509 12th Street East - File CK 4351-023-006

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

Submitted on Wednesday, August 23, 2023 - 07:43

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: Wednesday, August 23, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Andrew

Last Name: Hanna

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 12th Street East

Neighbourhood: [Nutana](#)

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

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

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

Comments:

Please note that there have been revisions to these comments since my submission to the Municipal Planning Commission.

By way of introduction, I am a resident in the [REDACTED] condominium at [REDACTED] 12th Street East. I am a retired urban planner who has lived and worked (at least until my retirement) in Saskatoon for 44 years.. I do not believe I bring any “baggage” to discussions regarding appropriate development in the city. Indeed, for the record, I was in full and vocal support of the Highpoint mixed use development proposed a few years ago for Broadway Avenue and (with the exception of the grade level retail component) of the proposed high-rise mixed use development between Saskatchewan Crescent and 12th Street East, west of Eastlake Avenue..

With respect to the proposed office commercial building and parking structure on the parcel at 509 12th Street East, I offer a number of comments. In order to proceed, the developer will require that the property be rezoned to accommodate this project. Put simply, it is my strong belief that this proposed development is both inappropriate and ill-conceived at the proposed location. Further, I maintain that rezoning, as requested, should be denied. These statements are made in the context of the multiple, and substantial, revisions made from the initial project proposal.

When we purchased our retirement home at the [REDACTED], it was done with careful research and consideration of potential future development nearby and the impact of same on our home and investment. Zoning of the parcel in question was PUD. Thus I had little doubt that zoning would be changed at some point, given that the initial project for the site would not proceed and that other planning tools are now available to address development in special situations like this. More important, however, the planning policies and recommendations contained in all of the City's Official Community Plan, the Nutana Local Area Plan and the Broadway 360 Plan clearly called for residential development and use of the site in question. As you know, it is a basic legal requirement that all zoning of land must be consistent with land use and development policies of the City. As a retired planner, I realize that plans are subject to revision over time. However, approval of the proposed rezoning would represent fundamental disregard for some carefully formulated policies regarding land use and development in this area. Further, alteration of planning policies should not typically be made solely in response to individual development proposals. Council has had long-standing land use policies aimed at strengthening the viability of the downtown core (where this project more appropriately belongs) and of commercial corridors like Broadway Avenue (which would also be a more suitable location for this project). To suggest that this site is "close enough" to the Broadway Corridor is fallacious; it only serves to weaken rational and long-standing policies for orderly and beneficial development.

In addition to the crucial issue of locating an inappropriate land use along an established residential street, there are a number of other issues at play:

1. While the parcel that is the subject of the proposed development is, clearly, of a “difficult” configuration and size to accommodate many forms of development, I maintain that this proposal does nothing to positively address this situation. A building with the size and massing proposed is totally out of scale with the lot and its context.
2. The quantity of parking (well in excess of what I understand would be required by the City for such a project), situated entirely above ground, shows no sensitivity to the neighbourhood. I note, in this regard, that the use of underground parking, while probably more costly, could actually mitigate potential slope stability issues (see, for example, the former Highpoint project proposal) as well as significantly reduce the proposed building height and massing.
3. The proposed project would, for the most part, eliminate solar access for many of the condo units in the Bridgewater as well as for other neighbours. Much of this elimination is the result of excessive above-grade parking.
4. The inclusion of grade-level retail commercial along the street front is a tool intended for use along commercial streets, to help “enliven” the pedestrian nature of the street. 12th Street is a residential street; the intrusion of retail commercial is entirely inappropriate to this location.
5. The provision of one dwelling unit in the proposed eight-storey parkade and office commercial complex strikes me

as an attempt, by the developer, to add some “token” residential simply so this can be called a mixed-use project. 6. The approval of this proposal, through rezoning as requested, would be (in addition to an affront to the existing residential context of the site) a slap in the face to Saskatoon's downtown. In this period of excessive office commercial vacancy rates, cities like Calgary are taking meaningful and constructive steps to facilitate the conversion of surplus office space into much needed housing. By approving this rezoning, Council would further add to Saskatoon's surplus office space problem and, at the same time, indicate that our downtown should not be the focus of new high density office commercial development when it does occur.

Please note again that this is not a case of Nimbyism. I would encourage denial of any application for rezoning for this project in any situation where the incompatibility of land use and lack of design attention to neighbourhood context is as evident as it is here.

Thank you for your consideration.

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