

4351-023-006

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AUG 28 2023

Strategy & Transformation  
City of Saskatoon

August 28, 2023



To: His worship the Mayor and Members of City Council  
 C/O City Clerk's Office  
 222 Third Ave North  
 Saskatoon, Sask. S7K 0J5

We the undersigned agree with the letter tendered by 1010410, Sask. Ltd. As it relates to your notice of the following:

**Notice of Public Hearing**  
**Proposed Official Community Plan Amendment and Zoning by Agreement**  
**509 – 12 Street East (Nutana)**  
**Applicant Modus Ventures Corp.**

We will again state, that we do not approve of the Zoning.

Sincerely

Name:

Address:



*D. Huba / Nutana*  
*12115 St E.*  
*This is a major fault line.*

To: His worship the Mayor and Members of City Council  
C/O City Clerk's Office  
222 Third Ave North  
Saskatoon, Sask. S7K 0J5

**509 – 12<sup>th</sup> St East – Proposed Official Community Plan Amendment & Rezoning  
Applicant Modus Ventures Corp.**

**Comments by Ron & Maureen Anspach  
Owners of 101041017. Sask. Ltd  
[REDACTED] 12<sup>th</sup> St. East, Saskatoon**

Having read the City of Saskatoon Notice Dated 8 August 2023, we cannot support the proposed rezoning of this property.

This initiative brings back memories of approximately fifteen years ago, between Bridgewater, and Remai Construction. Remai wanted to build, Riverwalk at 510 Sask. Crescent East, and block out the River Valley View of the Bridgewater. It was their intention to go higher than the four stories that currently exists. In the end Remai was not successful.

With the proposal at 509 12<sup>th</sup> St East, we now find ourselves in the same position. Instead of a reasonable height, the builder is suggesting they go to eight stories. Of the eight stories, the builder, indicates one of these is be street level business, and then two stories of, upper level, parking on the second, and third floor. The rest of the building is being set aside for business, and, with one exception, a floor for personal living – level 4.

We have done a personal survey in the Nutana area, and most of all buildings have underground parking. On the same block of 505 – 12<sup>th</sup> St., the Bridgewater; and the Riverwalk at 505 Sask. Crescent East, also has underground parking. What is so special for the potential owners of 509 – 12<sup>th</sup> St. East to have two of the eight stories, dedicate to above ground parking. Also, the entrance to that parking is off the alley nearest to Broadway. Given its location, traffic from, and to the building, would be travelling down the alley, nearest to the 600 block of Broadway, Already, this alley is congested with deliver trucks, and cars using the alley, like a roadway. Remember, 12<sup>th</sup> St East, does not have an exit to Broadway, just a turn around. The nearest road is EastLake, and this is where the traffic exit should be. This is to the extreme west of where the design currently exists. Given the traffic on 12<sup>th</sup> St., in the 500 block. We consider it will be congested, far exceeding the limit. Also, the store front locations on the 500 block of 12<sup>th</sup> St. East, will take away from parking from Broadway, and access to our visitors.

As a side issue to parking on 12<sup>th</sup> St. East, we also have congestion in the immediate area. Eastlake is full most of the day; as is Sask. Crescent from Eastlake to McPherson, and also up McPherson, and Victoria, as well as the side streets. Most of these vehicles are parked in this area, up and to including 9<sup>th</sup> St. People working, mostly in the downtown area park there, and walk to work. This adds to the excess traffic that will be generated, with the approval of the above request.

Our statements are correct as we see them. By setting them forward, we do not imply that if changes are made to conform to our request, we still do not approve of this project.

In Dianne Wilson's September 30, 2022, which is attached, it indicates her position on the subject on hand. Her home is located on 11<sup>th</sup> St. East, adjacent to the second alley from Broadway, going west.

Also, in Dianne's letter, on her first page, last paragraph, that the downtown core is where commercial development should be, and not in a residential area. She indicates that zoning is in place to accommodate this in the downtown area. We agree with her letter that there are many vacant lots in the downtown area that could be developed for commercial purposes, such as the one at hand. Why is this not happening?

It appears to us that the root cause of the problem is that people want to avoid the downtown area. It has become infiltrated, with a less than desirable element. There have been several stabbings in the area, and a murder, around 2<sup>nd</sup>, and 3<sup>rd</sup> Avenues. Combined with this is the lack of parking, and those nasty parking meters. These are disincentives and keep customers away from that area. It is the cities responsibility to provide a healthy environment for the business in the downtown area, and for the people who frequent it. Instead of working on these issues, we find they are being transported to Nutana. We, as many other residents, do not utilize the area in the downtown. Instead, we travel to the Malls, where parking is free, and available. Thus, we also avoid the undesirable element.

As a side issue, the city should consider free bus service. When I say free, we are already paying it through our taxes, as these buses travel empty during most of the day. This would provide the needed support to the business community, in the downtown, business area. Better policing is something that is also something that needs to focus properly. And tax incentives are needed to support the continued development of the downtown community, plus creating adequate parking there.

