

REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL

Thursday, August 18, 2016, 6:00 p.m.
Council Chamber, City Hall

Pages

1. **CALL TO ORDER**

2. **CONFIRMATION OF AGENDA**

8 - 38

Recommendation

1. That the report 'Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)' be added as an attachment to item 5.1.3;
2. That the letters from the following be added to item 5.1.3 and 5.1.4:

Submitting Comments

- Joe Calder, dated August 10, 2016;
- Daryl and Carol Nordick, August 10, 2016;
- Bill Salloum, dated August 11, 2016;
- Anne Matkowski, dated August 12, 2016;
- Carol and Doug De Long, dated August 12, 2016;
- Lorraine and Ted Hainworth, dated August 13, 2016;
- Doreen Wilson, dated August 14, 2016;
- Inger Anderson, dated August 15, 2016;
- Doris Wiebe, dated August 15, 2016;
- Susan Marles and Eric Marles, dated August 16, 2016;
- Lois McFarlane, dated August 17, 2016;
- Berdeane Bodley, dated August 17, 2016;
- June Carter, dated August 11, 2016;
- B R Stone, dated August 17, 2016;
- Dianne Sander, dated August 17, 2016;

- Christine Rye, dated August 18, 2016;
- Laurel Lindgren, Eastview Community Association, dated August 17, 2016; and
- Brenda Hartman, dated August 18, 2016.

3. That the agenda be approved as amended.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of Public Hearing of City Council held on July 21, 2016 be approved.

5. PUBLIC HEARINGS

5.1 Land Use, etc.

5.1.1 Proposed Official Community Plan Bylaw Amendment – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood [File No. CK 4351-016-010 x 4110-46 and PL 4350–Z18/16]

39 - 54

Attached are copies of following:

- Proposed Bylaw No. 9394;
- Report of the General Manager, Community Services Department dated July 26, 2016.
- Letter from the Committee Assistant, Municipal Planning Commission dated August 2, 2016; and
- Notice that appeared in the local press on July 29 and 30, 2016.

Recommendation

That permission be granted to introduce Bylaw No. 9394, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9394 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9394 read a third time at this meeting. That Bylaw No. 9394 now be read a SECOND time.

Recommendation

That Bylaw No. 9394 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.2 Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood [File No. CK 4351-016-010 x 4110-46 and PL 4350–Z18/16]

55 - 69

Attached are copies of following:

- Proposed Bylaw No. 9395;
- Report of the General Manager, Community Services Department dated July 26, 2016 (See Attachment 5.1.1);
- Letter from the Committee Assistant, Municipal Planning Commission dated August 2, 2016 (See Attachment 5.1.1); and
- Notice that appeared in the local press on July 29 and 30, 2016.

Recommendation

That permission be granted to introduce Bylaw No. 9395, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9395 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9395 read a third time at this meeting.

Recommendation

That Bylaw No. 9395 now be read a THIRD time, that the bylaw

be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.3 Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall) [File No. CK. 4351-016-011 and PL 4350-Z2/16]

70 - 156

Attached are copies of following:

- Proposed Bylaw No. 9393;
- Report of the General Manager, Community Services Department dated July 26, 2016;
- 38 communications received as a result of the Public Meeting as outlined in the Report of the General Manager, Community Services Department dated July 26, 2016;
- Letter from the Committee Assistant, Municipal Planning Commission dated August 2, 2016; and
- Notice that appeared in the local press on July 29 and 30, 2016.

The following letters are also provided:

Submitting Comments

- Joe Calder and Donna Gjosund, dated August 3, 2016;
- Winona Senner, dated August 3, 2016;
- Robert and Phyllis Carey, dated August 6, 2016;
- Murray and Patricia Berthold, dated August 7, 2016;
- Joe Calder, dated August 10, 2016;
- Daryl and Carol Nordick, dated August 10, 2016; and
- Bill Salloum, dated August 11, 2016;
- Anne Matkowski, dated August 12, 2016;
- Carol and Doug De Long, dated August 12, 2016;
- Lorraine and Ted Hainworth, dated August 13, 2016;
- Doreen Wilson, dated August 14, 2016;
- Inger Anderson, dated August 15, 2016;
- Doris Wiebe, dated August 15, 2016;
- Susan Marles and Eric Marles, dated August 16, 2016; and
- Lois McFarlane, dated August 17, 2016;
- Berdeane Bodley, dated August 17, 2016;
- June Carter, dated August 11, 2016;
- B R Stone, dated August 17, 2016;
- Dianne Sander, dated August 17, 2016;
- Christine Rye, dated August 18, 2016;
- Laurel Lindgren, Eastview Community Association, dated

- August 17, 2016; and
- Brenda Hartman, dated August 18, 2016.

Recommendation

That permission be granted to introduce Bylaw No. 9393, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9393 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9393 read a third time at this meeting.

Recommendation

That Bylaw No. 9393 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.4 Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall) [File No. CK. 4355-016-007 and PL 4355-D1/16] 157 - 169

Attached are copies of following:

- Report of the General Manager, Community Services Department dated July 26, 2016; and
- Letter from the Committee Assistant, Municipal Planning Commission dated August 2, 2016.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 meters of the site.

Numerous letters were received, and are outlined and attached to Item 5.1.3 - Proposed Rezoning.

Recommendation

That the application submitted by Fishman Holdings North America Inc. requesting permission to develop multiple-unit

dwellings, in conjunction with a shopping centre, at 2325 Preston Avenue South as outlined in this report, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

5.2 Public Notice Matters

5.2.1 Revision of Procedure to Amend the Official Community Plan and Zoning Bylaws [File No. CK. 255-2]

170 - 175

Attached are copies of following:

- Proposed Bylaw No. 9392;
- Report of the General Manager, Community Services Department dated August 18, 2016; and
- Notice that appeared in the local press on August 5 and 6, 2016.

Recommendation

That permission be granted to introduce Bylaw No. 9392, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9392 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9392 read a third time at this meeting.

Recommendation

That Bylaw No. 9392 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

6. PROCLAMATIONS AND FLAG RAISINGS

Recommendation

1. That City Council approve all proclamations raising requests as set out in Section 6; and
2. That the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

6.1 Graham Scoles - PKD Foundation of Canada - September 4, 2016 - 'PKD Awareness Day' [File No. CK. 205-5] 176 - 177

Proclamation Request

6.2 Louise Logan - Parachute - October 16 - 22, 2016 - 'National Teen Driver Safety Week' [File No. CK. 205-5] 178 - 179

Proclamation Request

6.3 Catherine Mazurkewich - Ovarian Cancer Canada - September 2016 - 'Ovarian Cancer Month' [File No. CK. 205-5] 180

Proclamation Request

6.4 Colleen Yates - September 10, 2016 - 'Keep Meewasin Vital Day' [File No. CK. 205-5] 181

Proclamation Request

6.5 Steve Hogel - Saskatoon Blades - September 25, 2016 - 'Thank You, Mr. Hockey Day' [File No. CK. 205-5] 182

Proclamation Request

7. URGENT BUSINESS

8. ADJOURNMENT

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

Recommendation

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 2325 Preston Avenue South, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Fishman Holdings North America Inc. proposing to rezone 2325 Preston Avenue South from B4 – Arterial and Suburban Commercial District to B4A – Special Suburban Centre and Arterial Commercial District. The rezoning would provide for the development of multiple-unit dwellings as a discretionary use, in conjunction with the established shopping centre at this location.

Report Highlights

1. The Nutana Suburban Centre was designed and developed as a mixed-use focal point that integrates a variety of land uses and densities, including suburban commercial uses, district park and medium- to high-density residential.
2. Market Mall was developed in the 1960s as Saskatoon's first enclosed shopping centre and serves as an important commercial node in the area.
3. The proposed zoning amendment provides for multiple-unit residential development in conjunction with the shopping centre as a discretionary use. A concurrent Discretionary Use Application for a specific development proposal has also been submitted for consideration.
4. The development proposal supports a revitalization of Market Mall, as well as key objectives of the Growth Plan to Half a Million (Growth Plan) to increase density in identified nodes and corridors, and to support the development of a rapid transit system.

Strategic Goal

This proposed rezoning supports the Strategic Goal of Sustainable Growth. The Growth Plan has identified key nodes and corridors, including the Nutana Suburban Centre, to support redevelopment and growth as Saskatoon grows to a population of 500,000 residents.

Background

Market Mall, located at 2325 Preston Avenue South, was constructed in the 1960s as Saskatoon's first enclosed shopping centre. It is located within the Nutana Suburban Centre, and is surrounded by a mix of low- to high-density residential development and community and institutional uses (see Attachment 1).

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

The Market Mall Transit Hub is located on the south end of the site, and is currently served by four Saskatoon Transit bus routes. Preston Avenue South, located along the western side of the site, is a major arterial roadway that provides connections to key points throughout the east side of Saskatoon.

Report

Nutana Suburban Centre as a Mixed-Use Focal Point

Official Community Plan Bylaw No. 8769 (OCP) identifies 2325 Preston Avenue South for “Suburban Centre Commercial” development. The site forms part of the Nutana Suburban Centre, bound by Preston Avenue South to the west, Taylor Street East to the north, Circle Drive to the east, and Louise Street to the south. The other properties within this area are accordingly identified for “Suburban Centre” development.

Policies contained in the OCP define a Suburban Centre as the primary mixed-use focal point of a Suburban Development Area, where a compatible integration of commercial, institutional, recreational, and medium- to high-density residential uses are found. The Nutana Suburban Centre is no different in this respect, as all these uses may be found within its boundaries.

Traditionally, the commercial component of a Suburban Centre has been centred on a single-use shopping centre. Nutana, Confederation, and Lawson Heights Suburban Centre’s are anchored by enclosed shopping centres, while more recently, commercial development in the Lakewood, University Heights, and Blairmore Suburban Centres have taken the form of open-air, large format (“big box”) shopping centres.

As enclosed shopping centres have aged and been faced with competing pressures from other forms of contemporary retail development, it has become necessary to rethink the role that these developments play as anchors in our community and to investigate new means by which they may remain vibrant and viable. Introducing mixed uses to these sites, including medium- to high-density residential, is a central part of a growing trend to redevelop and revitalize enclosed shopping centres.

Proposed Rezoning of Market Mall

In order to facilitate the introduction of residential uses to the Market Mall site, the applicant is proposing a rezoning of 2325 Preston Avenue South from B4 – Arterial and Suburban Commercial District (B4 District) to B4A – Special Suburban Centre and Arterial Commercial District (B4A District).

While the B4 District does not permit residential uses of any kind, the B4A District provides for multiple-unit dwellings as a discretionary use when developed in conjunction with any other permitted use.

Discretionary Use Application

A concurrent Discretionary Use Application for a multiple-unit residential development at this location is proposed in conjunction with this rezoning. The applicant is proposing to

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

construct a multiple-unit residential development with approximately 450 dwelling units and structured parking in the northeast corner of the Market Mall site.

Growth Plan to Half a Million

A central plank of the Growth Plan is to encourage and support growth and redevelopment along major corridors and in key nodes as Saskatoon grows to a population of 500,000 residents. The Growth Plan identifies such areas as being:

- i) in close proximity to frequent transit;
- ii) conducive to urban vibrancy and higher residential densities; and
- iii) connected to key community destinations.

The Growth Plan identifies the Nutana Suburban Centre and adjacent Preston Avenue South as medium-priority corridors for future growth and transformation. While other corridors were identified as being higher priority, the Growth Plan does specifically identify the Market Mall site as offering the most significant redevelopment opportunity in the area.

Further, the Growth Plan proposes the introduction of a rapid transit system to support a revised approach to urban growth. A proposed north-south rapid transit corridor (the Lawson-Nutana “Blue Line”) will be anchored at its southern terminus by Market Mall and the Nutana SC. In future, investments in this corridor are intended to improve the frequency, reliability, and efficiency of taking transit to and from Market Mall and other key community destinations.

Compatibility of Residential Development on the Market Mall Site

The introduction of high-density residential development on the Market Mall site is appropriate and conducive to the objectives of the Growth Plan to accommodate a greater share of growth through infill and densification and to support a viable rapid transit system.

Characteristics of the area that support the high-density residential development at this location include:

- i. Medium- and high-density residential uses are already present in close proximity;
- ii. Commercial and institutional services located in the mall and on nearby sites provide a range of services for the benefit of residents;
- iii. Nearby parks, educational institutions, and community facilities further enhance the amenity and quality of life of the area; and
- iv. The site is presently home to a transit hub, and introduction of rapid transit in the future is expected to further improve service in the area.

The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor where a range of services and amenities are provided for residents.

Comments from Other Divisions

No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

Options to the Recommendation

City Council could choose to deny this application and maintain the current zoning designation that would not allow for residential use at this location. This option is not recommended as the Market Mall site provides a significant redevelopment opportunity to support the objectives of the Growth Plan.

