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City Clerk's Office
April 12, 2025

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Development Appeals Board
c/o Office of the City Clerk
222 – 3rd Avenue North
Saskatoon, SK S7K 0J5

RE: 1205 Spadina Crescent East Appeal No. 12-2025

Attention Development Appeals Board,

We, Brendan & Tania Halbgewachs of [REDACTED] Spadina Crescent East, thank the appeals board for the opportunity to provide comments on Mr. Mah's appeal to his permit denial.

As long-time Saskatoon residents we selected this beautiful section of Saskatoon's iconic Spadina Crescent with beautiful river views to build our dream home. We and many neighbors have invested significant funds to upgrade the neighborhood. These upgrades were completed in compliance with the cities bylaws to ensure Spadina maintains its premium appeal. Spadina is the highly utilized meeting point where the beautiful Meewasin Valley connects to the North Park community. Maintaining this balance of quality premium homes integrating into the greenspace of Meewasin must be prioritized by the city.

If Mr. Mah is permitted to build his bylaw noncompliant proposed dwelling the following is likely to occur:

- Minimum riverfront green space requirements will be replaced with a multi-dwelling housing complex to the detriment of all that enjoy this iconic riverfront street.
- This project will discourage Saskatoon residents from purchasing adjacent properties in the future and developing beautiful new homes that comply with building requirements because this property will impede their premium river view.
- Adjacent street parking will become limited. Complex residents unable to park on their own property will be forced to utilize all available adjacent street parking.
- The corner of 33rd & Spadina is very loud due to the acceleration of traffic from the 3-way stop. The proposed building is far too close to this very loud corner. Over time this will frustrate residents, as it becomes an unbearable place to stay. Ultimately, it will result in a perpetual state of resident turnover and transient occupants.

We believe Mr. Winston Mah is attempting to make a quick dollar building a non-permit compliant multi-unit dwelling where it doesn't fit or belong. He is doing this to unfairly capitalize on the significant investments from the city of Saskatoon, Meewasin Valley, and adjacent North Park residents who've built a beautiful area by complying with bylaws. The project is designed solely to provide Mr. Wah with quick financial benefit. However, that comes with a detriment to long-term stakeholders who have invested millions into this neighborhood (including City of Saskatoon, Meewasin, and adjacent North Park residents including us) as we long term stakeholders will be forced to live with reduced neighborhood quality and lower home values derived from Mr. Mah's quick cash grab.

In short, we are very supportive of new development and the continued beautification of our neighborhood. We strongly encourage the city to uphold its bylaw requirements to protect one of the most beautiful areas of the city by rejecting Mr Mah's permit.

Thank you for your time and consideration, Brendan & Tania Halbgewachs