

From: [City Council](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Monday, December 17, 2018 11:21:08 PM

Submitted on Monday, December 17, 2018 - 23:21

Submitted by anonymous user: 174.0.88.49

Submitted values are:

Date: Monday, December 17, 2018

To: His Worship the Mayor and Members of City Council

First Name: Lisa

Last Name: Baldo

Email: [REDACTED]

Address: [REDACTED] 10th Street East

City: Saskatoon

Province: Saskatchewan

Postal Code: [REDACTED]

Name of the organization or agency you are representing (if applicable):

Subject: Proposed Development on Clarence and College

Meeting (if known): Municipal Planning Commission Dec 18

Comments:

Dear Members of The Municipal Planning Commission,

I am writing this letter last minute as I just received notice of this meeting tonight though I was told I would be notified of any meetings or developments related to this proposed development.

We are concerned about the proposed development on the corner of Clarence Avenue and College Drive for various reasons.

-The road immediately in front of the proposed high-rise will be reduced to two lanes from three lanes for the new BRT routes. The reduction from three to two lanes of traffic on a major Eastbound Traffic Corridor will have significant unpredictable consequences.

With the Ronald MacDonald House, The Cancer Lodge and the various other visitor lodges serving hospital visitors on the same block as the proposed development, these consequences include safety issues for pedestrians and hospital traffic who are often from small towns and not used to high density fast traffic especially in unknown surroundings.

With the reduced lanes, the right lane will be a fast traffic lane and there will no longer be a slow lane many count on to find their bearings.

Adding the condo before the consequences of the reduced lanes and the BRT are determined is hasty.

The safety issues are not limited to out of town visitors when you add the 140 one and two bedroom condos. Skip the Dishes, taxis, friends and guests for visiting or pick up at the site have no access to stop in front of the building by a drive through loop or even by a slow lane to inspect the site and see where to access it.

The site comes up directly after a very fast, high density intersection heading Eastward from downtown. Access to the site is not evident so there could be problems as there is no slow lane to inspect the address or entrance directions.

Adding the proposed building before monitoring the consequences due to the BRT and reduced traffic lanes seems hasty and possibly disastrous.

These are two major projects and each one carries many undetermined consequences.

We strongly believe that the BRT must be successfully implemented before any additional projects which do not follow existing zoning regulations be considered.

-Approving a non-conforming high rise will set a precedent for Varsity View. 2 to 4 storey buildings were planned for College. City Council should respect its own zoning policies and the existing neighbourhood and the desires of its loyal residents. If changes are anticipated the neighbourhood should be implicitly involved in the planning of these changes.

-The reduced setback limits future road improvements to College and does not blend the old with the new.

Wise and respectful planning would incorporate the old with the new in a moderate way as was done at JB Black Estates, where there is an acceptable setback and a tasteful look which blends the old with the new, respectful of the

character of Varsity View and respectful of its residents.

College Drive will continue to change over the years and the proposed development does not blend. If this is the precedent for College Drive, College Drive will have a haphazard look with varied setbacks and hidden driveways for many years to come. In my understanding residents are not in favour of this haphazard look. Consistent setbacks or the desire to work toward moderate setbacks as is evident with existing City Zoning regulations and the JB Black Estates seem to be a balanced respectful approach which lends itself to a happy harmonious and tasteful neighbourhood.

-Flooding is a problem on the same block as the proposed building and there is no assurance of the ability of City water supply, sewer services, parks, and schools to absorb the demands of this building and future developments.

-Potential adverse affects with so much traffic coming down the lane. As it is, there is plenty of traffic with existing properties. Moving trucks, suppliers, Skip the Dishes and other food deliveries, taxis, guests, pick ups and drop offs for 140 condo and its residents in a small space without a drive through will create unprecedented traffic and be potentially hazardous as many pedestrians use this tight lane from Ronald MacDonald House to access College Drive. The pedestrian walk through is important but pedestrians still have to access it by crossing the varied pick up and drop off area.

Finally, we truly believe that respect for existing community members and gradual changes, implementing one project at a time, make for solid community development that will gain the support of residents. Forcing multiple projects with undetermined consequences can threaten the perceived security of community members and may present risks that could be potentially detrimental to the well being of residents.

Respectfully yours,
Lisa and Andres Baldó

Attachments:

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/271590>