Public and/or Stakeholder Involvement

A public information meeting regarding this rezoning and the related discretionary use proposal was held on June 28, 2016, at Nutana Park Mennonite Church. Notice was provided to property owners within a 75 metre radius of the subject site (340 addresses), as well as to the Eastview and South Nutana Park Community Associations. The meeting was attended by approximately 80 people. The applicant made a short presentation and responded to questions. Discussion included questions about redevelopment possibilities of Market Mall, traffic concerns in the area, concerns about sanitary sewer capacity, and impact of construction on adjacent uses. Comments in support of the proposal and objections to the proposal were both expressed at the meeting. See Attachment 2 for a full summary of the meeting.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Written notice of the public hearing will be provided to property owners within a 75 metre radius of the subject site, as well as to the Eastview and South Nutana Park Community Associations. Notice posters will be placed on-site.

Attachments

1. Location Map
2. Community Engagement Summary

Report Approval

Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)/ks

4351-016-011

RECEIVED

AUG 10 2016

CITY CLERK'S OFFICE
SASKATOON

From: Fremai Condo Corp <frcondocorp@gmail.com>
Sent: August 10, 2016 9:10 AM
To: Web E-mail - City Clerks
Subject: market mall condos

We recently sent a e-mail on this project at Market Mall but forgot to sign it. We recently held a board meeting and did a pole and no one in our condo complex is in favor of this project. We are very concerned about the very high volume of traffic from the additional 440 new units in a very small area. There are already 302 senior condo units already in a one block area, plus Extencicare and Preston Park one and two. The exit from the new condos will be exiting onto Adelaide Street which is our street which will make it very congested and make it very unsafe for our seniors because of the volume and speed of traffic. With the number of parking stalls lost due to the new development the mall patrons will be forced to park on the street, the visitors to the existing condos will have no place to park. Is the infrastructure (water and sewer) capable of handling 440 more units? Will the developer be responsible if it is not? We believe this project will decrease our property values. Is the developer getting a 5 year tax break? Once again we would like to say how much we are against this project, and speaking with condo owners beside us we have not found one person in favor of this project. We would like this to go to city council. We do not wish to speak at city council. Concerned owners of the Fremai Condo

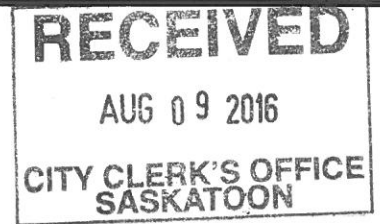
Joe Calder
President of Fremai Condo
2213-Adelaide Street
Saskatoon SK
306-374-0355

cc to councilor Mairin Lowen

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Fremai Condominium Corporation

From: City Council
Sent: August 10, 2016 10:23 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Wednesday, August 10, 2016 - 10:23
Submitted by anonymous user: 216.126.203.219
Submitted values are:

Date: Wednesday, August 10, 2016
To: His Worship the Mayor and Members of City Council
First Name: Daryl & Carol
Last Name: Nordick
Address: 1104 - 2221 Adelaide St E
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 5L9
Email: nordick@sasktel.net
Comments:

Re: Market Mall Proposed Rezoning and Proposed Discretionary Use Applications

We were excited to hear that there was a proposed condominium development for the Market Mall vicinity, and attended the public hearing. What we heard confirmed our strong support for this project. We have lived for 7 years in Fremai Tower, across the street from the proposed development, and have seen what we feel is a slow decline in the vitality of Market Mall Shopping Center. Empty spaces and an aging population are not conducive to growth. A mall lives or dies based both on the support and the number of customers.

The addition of 439 condo units is welcome. The thoughtful design maintains the surface parking and provides sufficient underground parking for the owners/tenants. The exterior is unique, and adds a touch of style to the neighbourhood.

Market Mall already has a high "Walkability" rating. We currently have an amazing array of services available in the mall or within a block. By increasing the population density of the immediate area, we can be encouraged that the city may be more willing to further develop the existing bus terminal with frequent connectors to the proposed 8th Street rapid bus service, increasing the walkability score, a win-win for all.

Urban sprawl is an issue. Services are more likely to locate in an area of higher population density. We currently enjoy our cosmopolitan lifestyle, utilizing many of the services across the street from us. We would be saddened if the mall were to close because of an aging and sparse population unable to sustain its services.

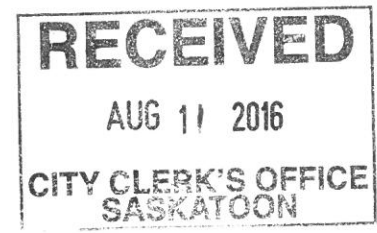
If City Council is confident that the infrastructure can support this project, or that any concerns with infrastructure can be addressed, we encourage Council to support this project. Further, we encourage the City of Saskatoon to develop within rather than spread outward, and welcome this opportunity to grow a healthier community at Market Mall.

Respectfully submitted by two (senior) citizens for positive growth.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/112240>

4351-016-011

From: City Council
Sent: August 11, 2016 8:08 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, August 11, 2016 - 08:08
Submitted by anonymous user: 207.164.152.162
Submitted values are:

Date: Thursday, August 11, 2016
To: His Worship the Mayor and Members of City Council
First Name: Bill
Last Name: Salloum
Address: 2513 Jarvis Drive
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 2T8
Email: bill.salloum@ymail.com
Comments:

This is with regards to the development applications by Fishman Holdings for 2325 Preston Avenue South (Market Mall), to be considered by City Council on August 18th. I do not wish to speak at the meeting but would like to offer the following comments as a citizen of the affected neighbourhood.

At a public information meeting on June 28th, I listened to presentations by the developer, city planning, and the general manager of the mall, as well as comments and concerns by many citizens in attendance.

I would simply like to say that I am greatly encouraged by this proposal, as well as the information brought forward by the GM of the mall.

I live on Jarvis Drive, just a few minutes walk from the mall. My family and I are at the mall almost every day for one reason or another. We have been watching the deterioration of the mall with great concern over the last few years. The departure of Zellers without a suitable replacement and the large retail developments in Stonebridge have shifted momentum away from this area to south of Circle Drive. The opening of Sobeys and Shoppers in Stonebridge just down the road had made us very concerned about whether Safeway and Shoppers would be around much longer in Market Mall. I have personally been wondering if part of the mall would be torn down in order to begin converting the area to housing with perhaps some light retail, like a neighbourhood strip mall or some such thing. This would be an inconvenience and disappointment for us, but a great concern for the seniors' village which has developed in the immediate area.

This proposal for rezoning and development - together with positive news from the mall manager regarding expansion of the Safeway, remodeling of Shoppers and repurposing of the former Zellers space - must therefore be seen in this context. It is both a tremendous relief and a great encouragement.

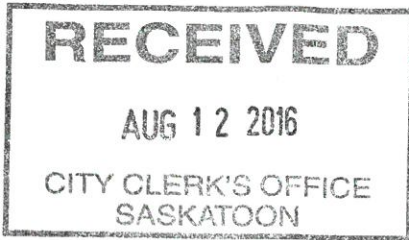
While there will certainly be traffic and infrastructure issues to deal with, what I am primarily seeing is a developer which believes in the future of this area and is willing to back it up with a major

investment. I am seeing major retailers like Safeway and Shoppers doing the same. I am seeing an influx of a diverse group of people onto the very block which contains shopping, services and a BRT station. I am seeing hope for the mall, for meaningful retail and other services well into the future.

I've lived in Ottawa, Toronto and Edmonton, which all have some form of rapid transit. What I have noticed is how re-development tends to concentrate around subway/RT stations. Market Mall was the first indoor mall in Saskatoon. Now, 50 years later, it feels like it is also part of another first, i.e. our first RT infill development. Whether that's the developer's intent or not, that's what I'm seeing, and I think it's pretty cool.

I am completely in favour of this development. My hope is that the city will quickly accommodate it not only with approval of rezoning and this discretionary use, but also by putting up lights at Adelaide St, improving traffic flow and capacity along Preston Ave, and opening the BRT line down Preston Ave on a priority basis. Preston Ave redevelopment has been planned and delayed far too long already. It's time to get on with it. This condo and mall development should be used to move Preston's redevelopment plan up the city's priority list. That's the only real concern I have. Other than that, I am very excited by this project.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/112538>



August 9, 2016

Mrs. Anne Matkowski
106 Armistice Way, #407
Saskatoon, Sk.
S7L 2H4

City Clerk, City Hall
Saskatoon, Sask.
S7K 0J5

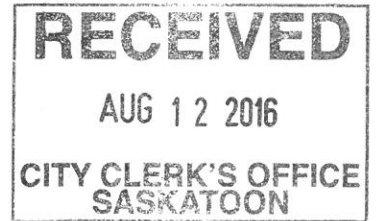
Dear Sir/Madam:

This letter is in regards to the proposed condo dwelling to be erected at the Market Mall parking area. We are greatly opposed to such a venture as it is hard enough to find a parking spot surrounding the mall, never mind erecting this monstrous building or buildings. We are already condo crazy and condo packed in the Market Mall area and I certainly do hope that council too will see that and not allow any more condos in this area. Already people are having a hard time to sell as condos are over built. I trust that council in their knowledge will too see and understand that vision as well.

Sincerely,
Anne Matkowski

From: De Long Ancient Mystery School <mysteryschool@sasktel.net>
Sent: August 12, 2016 10:11 AM
To: Web E-mail - City Clerks
Subject: Rezoning Application for Market Mall!

Importance: High



To Whom It May Concern:

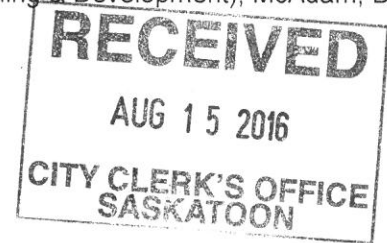
Regarding the proposed rezoning of Market Mall – We would like to make our objections known. They are as follows:

- The high density of the existing area when you consider Preston Park I & II, Extendicare, Chalet Gardens, Fremai, McEwen & McDonald Towers, Scott & Forget Towers, as well as 2 High Schools and all the other smaller apartments & homes around the Mall.
- The people in the high rises surrounding the Mall are all seniors in varying states of mobility. We have everything from fully functioning to those at Extendicare that require 24 hour care. All these people need access to the Mall by foot. The increase in traffic with the 2 proposed High Rises w/ 444 new apartments is to say the least – excessive.
- The increase in traffic and the access to the Mall during the building phase will be excessive. There will be cranes, earthmovers, any all the other giant machinery blocking access to not only the people who live across from the mall, but for emergency vehicles that are called to that area quite often due to the age of the population and Extendicare.
- The noise and dirt pollution during the build will make life unbearable for all the residents bordering that side of the mall as they are there all the time. Its not like they have jobs to go to escape the noise. They are all retired and have earned the right to a peaceful retirement.
- The proposed build time is 2 years. That is highly unlikely as most buildings of this size take a lot longer. It would probably be closer to 3 to 4 years. We feel the disruption of peoples lives for that long is unacceptable.
- And lastly – we don't feel the city really needs 444 new apartments when the vacancy rate is this high.

Thank you for your time,

Carol & Doug De Long
#502 – 2311 McEown Ave.
Saskatoon, SK
306-668-2099

From: Ted Hainworth <thainworth@gmail.com>
Sent: August 13, 2016 11:05 AM
To: Web E-mail - City Clerks; McLaren, Daniel (CY - Planning & Development); McAdam, Brent (CY - Planning & Development)
Subject: Fishman Holdings rezoning application



REGARDING:
Proposed Rezoning and Discretionary Use Applications
by Fishman Holdings North America Inc.

To Whom it may concern:

We are writing in support of the initiative by Fishman Holdings to obtain rezoning and develop the Market Mall property in Saskatoon.

As residents of adjacent Chalet Gardens, we are very happy to see much-needed fresh activity in Market Mall. We believe it will give the neighborhood a boost and will have the longterm effect of saving a stagnating Market Mall.

The prospects for Market Mall, as outlined in the public meeting this summer, are exciting for an old shopping centre that has lost much of its shine after 50 years.

Face it, Market Mall is in desperate need of new blood, and this promises to be provided by the residents of the proposed condominium tower, who will in all probability be young, professional and economic and social contributors to the neighbourhood.

Yes, there will be initial pain in the construction phase, but you can't make an omelette without breaking an egg.

And yes, there will doubtless be infrastructure issues for the City to solve.

One issue we would like to address in this letter is traffic, specifically parking:

Our concern at this time -- and has been for years -- is on-street parking. And this issue will only be exacerbated by the addition of 440 new dwelling units.

The problem extends from Preston Avenue through to Adelaide Street, McEown Avenue and Louise Street, and is complicated by increased Preston Avenue traffic to and from Stonebridge neighbourhood.

In our humble view, there shouldn't be any parking on Preston Avenue at all.

