



SEQUOIA
RISE

Sequoia Rise Condominiums
235 Evergreen Square, Saskatoon SK
sequoiarisecondo@gmail.com



July 22, 2019

City of Saskatoon
Development Appeals Board
Attn: Penny Walter, Secretary

RE: RESPONSE TO LANDSCAPING DEFICIENCY AND APPEAL – 235 EVERGREEN SQUARE, SASKATOON SK

To Whom it May Concern,

We the Board of Sequoia Rise Condominium Corporation representing 69 unit owners, were notified of bylaw infractions in regards to the current landscaping and other items in a letter dated August 17, 2017. We responded to this notification with a letter dated October 15, 2017 sent via email to Elaine Sutherland at Community Standards. We received no further direct correspondence.

The Board of Directors shares concerns regarding timeframes associated with this initial notification, given that the transition from Meridian Development (o/a *Evergreen Village Square Development Corp. and Sequoia Square Development Corp.*; the "Developer") to the Condo Corporation occurred now just under five years ago. We understand there has been correspondence and engagement between them and the City exclusively, however, we also understand no resolution has been achieved. Consequently an appeal has been made by the Developer.

In the letter dated July 11, 2019 with information provided, we are writing to support the Developer's appeal the landscaping be kept in its' current state provided there are no structural concerns to the lands, building and common areas. In review of the bylaw and its applicable sections, the use of large natural rocks should be permitted as it has been seen throughout other past and current developments in the City of Saskatoon. While we understand the wording of this bylaw significantly restricts the type of materials to be used, the erroneous, and frankly, inappropriate issuance of a bylaw infraction letter, years post approval of the site released from the Developer is something of greater concern. It is important to note that each owner at Sequoia Rise purchased their unit under the assumption that the City of Saskatoon exercised their due diligence with inspecting the property frequently in the closing of any outstanding building permits/bonds or bylaw matters. While the developer may have used other materials, our concerns lie with the fact that this is being identified after three completed consecutive developments over several years which results in wasted costs that could have been avoided with timely inspections during/after its construction.

In addition, owners purchased their homes based on the landscaping as presented, which is of great value and aesthetic nature. Our current landscaping is clean, low maintenance (cost-saving), and aesthetically complimentary. Any changes to these areas would drastically affect the property value for owners, disrupt/waste tree plantings that provide an earthy and natural barrier to our grounds, and in general disrupt an already congested, high traffic but established neighborhood. We foresee denying the appeal may question the confidence our owners have in the City to cooperate, negotiate and resolve item(s) that have not disrupted/created concerns to date for residents, neighbors and community. Thank you for your consideration in the matter and we await your decision on the Developer's appeal.

Sincerely,

**The Board of Directors
Sequoia Rise Condominiums**

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

Attention: Penny Walker, Secretary

Dear Ms. Walker:

Re: Notice of Hearing – Development Appeals Board – Development Permit Denials:

223 Evergreen Square – Appeal 19-2019

235 Evergreen Square – Appeal 20-2019

225 Manigas Bend – Appeal 21-2019

On behalf of the board of directors for Sequoia Square Condominium Association, we respectfully request that the Development Appeals Board accept this letter as our support for the current landscaping for each of the properties noted in this appeal. The rocks placed around all three buildings add an aesthetically pleasing compliment to the total area. With time, the shrubs and trees intermingled with these boulders/rocks will provide a natural beauty to this area and continue to enhance the value of our investment.

Respectfully yours,



George R. Vass
President, Sequoia Square Condominium Association

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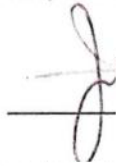
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Respectfully yours,

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George Vass and Vicci MacDonald

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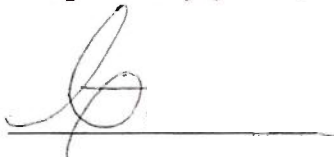
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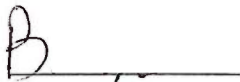
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B.

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P.S. I would also like to add that the landscaping design was one of the determining factors in my decision to purchase a condominium at Sequoia Square. The removal of the boulders, rocks at this stage will surely damage or destroy the beautiful trees and shrubs.

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M

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I Have Had Numerous Compliment's about
The Landscaping @ my Condo Unit
from Visitors

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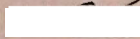

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*P.S. One of my deciding factors to purchase my Condo
- at 223 Evergreen Square was the beautiful landscaping
here and at the surrounding buildings. The rocks
are beautiful. Please do not change this. LD*

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