

## Walter, Penny

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**Subject:** FW: Email - Communication - Shirley Koob - Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 555 Eastlake Avenue and 403 12th Street East - CK 4351-024-014

**Attachments:** MPC, Reject the proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement for 555 Eastlake Ave and 403 12th St East.pdf

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>  
**Sent:** Monday, July 29, 2024 12:43 AM  
**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>  
**Subject:** Email - Communication - Shirley Koob - Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 555 Eastlake Avenue and 403 12th Street East - CK 4351-024-014

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

Submitted on Sunday, July 28, 2024 - 20:33

Submitted by user: [REDACTED]

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:** Sunday, July 28, 2024

**To:** His Worship the Mayor and Members of City Council

**Pronouns:** She/her/hers

**First Name:** Shirley

**Last Name:** Koob

**Phonetic spelling of first and/or last name:** K-o-b

**Phone Number :** [REDACTED]

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] 12th Street East Saskatoon, SK [REDACTED]

**Ward:** Ward 6

**What do you wish to do ?:** Submit Comments

**What meeting do you wish to speak/submit comments ? (if known)::** MUNICIPAL PLANNING COMMISSION on Tuesday, July 30, 2024, 12:00 p.m.

**What agenda item do you wish to comment on ?:** 7.1 Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 555 Eastlake Ave and 403 12th St East [MPC2024-0704] 12-51

**Comments:**

Dear Municipal Planning Commission Members,

Regarding the building that AODBT Architecture + Interior Design (on behalf of S.S. Pacific Imports Inc.) is proposing to build at 555 East Lake Avenue and 403 12th Street East, Saskatoon, please know that I am STRONGLY OPPOSED to this building being approved!

Please reject the proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement for 555 Eastlake Ave and 403 12th St East for many reasons, including:

AODTB's project (on behalf of S.S. Pacific Imports Inc.) is too tall. The 'Broadway North Gateway' area in the Broadway 360 Plan has the high density intended to be within the context of the surrounding neighborhood, in the range of 3-12 stories. Another major issue with this proposed rezoning and proposed building is vehicular traffic turning right out of the parkade in the winter, then turning right to go up Eastlake hill, which is nearly impossible in winter due to ice and snow, especially when having no significant velocity when exiting a parkade. How does your traffic study address this issue? People are often stuck on the hill in the winter (going up Eastlake Avenue, as well as going up Sask Crescent). Traffic Impact Assessment (TIA) needs to reject the excessive number and types of trips causing traffic gridlock extending onto both the Victoria and the Broadway bridges, especially in winter. Since it is nearly impossible for vehicles exiting the parkade to go up Eastlake in the winter, I am very concerned about vehicles exiting the parkade that won't be able to turn right, and instead will need to turn left and go down the hill (because they can't get up the hill in the winter) cross the Victoria bridge, turn around on the roundabout and then go back south over the bridge, thus clogging the Victoria bridge. The observed reality of year over year neighborhood winter traffic failures contradict the Transportation Department TIA assumptions that make its "so called calculations" inaccurate. The adding of 290 vehicles to an area that already has terrible traffic flow would make the development and the whole neighborhood non-viable. There are no exceptional reasons justifying the location of this building outside of the downtown core area, in the Nutana neighborhood, and there are plenty of other areas in the city with good access to public transit. 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 location proposed is in the intersection of three basically dead end streets, and Sask.Crescent is barely usable as a thoroughfare.

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 are no negative effects to slope stability for neighborhood properties. Who will be responsible if this enormously high building eventually slumps down in to the river valley, taking the Bridgewater and Riverwalk condos with it in the slumping? Will this new building pay for all costs that the Bridgewater and Riverwalk condos will incur, including compensation of owners for lost property value?

When the Bridgewater was built, it likely blocked the view from others in the area, but that does not mean that the trend should continue! If this unsightly monstrosity were to be built, most of the units on the west side of the Bridgewater Condominium would be mostly or totally in shade all year round, resulting not only in a loss of property value, but a substantial loss of quality of life for residents of the Bridgewater. The negative impact on human life is extremely high!

As far as I know, an indigenous archeological assessment specific to this location has not been completed as part of the application. If it has, please produce it and discuss its content at the July 30th meeting.

Also, the Traffic Impact Assessment study does not address the impact on birds and animals (and pedestrians) in the area. I have seen fox, porcupine, rabbits, Canada geese, ducks, etc. on the roads in the area of the proposed building at 555 East Lake Avenue and 403 12th Street East. The increase in vehicular traffic will increase noise, will

increase lights shining in birds and animals (and people's) eyes, and will increase air pollution in the area. Therefore, with the huge increase in traffic with the proposed building at 555 East Lake Avenue and 403 12th Street East, there will be more birds and animals (wild and domestic) killed by vehicles. With more vehicles, this will also drive birds and animals away from their precious natural habitat along the river. The Broadway Bridge, Victoria Bridge and streets in the area will be clogged with traffic and accompanying noise, which affects the birds, animals and people that live in the Meewasin Valley area of the river. If this building is approved, there will be high roadkill and more pedestrian/vehicle accidents.

The land that the City of Saskatoon wants to sell to the developer is part of the precious Meewasin Valley habitat (even if it is across Sask. Crescent) and it must not be sold! Why would the City of Saskatoon want to sell this property? Is selling off this property just for money? Please discuss the reasons at the July 30th meeting.

Being on the Municipal Planning Commission is a serious responsibility. Your position on the Municipal Planning Commission is more than just something to add to your resume. I expect to hear discussion about my concerns at the July 30th meeting and expect careful input and thought about the vote, rather than many people appearing to not be engaged in the meeting. In past meetings I have seen members looking at their phones (perhaps looking at their email) during the meeting, and appearing to be waiting for the end of the meeting so they can quickly vote and get out of the meeting to get to whatever they have next on their agenda for the day, possibly a late lunch. This meeting may be an hour or two out of your life, but if this building were to be approved, it negatively changes the character of the Nutana neighborhood forever, and not in a positive way. This vote is not to be taken lightly.

Please reject the proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement for 555 Eastlake Ave and 403 12th St East.

Thank you.

Shirley Koob

[REDACTED]  
[REDACTED] - 12th Street East  
Saskatoon, SK [REDACTED]

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