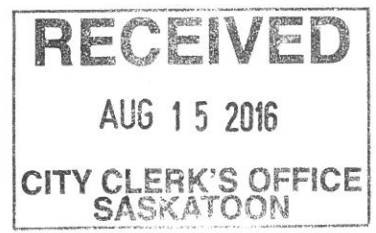
Similarly, on-street parking is a continuing issue on McEown Avenue from Taylor to Louise Street because of pressure from the school and arena, and a natural curve in the street that makes navigation difficult for buses, especially in the winter.

Speaking of buses, we were pleased to hear plans expressed at the public meeting for improved transit services. It is to be hoped that this car-dependant city will embrace a more friendly -- and frequent -- bus system. Perhaps, if buses ran every 10 minutes on major routes, we would be encouraged to leave our cars at home.

Respectfully yours
Lorraine and Ted Hainworth
Suite 333 - 2301 Adelaide Street East, S7J0J6

--
Ted and Lorraine Hainworth

From: City Council
Sent: August 14, 2016 5:44 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



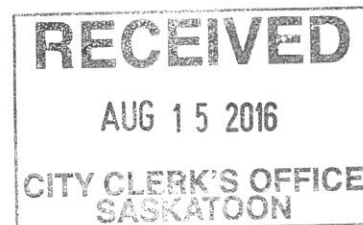
Submitted on Sunday, August 14, 2016 - 17:44
Submitted by anonymous user: 174.2.242.178
Submitted values are:

Date: Sunday, August 14, 2016
To: His Worship the Mayor and Members of City Council
First Name: Doreen
Last Name: Wilson
Address: 44 Hoeschen Crescent
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 2T1
Email: doreen.wilson@shaw.ca

Comments: I am writing in regards to the expansion slated in Market Mall, which will accommodate 444 residents & four floors of parking. As it is now we are struggling with the overload of traffic that comes from the Stonebridge area which Preston Avenue cannot accommodate now! Five years ago we were promised signal lights at Preston & Adelaide, to date we have seen nothing, and you take your life in your hands to enter onto Preston Ave., off Adelaide Street as it is now! If the above is built, how is Preston Ave., and all connecting streets & avenues going to handle the excess traffic when it isn't doing so now? Yes, Market Mall, (the Senior's Mall) accommodates all the seniors that live around here, and there are a lot, & I presume that the above is mainly being built for seniors! As you know, Stonebridge was poorly designed, not having proper roads built for entering & exiting the area, therefore, for that purpose, streets that are being used now were not built to handle the traffic that is now on them, so how in the world are they going to handle more? I can also see side streets that are quiet now, will also be getting away more traffic, and in these neighbourhoods, people that chose these quiet streets will want it to remain that way! Take a serious look at this situation!

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/112835>

Inger J. Anderson
 #902-2221 Adelaide Street E (Fremai Tower)
 Saskatoon, S7J 5L9
 Tel: 306-343-5844 itanderson@sasktel.net



August 15, 2016

His Worship the Mayor and Members of Saskatoon City Council
 C/o City Clerk's Office

**Re: Proposed Rezoning and Discretionary Use
 2325 Preston Avenue South (Market Mall)**

I am the owner/occupant of unit #902, 2221 Adelaide Street East, the Fremai Tower, and have lived here since it opened in August 2005. I chose this location because of decreasing mobility and the easy access to the Market Mall Shopping Centre; after three joint replacements I realized that before long I would need to be within "walker distance" of the goods and services the businesses there provided. In addition, it was an attractive and safe neighbourhood, planned, designed and developed for senior living with services within walking distance. The proposed rezoning and development concern me as I chose this location over the Liberty development to the north of me because I did not relish the thought of several years of construction. It is therefore disappointing to realize that now, 11 years later, I could still be facing multiple years of construction and inconvenience.

My primary concern with the proposed development is the number of people who will be living in a rather small area. The application by Fishman Holdings North America Inc, the owners of the Market Mall, for rezoning and construction of multiple-unit dwellings on the northeast parking lot seems to me to be excessive. With a projected 440 – 450 unit in the three proposed towers there could be close to one thousand additional people living there. What will that do to the already existing high density and congestion around the Market Mall? It will certainly change the character of the neighbourhood.

The area around the Market Mall shopping centre has a number of multi-unit buildings; there are numerous assisted- or enhanced living units, several condominiums, apartments and social housing as well as nursing homes on the corner of Preston Avenue and on McEowen Avenue. Additional seniors' residences, assisted living complexes and nursing homes line Louise Street. With the abundance of unsold condominium units in a weak, buyers real estate market is this proposed kind of "infill" really necessary? Is the city's infrastructure capable of accommodating that number of additional residents? I understand that the Chalet Garden Condominiums on the corner of Adelaide Street and McEowen Avenue have experienced several sewer back-ups, which is not a healthy sign.

Another concern is the traffic situation in the area. In addition to the residential housing, there are two high schools and a hockey rink as well as three baseball diamonds and two soccer pitches within a block's distance. All these facilities bring automobile traffic to the area. Both sides of the streets are lined with parked cars around the entire block, and traffic is at times so heavy that access to and from our driveways can be downright dangerous. Furthermore, left turn onto, and crossing Preston Avenue from Adelaide Street is most times out of the question; to do so we have to cross at the light on Louise Street, even for a right-hand turn onto Preston. Traffic is at times backed up from the Stonebridge overpass to 8th Street, which causes impatient motorists to use Adelaide Street and McEowen

Avenue as well as Louise Street and Arlington Avenue as “shortcuts” to Taylor Street and beyond. And this traffic is in a hurry! With the proposed 776 parking stalls on four levels of underground parking in the suggested development traffic in the area will likely more than double, not to mention the added traffic and parking by the construction crews and equipment.

I understand that the plan is for rapid transit to transport passengers from the bus mall to the downtown area and back. But numerous passengers will have driven from their homes to the bus mall to do so, filling our streets with their parked, waiting cars. And not all residents in the development in question are going to have workplaces where transit is convenient. The car will win out over long and inconvenient transit.

The parking lots on Preston Avenue and Louise Street are always full, so the loss of surface parking will be an inconvenience for those customers who come from a distance to patronize the businesses in the mall, especially those who will use the Gamma-Dynacare Medical Laboratory that has just relocated to Market Mall. Pedestrian traffic is heavy, with seniors and high school students crossing randomly, regardless of pedestrian crossings with lights. Walkers, scooters and motorized wheelchairs are necessary aids for the mobility challenged. The Extendicare nursing home has a steady stream of staff and visitors and wheel-chair patients on assisted outings. The apartment residents in McDonald and McEowen Towers as well as the Louise Street towers are frequent visitors to the Mall. And are all these people expected to shop and eat at the Mall? There would not be enough room for walking between the stores. Can e.g. Safeway – even if expanded – manage this kind of influx? More likely, they will get their cars out from the four levels of underground parking and drive to Stonebridge to shop and to Downtown or Riversdale to dine at the many new and upscale restaurants.

With the increased density and added traffic come opportunities for crimes and criminals. Fremai Tower’s mailboxes were recently broken into and emptied. Just this weekend there was an incident at the Market Mall.

I would be concerned about the resale possibility and value of my unit in the Fremai Tower when that time comes. But most of all, I am concerned about the number of people who will increase the residential density of the area and of the issue of traffic safety and personal security problems that it will bring.

At the June 28, 2016 information meeting I appreciated the City representatives’ information about the requirements needed for this project to go ahead and that City Council has the end approval of the project. I hope that the Planning and Development Division has seen the drawbacks and problems with this project. Considering the civic elections scheduled for October 2016 this is the tail end of this Council’s mandate. I believe it would be prudent to table this application for rezoning and discretionary use – i.e. condominium development - until a new City Council is elected and constituted. This will provide some time for a thorough examination of the pros and cons of the proposed rezoning and development and its total effect of the character of the neighbourhood. I hope this City Council will have the good sense and courage to decline rezoning for such a massive project in such a small area.

Sincerely,
Inger J. Anderson

RECEIVED

AUG 15 2016

CITY CLERK'S OFFICE
SASKATOON

Aug 8, 2016

City planning & development,
City of Saskatoon, Sask.

In regard to your letter dated
July 27, 2016:-

I do not approve of rezoning
the property in conjunction
with the market mall into
residential use.

I had stated in my previous
letter that there would be
too much traffic, noise, and
congestion.

My apartment faces McEown,
and as it is, there is constant
traffic, eg. the city bus,
transport trucks such as Safeway
Coco Cola etc, the city maintenance
equipment roaring and rattling,
plus regular vehicles.

Holy Cross is located on McEown
and when school term is in
progress there is a continuous

flow of vehicles ripping up and down McEown.

Preston is not any better for traffic, in fact there should be traffic lights on Preston and Adelaide.

When Walter Murray school is in session it's impossible to cross the intersection.

We do not need 440 residential units across the street from us

I do not wish to attend the city council meeting on August 18.

Regards,

Norin Wiese
Apt. 244,
2309 Adelaide St. E.,
Parkaton, Sask
S7K 3J5.

From: Susan Marles <masusan.marles@gmail.com>
Sent: Tuesday, August 16, 2016 4:07 PM
To: Web E-mail - City Clerks
Subject: submission for public hearing, 18 August 2016
Attachments: Submission to Fishman public hearing Aug 18.pdf

Please see the attached document.

This is a submission for the public hearing into the applications by Fishman Holdings Inc for rezoning and a change in discretionary use of the existing shopping centre, Market Mall.

On our behalf, please present the attached document to the mayor and city council in time to be considered at the public hearings.

Thank you.

Dr. M.A.S. and Mr. E.W. Marles
15, Murphy Crescent, Saskatoon, SK

To: His Worship the Mayor and Members of City Council

RE: Application #1 proposed rezoning and #2, change in discretionary use of property at 2325 Preston Ave. South by Fishman Holdings North America Inc.

Submission Date: August 15, 2016

We live in Nutana Park (Ward 7) and submit this written document because we are unable to attend the August 18th 2016 public hearing. In this document, we outline several objections to the zoning amendments that would allow a multiple-unit dwelling on the northeast section of Market Mall (2325 Preston Avenue):

- A Proposed housing unit is an unsightly high-density increase that adds no aesthetic neighbourhood improvements,
- B Increased vehicle use will exacerbate parking and congestion in high-volume traffic zones (Preston and Louise Avenues plus feeder streets, Arlington, Cumberland, Taylor and Ruth),
- C Additional burden on an inadequately-serviced public transit hub,
- D No attention to residents' access/walkability both during construction, and after completion.

During the June 28th meeting, there were no data presented to support the applicant's assertion that 400+ condo units will not negatively impact the immediate residential neighbourhoods. We perceive that several key questions were not satisfactorily addressed – Fishman Holdings did not demonstrate insightful planning nor any commitment to community enhancement to ameliorate their high-density proposal.

Overview of affected Neighbourhoods:

Vicinities in the Market Mall catchment area have the following characteristics*:

- educated, employed population of more than 14,000^{1a},
- median after-tax income is ~\$36,918^{1b},
- majority of residents own their homes, made up of low density dwellings
- residents tend to drive personal vehicles rather than walk, cycle or use public transit,
- ~24% of the population is aged 55 and over.

*see appendix for sources of data

Key questions in which analyses were never presented at the June 28th meeting:

- (1) What demographic is expected to arrive by vehicle versus public transport or walking/cycling?
- (2) What measures has Fishman Holdings proposed to ameliorate increased parking and traffic in the feeder streets?
- (3) How can the potential housing style (presently, a decorated concrete block) enhance the appearance of the mall area?
- (4) Where are the data to show that the proposed amendments are feasible in terms of city services (transit, water, sewer)?

A. Habitat Modification and Aesthetics

The proposed structure (to add 400+ housing units) is an unimaginative, unsightly block of concrete.

There are much better guidelines in other municipalities^{2a}. A commissioned study on mid-rise buildings, with the preservation of the character of the area, demonstrated that innovative design preserves neighbourhoods, both in the appearance and the feel of the location^{2a}.

While legislating taste is difficult, the applicant's proposed design for Market Mall housing could easily create other problems. City planning guidelines should enforce a large setback with an expansive buffer zone of open space, especially considering that the area to the north of Market Mall is overwhelmingly a series of large blocks of multi-story housing. In addition,

- (i) Residences to the north of the mall were built with fairly reasonable sightlines to the south of these buildings. Adding a multi-story block of concrete on the relatively low-rise mall will close in these pre-existing residences, cutting off the light and views of trees and sky that are presently visible to the owners over the top of the mall.
- (ii) The proposed multi-story condo building will create a canyon of concrete along Adelaide which can develop a wind tunnel effect, unpleasant for both tree/shrub survival and pedestrians. It is very cheerless to have to walk in these streets in wintertime when the sun is so low on the horizon. Ice is going to be a persistent hazard.

- (iii) Incorporating elm trees (as suggested by the architect) was unsuitable – trees and shrubs will certainly soften the building exterior; expert opinion on appropriate species is mandatory.
- (iv) Adding some exterior surface decoration to a building does not facilitate an attractive development. Besides gardens, shrubs and green-spaces, amenities to serve customers in sunny or screened seating areas is an inviting, people-friendly environment.