Sincerely

Doc: P2448

August 28, 2023



## 509 12<sup>th</sup> Street – Proposed Official Community Plan Amendment & “Rezoning

Comments by: Dianne Wilson, [REDACTED] 11<sup>th</sup> Street East,  
Saskatoon, Saskatchewan S7N [REDACTED]  
30 September 2022

- Having read the City of Saskatoon Notice dated 17 August 2022, **I can not support the proposed rezoning of this property.**
- **City bylaws, including zoning, create predictability and stability within the city.** There are areas zoned industrial, light industrial, commercial, school, residential (single family/multiple units) etc. Changing bylaws, including zoning creates instability that affects the “life” of the city and the experiences of its residents. One wishing to acquire a dwelling will look to zones designated residential. Some have purchased lots & built homes with specific expectations of their new location including perhaps a quiet lifestyle, access to school/ church/activity centres. Changing zoning can be done in some circumstances but changing the zoning rules (spot zoning) to facilitate developers’ profits is unfair to those who play by the rules. Spot zoning essentially nullifies the zoning process and the “raison d’etre” for its existence. No longer the “thin edge of the wedge”, this tactic appears to be seen by developers as a legitimate action, (see my comments of May 2022 on the proposed development at 555 Eastlake Ave - 403 12<sup>th</sup> St. E.). The proposed rezoning of the property at 509 12<sup>th</sup> St E appears to be the second in the so-called “Domino Effect” where the first domino in the line takes down all the others in succession. No residential neighbourhood is safe from such development. I can think of other sites in this “Old Nutana” (west of Broadway) neighbourhood where this could happen if/when current owners decide to sell their property.

Office space combined with commercial development should be located in Saskatoon’s downtown, which has zoning in place to accommodate such development. Currently, Saskatoon’s downtown appears very empty, with many vacant properties. Allowing commercial/office space to infiltrate residential neighbourhoods is not supporting the downtown, which makes the City of Saskatoon’s promotion of the downtown as a destination and residential area somewhat farcical, and the antithesis of the “densification/infill” movement espoused by city planners. This proposal will eliminate the current 1988 Planned Unit Development District (PUD Agreement) “which provided for an 8-storey multiple-unit dwelling with **36 units** at this location”. This is a **loss of those dwelling units within a centrally located city neighbourhood.**

To examine the effects of this proposal from a neighbourhood perspective: -The proposal suggests:

- Main Level – 368 sq.m ground-level commercial/retail fronting onto 12<sup>th</sup> Street, with enclosed parking & vehicle access from lane.
  - Levels 2-4 – enclosed parking (101 spaces total)
  - Levels 5-8 – approximately 3,200 sq.m of office space.
- The enclosed parking will handle the employees/staff from the commercial/retail & offices. **Where will the clients/customers for these businesses park?** Street parking is already at a premium in the Broadway area. Just ask Broadway merchants how their customers feel about nearby access to their shops. My niece is a Home Care (SHA) worker, with clients in this neighbourhood, and frequently has difficulty finding a parking spot in the residential areas that offers convenient access to keep to her scheduled appointments. Having guests to our home often means that said guests must walk as many as 4-5 blocks to get to our house (we have one off-street parking stall in addition to our single-car garage).
  - **What kind of commercial/retail** can we residents expect on our proverbial door-steps? Restaurants/bars/nightclubs that will tie up street parking until late night/early morning hours, followed by loud voices, ‘revving’ car engines and incivilities related to the patrons leaving the establishments, such as public urination/defecation in lanes and on private property, damage to private property, litter, including empty bottles/cans from “pre-loading” (where persons consume pre-purchased alcohol in a vehicle and then discard the empties in nearby yards before heading to a licenced establishment). We residents in this area have been there/done that (see *Nutana Local Area Plan* and the *Broadway 360 Plan*, both created by the City of Saskatoon with consultation with the residents.
  - **Vehicular access to the 500 Block of 12<sup>th</sup> St E** is available at Saskatchewan Crescent and at 12<sup>th</sup> St. E (right lane from south-bound Broadway Ave.) or from 11<sup>th</sup> St. E and Eastlake Ave. **An increase in vehicles driving through the neighbourhood is to be expected** with this proposed project, and others of its ilk. **Vehicular traffic can be expected to cruise the neighbourhood seeking parking** in a convenient location.
  - **“Shortcutting” through the north/south lanes connecting 11<sup>th</sup> St. & 12<sup>th</sup> St.** will increase problems for residents, especially those whose properties, mine included, lie adjacent to the western-most lane, paralleling Eastlake. Vehicle traffic passing through this lane raises great quantities of **dust in summer**, which interferes with use of residential back yards (ie. gardening, visiting with friends & neighbours, enjoying an alfresco meal) The traffic is also a complication for residents attempting **to move their cars in & out of their garages**. Families with small or school-age children, high-school and University

students seniors, walkers (including those with dogs), cyclists all use this lane regularly. **A traffic count done in August 2013 tabulated 487 cars/day using this lane south of the east-west lane. (see *Nutana Traffic Study*).** City of Saskatoon, in May 2021, re-graded this lane and applied dust retardant. Sask. Energy, in September 2021, conducted excavations in this lane to replace gas-line connections. The lane, with its "gravel" consisting of fine clay with a modicum of pebbles has reverted to its dusty, pot-holed former condition.

Dianne Wilson