

Dated: January 28, 2019

Walking Saskatoon supports the re-zoning application for the development at 604/610 Broadway Avenue as it serves to create a more lively and walkable community. We ask that the Municipal Planning Commission consider supporting the proposal, based on the benefits to the community:

- Infill development promotes walkable neighbourhoods and is efficient use of municipal tax dollars as it makes use of existing infrastructure like sidewalks, roads, and services.
- The location of the development at the top of the Broadway bridge is one of the best in the city for dense development.
- The planned building is along the proposed Bus Rapid Transit Line.
- The development aligns with many of the principles of the Broadway 360 Plan.
- It also contributes towards the city's goal of 25% infill development.
- Allowing people to move close to where they work, study and play reduces traffic congestion, parking pressure and road maintenance costs.

While we support the proposal in general, we also ask that the Commission do whatever possible in its power to have the following related issues addressed by Council in concert with this rezoning:

1. The latest public version of the proposed development does not provide a desirable experience for pedestrians on the Broadway street frontage. We request that the developer further refine the design of the ground level of the building and site to provide a more comfortable pedestrian experience for users of the street as well as to align with the Broadway 360 plan. Protection for pedestrians through the use of canopies, building relief or other means is recommended. The plan also identifies recommended maximum distances between street level entrances to suit the rhythm of the neighbourhood.
2. We ask that the Commission recommend to Council to direct the development levies/service fees from the development to the immediate area to address infrastructure deficits in the community rather than being put into the general fund. For example, providing sidewalks on Eastlake Ave between 12th street and Saskatchewan Crescent to better connect the community and added density to all of the recent work at the Traffic Bridge.

Our city is experiencing a period of significant growth, much of which needs to be concentrated in existing neighbourhoods if we want to develop as a sustainable and fiscally responsible community with a great quality of life. Therefore we urge the Commission to support the rezoning of this property.

Regards,

Walking Saskatoon