We understand that the Mall owners need to turn a profit. However, we believe they should do so without further impacting the exterior environment of the area. One profitable approach that was not mentioned publicly (as far as we can determine) was construction of a second floor to the mall. This would be a modest increase in building elevation. It could increase the retail space for big box businesses and allow for modernization of the entire mall facility, including state-of-the-art heating and venting, perhaps even to attract upscale restaurant kitchens. A row of premium housing units might attractively be incorporated along the south face. A “green roof” might be incorporated and win awards for carbon reduction.

B. Parking

It is incompetent to make ‘guesses’ with no data to support the conclusion that four levels of underground parking will address parking concerns. Below-level parking does not address congested, street-level parking lots – many shoppers avoid underground parkades^{1c},

- (i) Challenging to manoeuvre (cramped spaces, manipulating walking aids, parents with children and strollers),
- (ii) Support beams and pillars result in spotty lighting, deep shadows and do not provide clear sightlines,
- (iii) Cellular phone reception is impaired, security/medical personnel cannot be called,
- (iv) Unsupervised areas are extensive in parkades, even when reliant on monitored CCTV systems,
- (v) Many shoppers, not just seniors, find it difficult to proceed to the elevators / mall level,
- (vi) Designated stalls provided to accommodate people with mobility issues are inappropriate because the number of stalls actually needed are too numerous (in a seniors-dominated locale) thereby defeating their purpose.

Consequently, shoppers seek street-level parking in preference – outdoor parking areas experience crowding beyond peak times like weekends and Christmas. Couple these scenarios with an increase from multi-unit housing, their visitors and parking will be worse and very likely discourage shoppers from using the mall.

C. Public Transit

- Update transit service ahead of mall development. Market Mall needs a core service that's effective without stealing from the outer suburbs. The current bus routes do not carry people in and out of the Preston Avenue/Louise areas well enough to encourage their use by residents of the 400+ housing units.
- There are long waits between bus arrivals or departures. Given the volumes of traffic flowing down Preston to the South Circle and Stonebridge that have already exacerbated the traffic situation, this difficulty has not been addressed with effective transit planning.
- Ask the bus drivers for input, which they've said has not been requested.
- It is a remarkable oversight that cycling access along protected bike routes to the mall have never been mentioned as a desirable approach to managing access to the Market Mall catchment area.

D. Walkability

Jane Jacobs remarked how important it is in urban renewal to maintain open space and walkability^{3a}. The Market Mall catchment area fails in reasonable walkable access:

Speeding vehicles and disregard of less mobile seniors on crosswalks require more traffic controls than now exist. Approaches to Market Mall – specifically, crossing Preston Avenue, Louise Avenue, or Taylor Street – is hazardous to cyclists and pedestrians:

- (i) Louise Avenue, eastwards to Arlington, is a high-volume street with obscured crosswalk sightlines,
- (ii) Adelaide and Preston crosswalks are subject to vehicles speeding to the lights at Preston and Louise,
- (iii) Installation of pedestrian-controlled traffic lights should go forward before any development is initiated.

While city planning does not necessarily concern itself with business decisions in the management of Market Mall, it is certainly in the interests of all Saskatoon residents that our core retail spaces thrive. By denying the current zoning application, you will be encouraging much more thoughtful design and business decisions from the current owners. Our impression was one of very old-school thinking. It is in city councils' hands to stop that approach lest we are saddled with concepts that were out of date 30 years ago. In this way the applicant will have to rethink the development and embrace modern concepts instead of this unsustainable, old-fashioned approach.

We hope this input convinces city councillors to pause the application whilst Fishman Holdings re-vamps the design and the concepts that cause concern.

Sincerely,

Dr. M. A. Susan Marles, Ph. D., P. Ag. and Mr. Eric W. Marles, B.Sc.

15, Murphy Crescent, Saskatoon, SK, S7J 2T5

Appendices

1. City of Saskatoon website (data sourced from publications accessed 14 August 2016)

<<https://www.saskatoon.ca/business-development/planning/planning-publications-maps>>

a. Population (2015) by Neighbourhood

Holliston	Ward 6	3,571
Nutana Park	Ward 7	2,940
Brevoort Park	Ward 8	3,761
Eastview	Ward 9	3,909

b. Demographics (2015) and income

Household characteristics, income and preferred mode of transport data, from 'Neighbourhood Profiles' City of Saskatoon planning and design publications.

<u>Neighbourhoods</u>	<u>Pop. age 55 and over</u>	<u>%</u>	<u>Median after-tax Income</u>
Holliston	920	19.7	\$ 35,810
Nutana Park	820	27.9	\$ 40,080
Brevoort Park	750	19.9	\$ 35,290
Eastview	1150	29.4	\$ 36,490
Averaged	910	24.2	\$ 36,918

c. Traffic planning; parkades; cycling routes; green spaces:

<https://www.saskatoon.ca/moving-around/walking>

<https://www.dnv.org/sites/default/files/edocs/design-of-parkades.pdf>

<https://www.saskatoon.ca/moving-around/cycling/cycling-plans-projects>

<https://www.saskatoon.ca/parks-recreation-attractions/parks/park-locations-facilities>

2. Data sourced from publications on the Canadian Institute of Planners website (accessed 14 August 2016)

<<https://www.cip-icu.ca/#>>

a. Section 2.3, Avenues & Mid-Rise Buildings Study (May, 2010) (commissioned by the City of Toronto)

3. Walkability

a. Community checklist: <http://janeswalk.org/information/resources/walkability/>

4351-016-011
Aug 15/2016.

Re: Proposed Rezoning. B4 and B4A.
Market Mall.

It is my understanding the city is over supplied with condos as of now. More condos and price of ours is going to go further down.

At our age (well over 80 yrs) we do not have to listen to the noise and dodge the traffic.

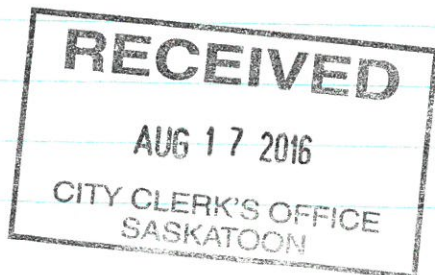
You allowed 7 remain to build (this ugly monstrosity) between 2-4 story units - blocking out any sunshine & we listen to air conditioners blaring night & day in summer. Parking for them under my bedroom window - fumes in winter - that ugly building is 2 stones throw away. We do not need any more of this very poor planning.

I have been away so only now hearing of this. This council and mayor are more interested in money than people. This will change in this fall election at this rate. Hope they use common sense.

Laurie McFallone

413 - 2213 Adelaide St. E
Saskatoon

575 856.





August 15th - 2016

302 – 110 Armistice Way,

Saskatoon Sask. S7J 5L8.

Dear Council Members,

Please reconsider your decision to build another condo unit in the Market Mall area. There already are far too many condo units in the area. The housing market has already been stretched to the limit. House prices are way down & this will only bring them down further. To say nothing of the traffic this will cause, there are already too many cars in the area making it difficult for pedestrian traffic trying to cross Adelaide street to access the Market Mall area. Crime in our area is already high & another influx of people of this magnitude is certainly not going to help.

I hope you will hear the voices already expressing our concerns.

I remain another taxpayer,

Berdeane Bodley

Phone # 306 – 384 -2600.

FROM JUNE V. CARTER
#334-2301 ADELAIDE ST. E.,
SASKATOON, SASK 5750J6

4351-016-011
August 11, 2016

To the Mayor and Members of City Council

It is hard to believe that City Council would even consider giving approval to change the zoning at Market Mall to build a multi unit residential development of approximately 450 dwellings. I live in Chalfont Gardens, in the three units we have 130 suites, and live comfortably here. Its impossible to think of that many units here and this is a much larger space, and 700 more people. Think of the traffic, right now at peak time its very busy, even the mall itself could not accomodate that many people or traffic and no place to park, even now with the bloss clinic here. We also have two very large high schools within a couple of blocks away, many students and more vehicles.

But is all about MONEY isn't it, no thought about quality of living. Each of you councilles sit down and think - how would you like an extra dwelling like that multi unit residential building, right across the street from your house. Please be brave enough to do the right thing and say NO. The reason for the current B4 zoning, to not permit residential uses is common sense, don't change it Please.

I am asking council to
not approve this request
it will close all views
on shakt garden Blvd C
and mac Donald tower.

adding 450 sunsets
also add 675 to 785 more
people

add 450 to 500 more
cars with no parking
add traffic that we have
no space for now.
Highest population off seniors
in city now

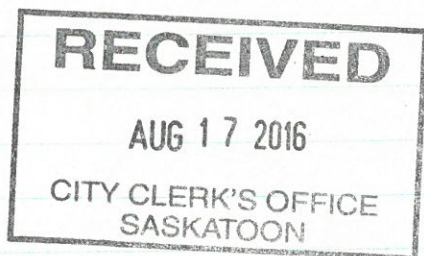
two large High School.
in the area

Please Council do not
approve this request

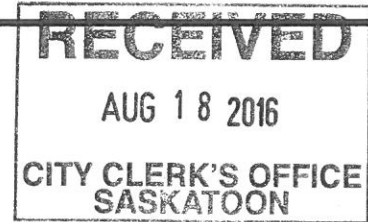
B R Stone

2301 Adelaide St E
Saskatoon
app 336
575056

306 3737607



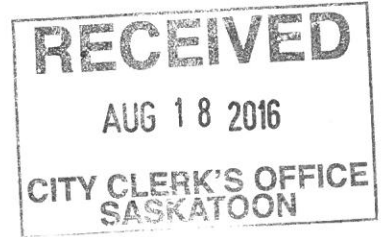
From: Dianne Sander <diannesander@sasktel.net>
Sent: August 17, 2016 6:27 PM
To: Web E-mail - City Clerks
Subject: condo



I have lived in the Market Mall area for over 40 years and find it a very pleasant neighbourhood to live in. I have gone from being a homeowner who lived within six block from Market Mall to now being a condo owner on Adelaide St. My concern is mainly the volume of traffic that would come with that many condos being all in the same proximity. There is a substantial amount of mall and condo resident traffic at the present time and I cannot imagine what would be added with another 440 units. I know the new project would add a lot more people and a resurgence of money and vitality added to the mall with a prospect of new businesses and additional funds for the businesses already there which is a good thing. However I have worries about current residents and the change of lifestyle this would bring to them. Would only one tower be considered so that it can still bring in more people but have a smaller impact on current residents. Thank you for listening.

*emailed
for address*

From: City Council
Sent: August 18, 2016 9:05 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, August 18, 2016 - 09:05
Submitted by anonymous user: 74.113.14.242
Submitted values are:

Date: Thursday, August 18, 2016
To: His Worship the Mayor and Members of City Council
First Name: Christine
Last Name: Rye
Address: 42 - 315 East Place
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 2Y4
Email: ryechri@hotmail.com
Comments:

I am writing to express my disapproval with the proposed rezoning and proposed discretionary use applications for 2325 Preston Avenue South (Market Mall). I have been a property owner on East Place for over seven years, and have noticed an increase in traffic in the neighborhood as Stonebridge has continued to be developed. Not only would this proposed project bring a lot of noise and added industrial traffic to the area during development, but it would also add significant daily traffic to the neighborhood once construction is complete. The intersection at Preston and Louise was just patched within the past year, however I'm sure it would continue to deteriorate at an even more rapid pace with all the added traffic this proposed development would bring. In the seven years of owning my property, my property taxes have gone up 22% however there has been very little noticeable improvement in the area during that time--ex. roadwork. I am concerned about the added strain that these additional residents would place on our aging infrastructure.

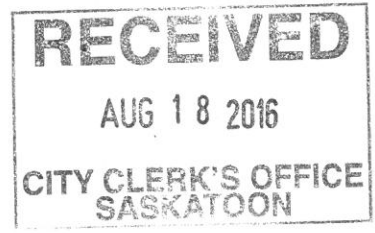
There are numerous condo developments in nearby Stonebridge, and many of the units are not selling because the Saskatoon real estate market is currently flooded with condos. I fear that adding an additional 440 units so close by would be detrimental to the value of my own property.

I am unable to speak at City Council tonight, however I would request that you take my concerns into consideration and I encourage you to reject the proposed rezoning and proposed discretionary use applications.

Thank you,

Christine Rye
42 - 315 East Place, Saskatoon

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/113521>



Laurel Lindgren
1077 East Centre
Saskatoon Sk S7J 3A2

August 17, 2016

His Worship the Mayor and Members of City Council,

At this time, the Eastview Community Association is not advocating for denial or approval regarding the Market Mall residential development proposed by Fishman Holdings North America Inc. Instead, we offer words of caution as to how to proceed and call on all stakeholders to actively engage in the transformation of Eastview.

