

ICR Commercial Market Review

Appendix 6

February 12, 2024

Sent via: Email

North Prairie Developments Ltd.
100-319 Wellman Lane
Saskatoon, SK S7T 0J1
Attention: Andrew Williams, CEO

Re: 235 Horner Cres Rezoning

I strongly support the rezoning of the subject property from RMTN1 to B4A for the following reasons:

1. With the inordinately large high density residential development projects in the Evergreen and Aspen Ridge neighbourhood, along with the conventional housing development that is rapidly taking over the area, more commercial retail and professional services will be required than the current zoning permits.
2. With the existing commercial development projects in the area, exclusive rights are granted to tenants which blocks competition from establishing themselves. This impacts the free enterprise opportunities of tenants who should have a right to establish themselves as need arises and not as a result of artificial restrictions created by developers. More commercially zoned land than what currently exists in the subject area is needed to allow for these restrictions not to stifle the free enterprises system that is the basis to our economy and growth.
3. Typical well balanced retail developments entail a mixture of Big Box retail and smaller Commercial Rental Units. With the adjacent Big Box grocery and drug store, there is no capacity on that development for CRU's. Allowing the rezoning of the adjacent subject property to B4A will create a well balanced mix of large and smaller commercial tenants to make the development more shopper friendly and complete.

Best Regards,



Eugene Hritzuk
Partner, Senior Sales Associate
ICR Commercial Real Estate

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