

Walter, Penny

Subject: FW: Email - Communication - Wendy Roy and Garth Cantrill - 555 Eastlake Avenue and 403 12th Street East - CK 4351-024-014
Attachments: Letter to City Council re Eastlake and 12th.pdf

From: Wendy R. <wendy.r11@hotmail.com>
Sent: Thursday, August 22, 2024 8:03 PM
To: Web E-mail - City Clerks <City.Clerks@Saskatoon.ca>
Subject: Letter for consideration by council members before August 28 meeting

Please see the attached letter, addressed to the mayor and members of city council, for consideration before the August 28 meeting.

Thank you.

Wendy Roy and Garth Cantrill

To: His Worship the Mayor and Members of City Council
Re: Proposed high-rise at 555 Eastlake Avenue and 404 - 12th Street East
Date: August 22, 2024

We are the owners/residents of [REDACTED] Eastlake Avenue, and we own the house next door ([REDACTED] Eastlake Ave., aka [REDACTED] - 11th Street East). Our houses are on a residential street in Nutana that is near Broadway Avenue, but is not part of the Broadway Commercial District and thus, until this proposed development, was not zoned for high-density mixed use. We live here because it is a core area near Broadway and the river, and we accept and encourage pedestrian and car traffic and parking not just for the houses, apartments, and condos, but also for the school, park, and churches on our block and even the businesses on Broadway and across the river. This area is already one of the most densely populated and well-used in the city, but it still has a lot of character. For this reason, we are opposed to the huge, ugly building proposed for the end of our street, which will block our view, tower over Darcy Bear Park and the riverbank below, and fundamentally change the nature of our neighbourhood. We strongly urge the city to retain the character of this residential area as specified in the previous version of the community plan, which supports only low to medium residential density.

This is not the kind of building that the well-thought-out Nutana community development plan allowed or encouraged. And it is not the kind of building that the city purports to want on the riverbank: there has been consistent advocacy for smaller buildings along the river (with size stepping up further back from the riverbank), not 26-storey monsters that block the view for everyone else and that permanently shade a riverside park.

What is the point of having community development plans and zoning restrictions if they are going to be flouted and/or changed every time a developer asks? We have been at two previous meetings about this development and have written three previous letters, but when we look at the “Application Process” diagram, it is clear that our concerns and those of our neighbours have not been considered. Instead, the city appears to be moving inexorably toward approving this development. When a change in wording was proposed for the official community plan to allow high-density mixed use, we were told that it did not mean that the development would be approved. Now, it looks as though there will be no objections because the plan now allows that kind of building.

Only people who don't actually live here could think this is a good idea. In contrast, those of us who make our homes in the neighborhood have a lot of legitimate concerns. Why is the city supporting such a drastic change in planning and zoning? Can a building this size be successfully constructed and maintained on a slumping riverbank? Where will construction of this enormous building be staged? Will Chief Darcy Bear Park become a construction staging site, or a roadway to a blocked-off Nutana Collegiate parking lot? (A street in our area has been closed, on and off, for close to a year to build a five-storey building!) Who will pay the huge costs to supply water, sewer, paving, and so on to a building this size in an area with old infrastructure? (We are still waiting to have the lead pipes to most houses on the street replaced.) What will it feel like to walk or play tennis in a permanently shaded part of Rotary Park? How will it feel to battle the wind tunnel created along the building as we walk to the river? And what is it going to do to our community to cram in a building that will house the same number of residents as a Saskatchewan town, and to add commercial businesses to a residential street? The answers to these questions undoubtedly indicate a substantially negative impact on our neighbourhood and perhaps the city as a whole.

We would support a much more modest 12- to 14-storey residential building on this site, one in keeping with other buildings in the neighbourhood. We don't support this development as proposed.

Wendy Roy and Garth Cantrill
[REDACTED] Eastlake Avenue, Saskatoon, [REDACTED]