Very often, Eastview is considered to be a "seniors' centre" or the "Westside of the Eastside" (derogatory to both groups); these generalizations do not positively highlight the changing dynamics and opportunities that exist in Eastview. Eastview is a neighbourhood rich in diversity; generationally, economically and culturally.

Over the last number of years, the Eastview Community Association has repeatedly been told that we are "next on the list" for revitalization of the public spaces in our neighbourhood only to be told that it is on hold or that the City is re-examining its' recreational space priorities. Currently our public and recreational spaces are devoid of an overarching vision and lack the necessary investment to reflect the needs of residents. An opportunity now exists to ensure that the community spaces, future and existing, grow with the residents and cater to both new/young families as well as senior residents who want to age in place. We call on the City of Saskatoon administrative and political bodies to reengage with Eastview.

On the developer side, we also have concerns. To date, we have not received a response from Fishman Holdings or RBM Architecture regarding our invitation to meet to discuss the impacts a development of this size will have on public space, recreational programming and the neighbourhood in general. We would like to hear how they intend to address those challenges and, most importantly, how we can work together to get the best outcome that meets the needs of our changing neighbourhood.

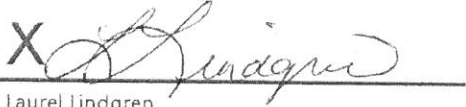
As a community association, we are also well aware of the valid concerns some residents have regarding the impact this project may have on the community. The size and scope of the proposed development is going to require attention through resources and communication on the part of our residents as well as the city as this project significantly increases the neighbourhood population. If not properly addressed, additional traffic from this project may become problematic. Because of the possible density and demographics of the community (seniors, university students and working families), there exists an opportunity to make Eastview and surrounding neighbourhoods leaders in public transportation.

This development will most likely not be the only multi-unit development to come forward in the near future. Currently, there exist open sites on Arlington Avenue and on the corner of Preston Avenue and Louise Street that, when economic conditions improve, may be developed as multi-unit residential. Now is the time to consider these possibilities and put plans into place to ensure that transitions are smooth and well thought out, taking into consideration the growing dynamic of the current and future community.

To conclude, with any project, the "Devil is in the details." If Fishman Holdings, the City of Saskatoon, the Eastview Community Association and all stakeholders can work together to develop a solid plan and put the necessary infrastructure into place, we have the utmost confidence that we can build a vibrant neighbourhood that can meet the range of demands of both new and long term residents of the neighbourhood. If not, we fear that this will result in dividing the community, isolating certain populations *and lowering the desirability of Eastview as a neighbourhood of choice.*

Thank you for your careful consideration of our views and the potential impact this project will have on our community.

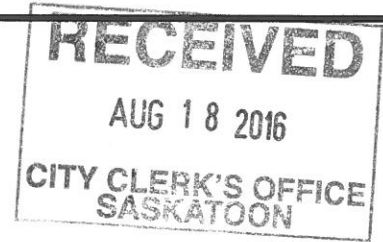
Sincerely,

A handwritten signature in cursive script, starting with a large 'X' and ending with a flourish, written over a horizontal line.

Laurel Lindgren
President, Eastview Community Association

4351-016-011

From: Brenda Hartman <brenda.hartman@sasktel.net>
Sent: August 18, 2016 9:42 AM
To: Web E-mail - City Clerks
Subject: Rezoning Market Mall Proposal



August 18, 2016

Letter to: His Worship the Mayor and Members of City Council

Letter from: Brenda Hartman #402-2213 Adelaide St. East, Saskatoon S7J 0J6. Cell (306) 230-6235

Regarding: Market Mall Rezoning Proposal

Thank you for the opportunity to address the upcoming Market Mall Rezoning Proposal. It is my understanding that the Board for the Fremai Building at 2213 Adelaide Street has submitted a letter on behalf of all of us residing at that address. In addition, I am submitting my own letter so the committee realizes the importance of this decision and the concern of those of us living in the area. Please remember, when considering your decision, that the volume of mail should NOT imply people aren't concerned. Rather it is the majority of the people residing in this area may not know how to use, or have access to a computer. Several in our building are living with challenges of age related diseases such as macular degeneration so reading and writing is very difficult for them. The reason for mentioning this is in reference to a comment, made by Marin Loewen Councillor for Ward 7, in the July 6th Star Phoenix article Rezoning Sought for proposed Market Mall-area development in the Star Phoenix.

"Ward 7 City Coun. Marin Loewen, who represents the area, said Area residents have been interested and some questions have been raised about the effects on the neighbourhood, but the response has been generally moderate, she said."

I have several concerns should this project move forward. I will mention a few of them. How will having more condos built in our area affect the value of our condominiums when put up for sale? Since 2008 a number of condominiums have been built close to Market Mall. Knowing that there is a more than necessary number of condominiums in the City it seems apparent that this project should be laid to rest. What may have been an innovative idea at that time is no longer the case. The first time I heard about the proposed rezoning for Market Mall was via the media in 2008. To hear about the revival approximately a week after reading an article in the June 9th edition of the Star-Phoenix, Real Estate Roundup: Apartment-style condominiums the outlier in balanced market (indicating an over saturation of condominium buildings in Saskatoon was shocking.) An excerpt from the article follows: "Combine that with maybe an overenthusiastic construction market that has really sort of overbuilt apartment-style condos the last few years, and that adds up to lots of inventory." Excess inventory has caused prices to fall to near the five-year low. In June, the Multiple Listing Service (MLS) benchmark for a 900-square-foot, two-bedroom apartment was \$201,800, down 9.6 per cent from the \$223,300 recorded in June 2015."

Out of curiosity I asked several people (non-seniors) some with young families if they would consider moving into the condos when built. Their responses were a resounding "No"! Preferences were they would move to Stonebridge or Rosewood which is better suited for their generation. With rapid bus transit arriving on the scene people will have easy access to Market Mall without having to live on the property.

With the number of seniors living in this area it could be an opportunity for the City of Saskatoon to be a trendsetter for other cities in the province or country. We are all aware that a great deal of the population will become seniors as the baby boomers "come of age". Perhaps Mall Management could put their efforts to innovative ideas on how to build on what they already have.

Traffic is another concern I would like to bring forward. It is my understanding that a study has been done on traffic flow and a problem isn't foreseen. While that may be the case in theory it may prove differently when applied to day to day living. This week there was a semi holding up traffic while trying to turn into Market Mall. Before long traffic was backed up on Adelaide Street and I couldn't get out of the Parkade to turn right and head towards Preston. Is this a glimpse into the future of traffic flow on the street? Does this mean there will be a higher risk of accidents in the street? Extra traffic will affect the quality of life for people living in the surrounding areas. Several of the people move across the street slowly and those who use walkers even more so.

Thank you for considering the concerns being brought forward via this letter. Please consider the ramifications for quality of life for those of us living in the area. At the very least I would hope that a delay would be made in approving the proposal. Since it is difficult for the residents to come to you could you come to them. For example, meet with the residents in the meeting room of their own building. That way you could talk to the residents and they could inform you of their concerns. Many of them were unable to make it to the one evening held meeting which was held.

I respectfully implore all of you to please vote with your conscience in this very important matter. At the very least please table the decision until more research can be done. Saskatoon is a great city to live in. Do we really wish to model it after larger cities like Toronto the home of Fishman Holdings North America? I feel certain there must be other ways management could revitalize the mall.

Sincerely,

B. Hartman

BYLAW NO. 9394

The Official Community Plan Amendment Bylaw, 2016

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2016*.


Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan to change the land use designation on the Land Use Policy Map for the Brighton Neighborhood for the lands described in the Bylaw from “Residential” to “District Commercial”.

Official Community Plan Amended

3. The Official Community Plan which is annexed as Schedule “A” to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Land Use Map Amended

4. The Land Use Map for the Brighton Neighborhood, which forms part of the Official Community Plan, is amended by changing the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Residential to District Commercial:
 - (a) Parcel G on the Plan showing Proposed Subdivision of parts of Area ‘R’, Registered Plan No. 93S04586; Plan No. 101897062; Parcels A, B & D, Plan No. 102194759, all in S.E. ¼ Sec. 31, Twp. 36, Rge. 4, W.3rd Mer., Road Allowance between S.E. ¼ Sec. 31 and S.W. ¼ Sec. 32, and parts of Parcel B, Registered Plan No. 00SA23204, in S.W. ¼ Sec. 32, and S.W. ¼ Sec. 32, Twp. 36, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by M.G. Radoux, S.L.S., dated June 30, 2016.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2016.

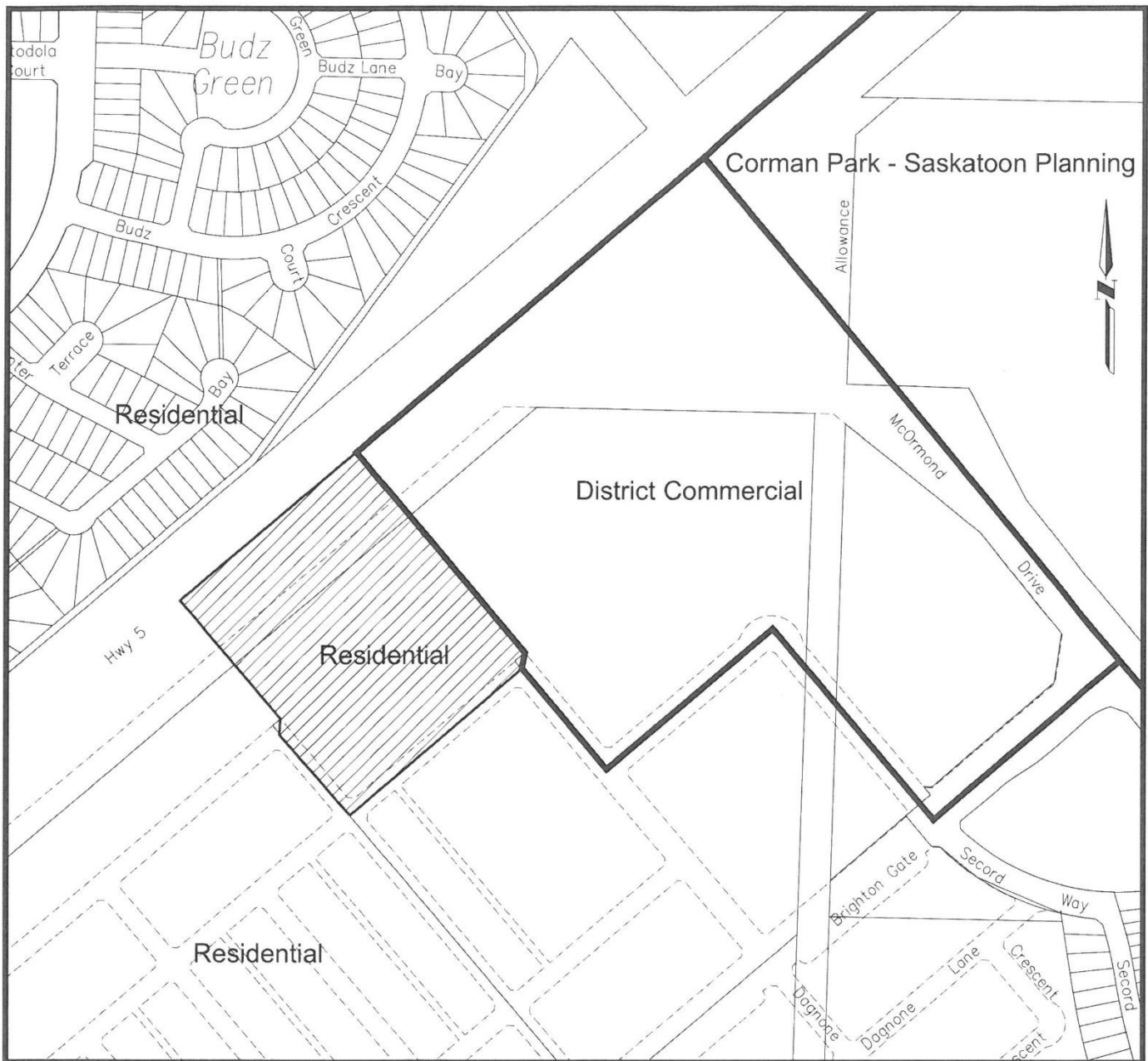
Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

Mayor

City Clerk

Appendix "A"



OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP



From Residential to District Commercial

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Crosby Hanna and Associates, on behalf of Wilson’s Greenhouse and Garden Centre Ltd., proposing to rezone a parcel of land in the Brighton neighbourhood, subject to a Rezoning Agreement, to accommodate the relocation of their retail garden centre and production greenhouse.

