

## Lasby, Mary

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

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>

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

**To:** City Council <[City.Council@Saskatoon.ca](mailto: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**