Report Highlights

1. Wilson’s Greenhouse and Garden Centre (Wilson’s) is proposed to move to a new location within the Brighton neighbourhood.
2. The new location will house their retail garden centre and production greenhouse, as well as accessory uses to serve the neighbourhood.
3. To facilitate its development, an Official Community Plan Bylaw No. 8769 (OCP) amendment and Rezoning by Agreement are proposed.
4. The Rezoning Agreement contains provisions to ensure that the development is compatible with the adjacent residential neighbourhood and that the potential for land use conflicts are minimized.
5. This proposal is consistent with the Brighton Neighbourhood Concept Plan (Concept Plan).

Strategic Goal

This rezoning supports the City of Saskatoon’s (City) Strategic Goal of Sustainable Growth. Brighton was designed as a “complete community” neighbourhood that includes a variety of commercial services to serve residents.

Background

The Concept Plan was originally approved by City Council on May 20, 2015. A subsequent amendment to the Concept Plan was approved on May 24, 2016, relating to the following changes:

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

- i) additional neighbourhood access from College Drive and corresponding changes to the street and block layout in the affected area;
- ii) reconfiguration and addition of rear lanes in select areas;
- iii) changes to the land use designation of certain parcels;
- iv) expansion of the neighbourhood school sites; and
- v) other revisions of a minor nature.

See Attachment 1 for the current approved version of the Concept Plan.

These changes included the redesignation of a parcel located in the northern corner of the neighbourhood, adjacent to College Drive (Highway 5) from “Mixed Use” to “Retail.” It was indicated at that time that the site would accommodate a neighbourhood garden centre.

This parcel is currently zoned RMTN (H) – Townhouse Residential District and, partly, B4 (H) – Arterial and Suburban Commercial District, with the Holding Symbol “H” applied as a placeholder to facilitate subdivision of land in the area prior to the intended zoning designations being applied, consistent with the Concept Plan. The Holding Symbol “H” was applied to restrict development until servicing and transportation requirements are satisfied for the area.

Wilson’s has been operating at a location near the southwest corner of the intersection of College Drive (Highway 5) and McOrmond Drive since the early 2000s. In 2010, their property was incorporated into the City limits as part of a boundary alteration. Since 2014, Wilson’s has been located inside what is now considered the Brighton neighbourhood.

Report

New Location for Wilson’s

Wilson’s is currently located and operating within the boundaries of a future parcel that will be developed as a shopping centre under the B4 – Arterial and Suburban Commercial District (B4) by Dream Development. Given this, Wilson’s is planning to move their operation to a parcel that will be immediately adjacent to the southwest of the future shopping centre.

The new location will include a four-season heated retail building, production greenhouses, and associated office, warehouse, storage, and loading areas. Planned accessory uses may include a restaurant, small animal grooming and veterinary clinic, and indoor commercial recreation uses. The proposed floor area of the building is 13,100 m² (141,007 square feet).

In order to facilitate this unique development, as well as to ensure that it is compatible with an adjacent residential neighbourhood, a zoning designation of B4, subject to a Rezoning Agreement, is being proposed.

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

Concept Plan

The “Retail” designation of the subject parcel on the Concept Plan was approved by City Council in May 2016. The proposed zoning designation is consistent with this designation.

OCP Bylaw Amendment

An amendment to the OCP Land Use Map is required to redesignate the subject parcel from “Residential” to “District Commercial” (see Attachment 2) to align with the new “Retail” designation on the Concept Plan, as well as to accommodate the proposed zoning. District Commercial areas are intended to provide a range of commercial uses that serve the needs of two to five neighbourhoods.

Rezoning by Agreement

A rezoning to B4, subject to a Rezoning Agreement, is proposed (see Attachment 3). Terms of the Rezoning Agreement will dictate the manner in which the site may be developed and used, to ensure that the development is compatible with the adjacent residential development and that the potential for land use impacts are minimized.

Proposed terms of the Rezoning Agreement pertain to the following:

- i) the permitted uses of land;
- ii) maximum gross floor areas of permitted uses;
- iii) minimum parking and bicycle parking requirements;
- iv) landscaping requirements, including the requirement for a sound attenuation wall on the southwest property line to mitigate noise impacts on adjacent single-family residential;
- v) the location of outdoor storage areas;
- vi) the arrangement of exterior lighting on the site; and
- vii) provisions for signage on the site, including prohibiting electronic message centres and mobile signs.

See Attachment 4 for the proposed terms of the Rezoning Agreement, Attachment 5 for the proposed site plan, and Attachment 6 for the proposed building elevations.

Comments from Other Divisions

While there are no items that preclude this application from proceeding to a public hearing, review of further rezoning applications will be deferred until the Transportation and Utilities Department has completed reviews with the developer on the design and function of the road network in this area of Brighton. This ongoing work is necessary to ensure a safe and functional road network for this area of the Brighton neighbourhood.

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this application is consistent with the Concept Plan.

Public and/or Stakeholder Involvement

Extensive public consultation was undertaken during the development of the Concept Plan. As this application is consistent with the Concept Plan, and given that there is no established population in Brighton at this time, no further consultation was conducted.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments

1. Brighton Neighbourhood Concept Plan
2. Location Map – Official Community Plan Amendment
3. Location Map – Zoning Amendment
4. Proposed Terms of Rezoning Agreement
5. Proposed Site Plan
6. Proposed Building Elevations

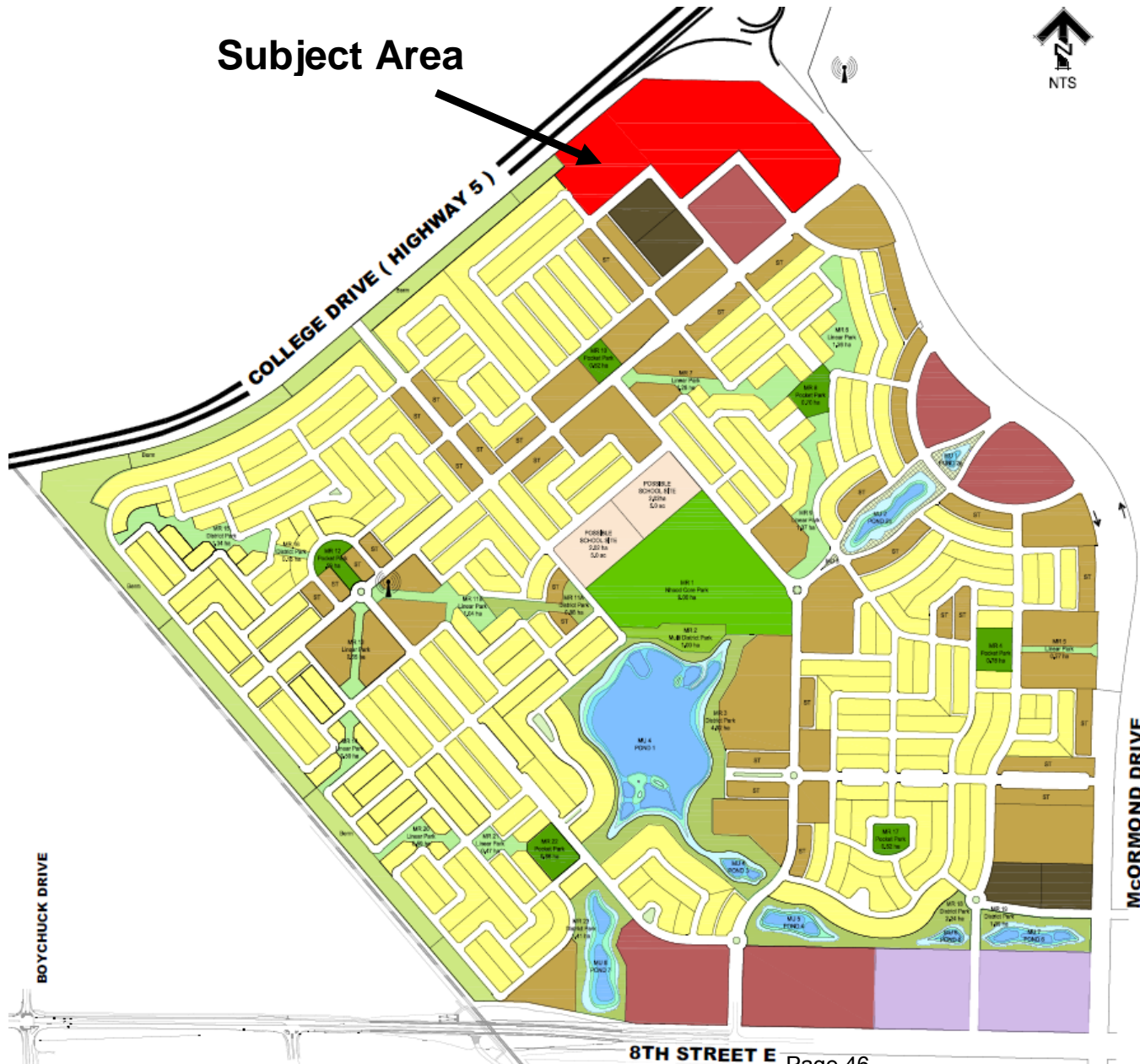
Report Approval

Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC - Proposed OCP Bylaw Amendment and Rezoning by Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre – Brighton Neighbourhood/lc

Brighton Neighbourhood Concept Plan

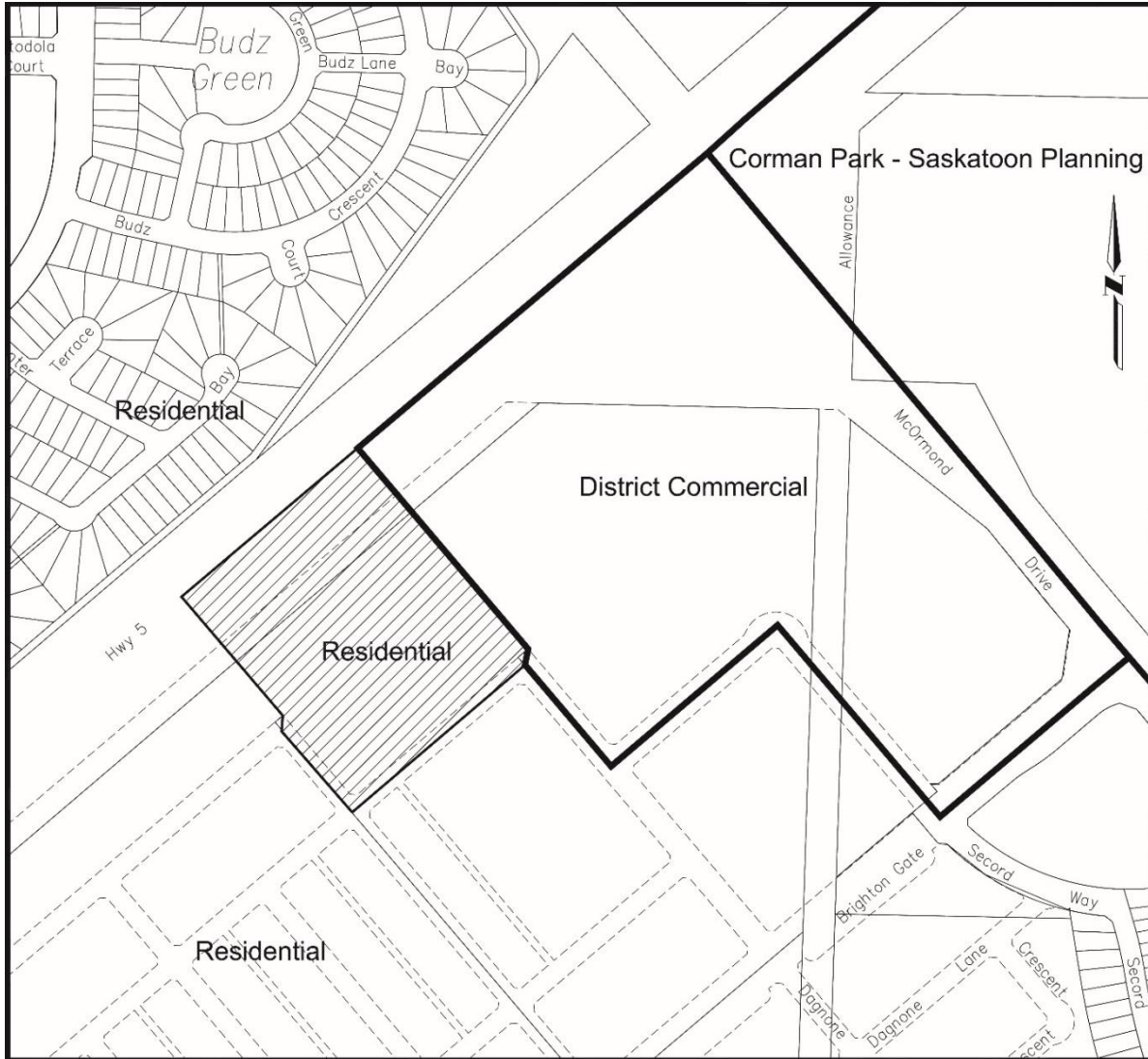
Subject Area



Legend:

- Single Unit/Semi Unit Detached Dwellings
- ST Low Density Street Townhousing Multi-Unit Dwellings
- Low Density Group Townhousing Multi-Unit Dwellings
- Medium Density Multi Unit Dwellings
- Mixed Use 1 - Residential/Retail/Institutional
- Neighbourhood Core Park
- Neighbourhood Pocket Parks
- Linear Parks
- District Park
- Multi District Park
- Buffer and Berms
- Municipal Utility
- Wetland Complex
- Schools
- Retail
- Mixed Use 2 - Office/Retail
- Approximate Cell Tower Location

Location Map – Official Community Plan Amendment



OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP

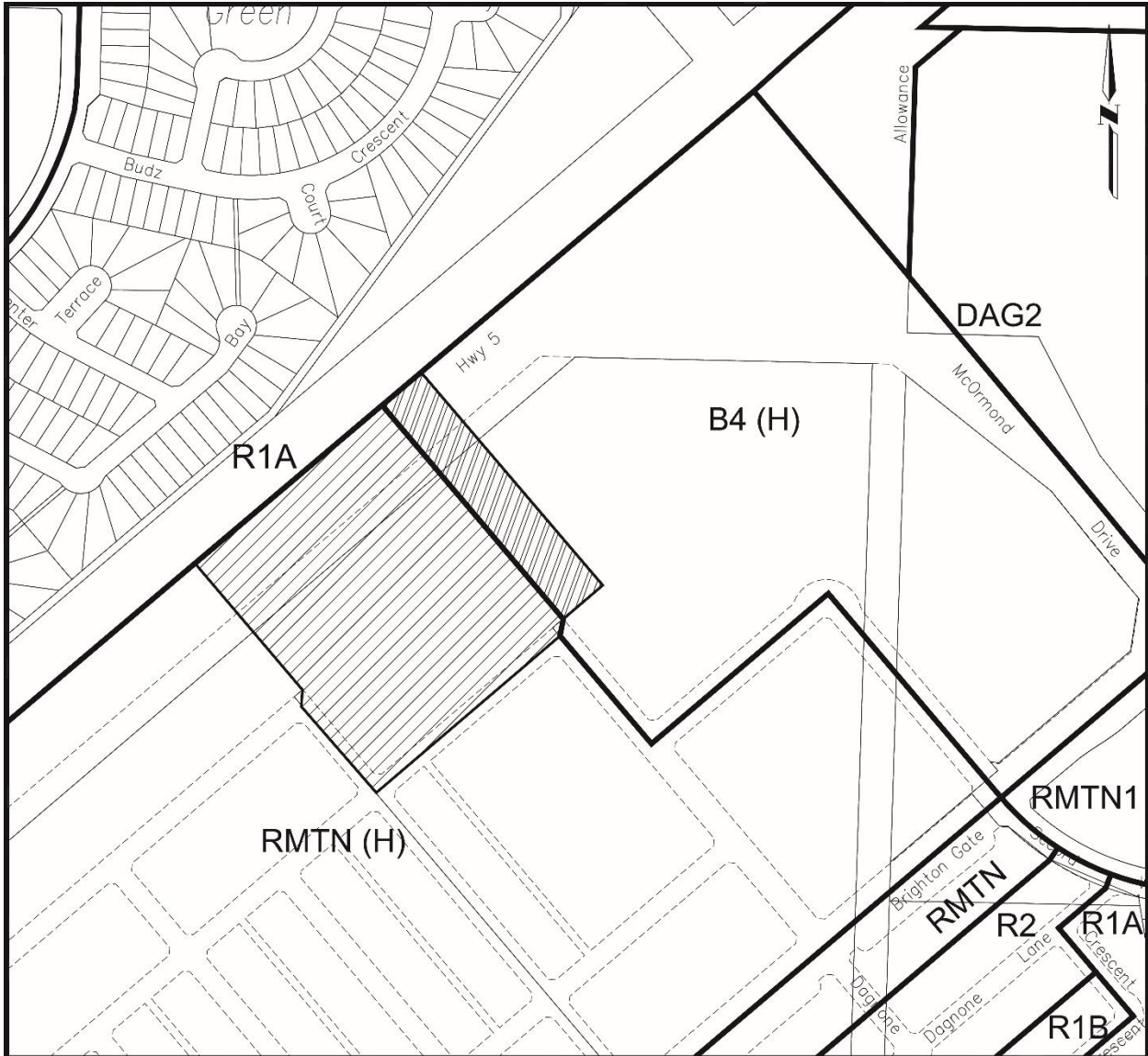


From Residential to District Commercial





N:\Planning\MAPPING\Official Comm Plan\2016 OCP's\OCP17_16.dwg

Location Map – Zoning Amendment



ZONING AMENDMENT

-  From RMTN(H) to B4 by Agreement
-  From B4(H) to B4 by Agreement

Proposed Terms of Rezoning Agreement

- **Use of Land:**
 - retail stores;
 - nurseries and greenhouses for horticultural production that will primarily be sold on the site;
 - restaurants;
 - accessory warehouse and storage;
 - small animal grooming;
 - small animal veterinary clinic;
 - indoor commercial recreation use; and
 - outdoor storage.

- **Development Standards:**
 - The total maximum gross floor area for area of buildings on the site shall not exceed 13,100 m² (141,007 square feet).
 - In no case shall the total maximum gross floor area for retail, restaurant, small animal grooming, and small animal veterinary clinic uses exceed 4,800 m² (51,666.7 square feet).
 - In no case shall the total maximum gross floor area for all nurseries, greenhouses, and accessory warehouse uses exceed 8,300 m² (89,340 square feet), and in no case shall the total maximum gross floor area for all accessory warehouse uses exceed 600 m² (6,458 square feet).
 - Indoor commercial recreation use may only be located in the area identified as “Seasonal Use Greenhouse” and “Seasonal Use Production Greenhouse” on the site plan attached to this agreement.
 - The site must be developed substantially in accordance with the site plan and elevations attached to this agreement.

- **Parking:**
 - A minimum of 325 parking spaces shall be provided; 7 of which shall be barrier-free.

- **Bicycle Parking:**
 - A minimum of one bicycle parking space shall be provided for every 300 m² of gross floor area devoted to retail, restaurant, small animal grooming, and small animal veterinary clinic uses.
 - Bicycle parking spaces shall be provided in locations that are readily visible, well-lit, and in close proximity to building entrances.

- **Landscaping:** In addition to landscaping requirements contained in the B4 District:
 - An intensive landscaping strip of not less than 3.0 m wide adjacent to and abutting the southwest site line shall be provided. Intensive landscaping shall be provided to the satisfaction of the Development Officer.
 - In addition to the intensive landscaping strip noted above, an additional 5.8 m landscape strip shall be provided adjacent to and abutting the intensive landscaping strip, from the front site line to the rear of the building, as shown on the site plan attached to, and forming part of, the agreement.
 - A sound attenuation fence/wall shall be developed and landscaped on the southwest side site line in substantial conformance with the attached plans and:
 - shall begin at a point 9.0 m from the front site line;
 - shall not exceed 2.0 m in height in the required front yard;
 - shall be a minimum of 2.44 m and a maximum of 2.74 m in height from the front of the building to the rear of the property; and
 - the City may request alterations to the location of the sound attenuation fence/wall, where necessary, to address vehicular and/or pedestrian safety.

- **Outdoor Storage:**
 - Outdoor storage is not permitted in the front yard. Any storage in the side and rear yard shall be suitably screened to the satisfaction of the Development Officer.
 - The bulk material bins adjacent to College Drive shall be developed in substantial conformance with the elevation and landscaping plans attached to this agreement.

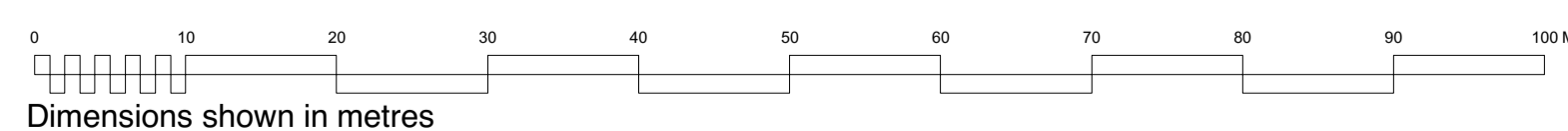
- **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.

- **Signage:** Signage shall comply with Signage Group 4 of the Sign Regulations with the following provisions:
 - Electronic message centres and electronic message centres (mobile) are prohibited.
 - Portable signs are prohibited.
 - Lighting must be sensitive to neighbouring properties and shall only be illuminated during the hours of operation applicable to the particular permitted land use.

All other provisions of the B4 District shall apply.

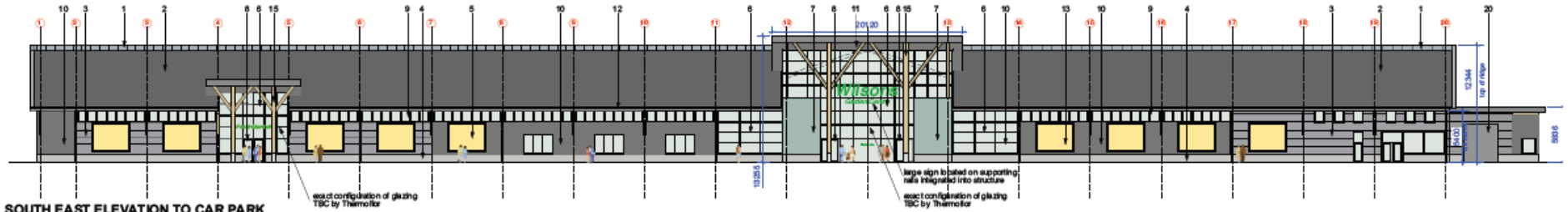


Customer Parking: 295
 Staff Parking: 16
 Total Parking Spaces: 311

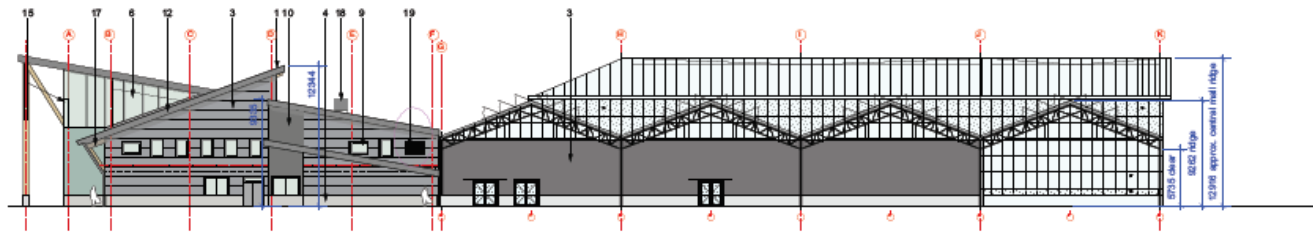


HPW Architecture Ltd Wade Park Farm, Ower, Southampton, Hampshire, SO51 6AG, UK T +44(0)23 80 811808 E design@hpw.co.uk W www.hpw.co.uk	DRAWING INFORMATION Dimensions to be checked on site. All in millimetres unless stated. Not to be scaled. This drawing and information displayed is the confidential property of hpw partnership ltd and shall not be copied or used for any purpose without the written permission of an agent of the company. © HPW Architecture Ltd	CLIENT Wilson's Garden Centre Saskatoon Canada	TITLE Site Plan	PROJECT New Garden Centre Development	STATUS Proposed	DWG NO 2953-10-02	
					SCALE @ A1 1:500	DATE 7/6/16	REV C-30.06.16 carpark entrance amended B-27.06.16 landscaping trees / note A-21.06.16 areas and car park amendments
					SCALE @ A3 1:1000	DRAWN AU	

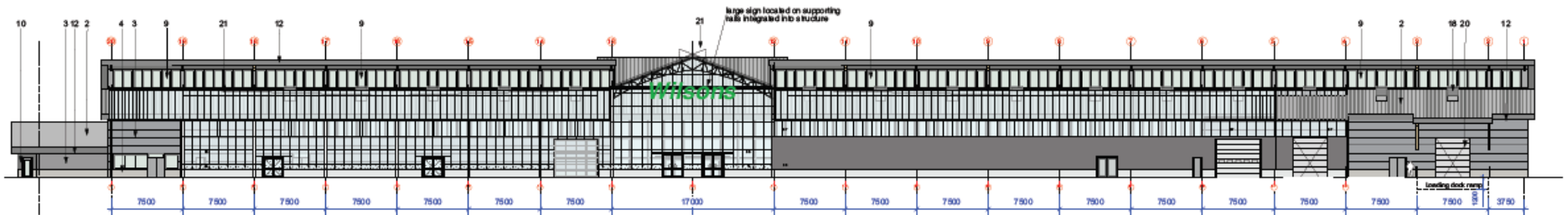
Proposed Building Elevations



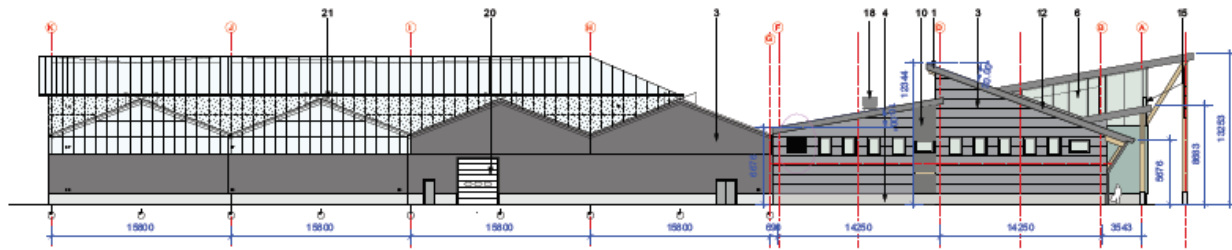
SOUTH EAST ELEVATION TO CAR PARK



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



MATERIALS KEY	
1	PVT panels fixed to roof
2	Kingspan Kingsp standing seam roof
3	Horizontally laid smooth faced precast coated metal cladding
4	Concrete upstand 900 high
5	Metal framed double glazed sloped front window
6	Metal framed double glazed curtain walling
7	Lining wall
8	3m high entrance door
9	Metal framed double glazed high level windows / operable
10	Horizontally laid oxide / synthetic cladding
11	White metal profiled cladding soffit to roof
12	Pressed metal fascia to gutter
13	Metal framed graphics banner
14	Kingspan Kingsp standing seam roof
15	Galvan / zinc clad column
16	Timber truss structure to central mall only
17	Glulam beam
18	Windows here - in abeyance and to be confirmed
19	Polyester powder coated metal busses with insect mesh
20	Roller shutter doors
21	Glazed opening vents

August 2, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Official Community Plan Bylaw Amendment and Rezoning by
Agreement – B4 by Agreement – Wilson’s Greenhouse and Garden Centre
– Brighton Neighbourhood [File No. CK 4351-016-010 x 4110-46 and PL
4350–Z18/16]**

The Municipal Planning Commission, at its meeting held on July 26, 2016, considered a report of the General Manager, Community Services Department, dated July 26, 2016, on the above.

Discussion followed regarding the proposed amendment regarding parking, loading stations and a sound wall adjacent the residential. It was noted that the commercial loading would be located at another site.

The Commission supports the following recommendation of the Community Services Department:

That City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Official Community Plan Bylaw No. 8769 Land Use Map, as outlined in this report, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

BRIDGES, FRIDAY, JULY 29, 2016 and
THE STARPHOENIX, SATURDAY, JULY 30, 2016

OFFICIAL COMMUNITY PLAN NOTICE
BRIGHTON

PROPOSED OFFICIAL COMMUNITY PLAN
BYLAW AMENDMENT – BYLAW NO. 9394

Saskatoon City Council will consider an amendment to the City's Official Community Plan Bylaw (No. 8769) regarding a parcel of land located in the Brighton neighbourhood, proposed by Crosby Hanna and Associates on behalf of Wilson's Greenhouse and Garden Centre Ltd.

By way of Bylaw No. 9394, The Official Community Plan Amendment Bylaw, 2016 (No. 1), the subject property is proposed to be re-designated from "Residential" to "District Commercial" on the Official Community Plan – Land Use Map.

The amendment provides for district commercial development at this location to serve the needs of two to five neighbourhoods, consistent with the Brighton Neighbourhood Concept Plan.

LEGAL DESCRIPTION – Parcel G on the Plan of Proposed Subdivision of all of Reg'd Plan No. 01SA27946; Parts of Plan No. 101897062, Area 'R', 'S' and 'T' – Reg'd Plan No. 93S04586 and Parcels A and B, Plan No. 102194759 in SE ¼ Sec 31; Part of Parcel E and All of Parcel F, Plan No. 102194759 in SW ¼ Sec 32; and Part of Road Allowance between SE ¼ Sec 31 and SW ¼ Sec 32; All in Twp 36 – Rge 4 – W3M.

REASON FOR THE AMENDMENT

– The Brighton Neighbourhood Concept Plan identifies the subject property for "Retail", which is supported by the District Commercial designation. A concurrent rezoning application will provide for the development of a retail garden centre and production greenhouse, as well as accessory uses.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan Bylaw and Land Use Map may be directed to the following without charge:

Community Services Department,
Planning and Development
Phone: 306-986-0902 (Brent McAdam)



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP

 From Residential to District Commercial

File No. OCP17-2016

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Thursday, August 18, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall,
222 Third Avenue North, Saskatoon, SK, S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Thursday, August 18, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9395

The Zoning Amendment Bylaw, 2016 (No.17)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 17)*.


Purpose

2. The purpose of this Bylaw is to authorize the Rezoning Agreement, which is annexed hereto as Appendix "B".


Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

RMTN(H) District to B4 District

4. The Zoning Map, which forms part of the Zoning Bylaw, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an RMTN(H) District to a B4 District subject to the provisions of the Rezoning Agreement annexed as Appendix "B" to this Bylaw:
 - (a) Parcel G on the Plan showing Proposed Subdivision of parts of Area 'R', Registered Plan No. 93S04586; Plan No. 101897062; Parcels A, B & D, Plan No. 102194759, all in S.E. ¼ Sec. 31, Twp. 36, Rge. 4, W.3rd Mer., Road Allowance between S.E. ¼ Sec. 31 and S.W. ¼ Sec. 32, and parts of Parcel B, Registered Plan No. 00SA23204, in S.W. ¼ Sec. 32, and S.W. ¼ Sec. 32, Twp. 36, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by M.G. Radoux, S.L.S., dated June 30, 2016.

B4(H) District to B4 District

5. The Zoning Map, which forms part of the Zoning Bylaw, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a B4(H) District to a B4 District subject to the provisions of the Rezoning Agreement annexed as Appendix "B" to this Bylaw:

- (a) Parcel G on the Plan showing Proposed Subdivision of parts of Area 'R', Registered Plan No. 93S04586; Plan No. 101897062; Parcels A, B & D, Plan No. 102194759, all in S.E. ¼ Sec. 31, Twp. 36, Rge. 4, W.3rd Mer., Road Allowance between S.E. ¼ Sec. 31 and S.W. ¼ Sec. 32, and parts of Parcel B, Registered Plan No. 00SA23204, in S.W. ¼ Sec. 32, and S.W. ¼ Sec. 32, Twp. 36, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by M.G. Radoux, S.L.S., dated June 30, 2016.

Execution of Agreement Authorized

- 6. The Mayor and City Clerk are authorized to execute the Rezoning Agreement annexed as Appendix "B" to this Bylaw.

Coming into Force

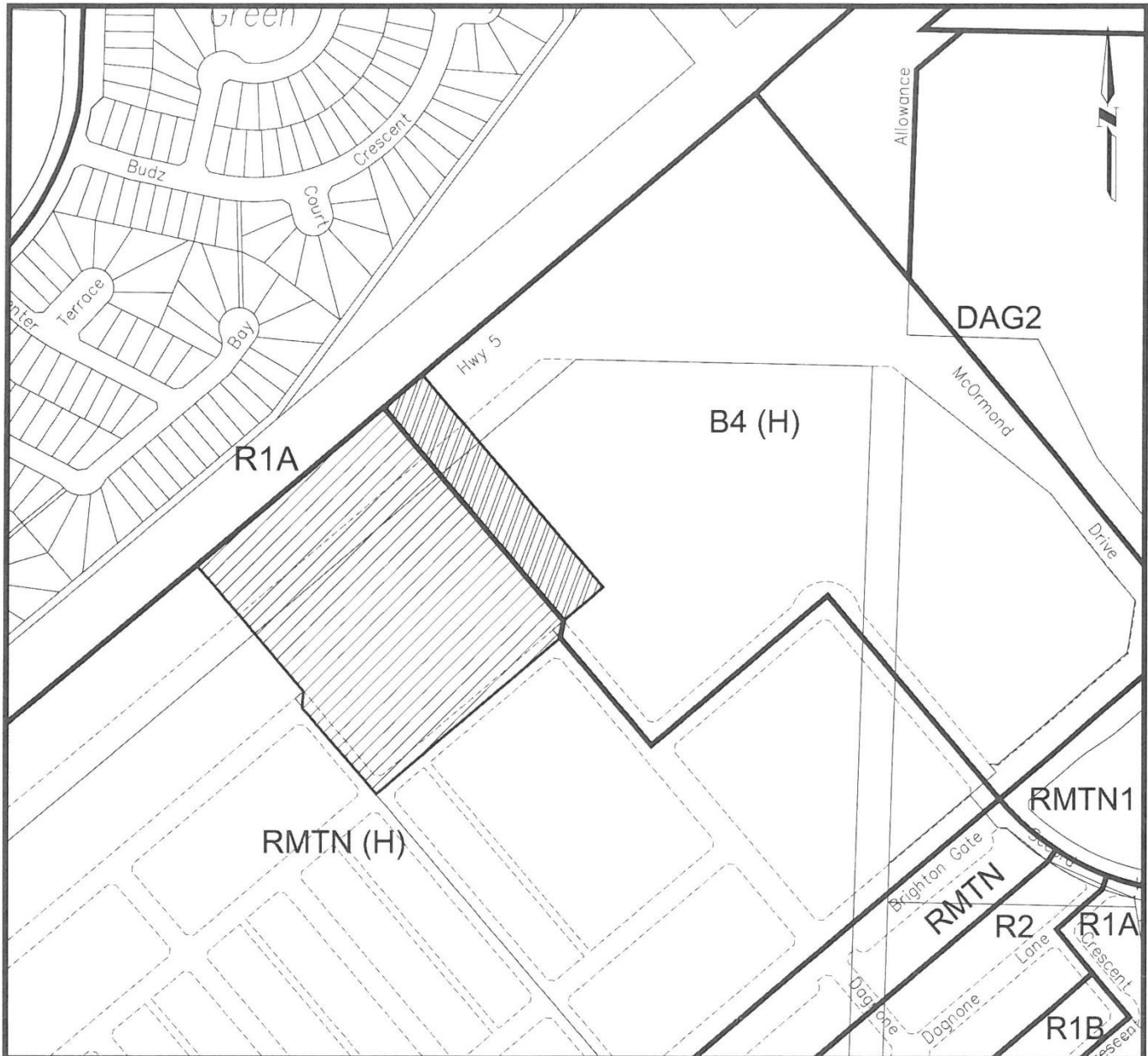
- 7. This Bylaw shall come into force upon registration of the Rezoning Agreement against title to the lands to be rezoned.

Read a first time this	day of	, 2016.
Read a second time this	day of	, 2016.
Read a third time and passed this	day of	, 2016.

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From RMTN(H) to B4 by Agreement



From B4(H) to B4 by Agreement

Appendix "B"

Rezoning Agreement

This Agreement made effective this ____ day of _____, 2016.

Between:

The City of Saskatoon, a municipal corporation pursuant to
The Cities Act, S.S. 2002 Chapter C-11.1 ("the City")

- and -

S&C Wilson Land Holdings Ltd. a Saskatchewan corporation
carrying on business in the City of Saskatoon, in the Province of
Saskatchewan ("the Owner")

Whereas:

1. (1) The Owner is the registered owner of the land described as follows:
 - (a) Parcel G on the Plan showing Proposed Subdivision of parts of Area 'R', Registered Plan No. 93S04586; Plan No. 101897062; Parcels A, B & D, Plan No. 102194759, all in S.E. ¼ Sec. 31, Twp. 36, Rge. 4, W.3rd Mer., Road Allowance between S.E. ¼ Sec. 31 and S.W. ¼ Sec. 32, and parts of Parcel B, Registered Plan No. 00SA23204, in S.W. ¼ Sec. 32, and S.W. ¼ Sec. 32, Twp. 36, Rge. 4, W.3rd Mer., Saskatoon, Saskatchewan, by M.G. Radoux, S.L.S., dated June 30, 2016.

(hereinafter referred to collectively as "the Land");
2. The Owner has applied to the City for approval to rezone the Land from an RMTN(H) District and a B4(H) District to a B4 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Official Community Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land; and
4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an RMTN(H) District and a B4(H) District to a B4 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner agrees that, upon the Land being rezoned from an RMTN(H) District and a B4(H) District to a B4 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. (1) The Owner agrees that the use of the Land will be restricted to the construction of a retail garden centre and production greenhouse which may consist of the following uses:
 - (a) retail stores;
 - (b) nurseries and greenhouses for horticultural production that will primarily be sold on the site;
 - (c) restaurants;
 - (d) accessory warehouse and storage;
 - (e) small animal grooming;
 - (f) small animal veterinary clinic;
 - (g) indoor commercial recreation use; and
 - (h) outdoor storage.
- (2) The buildings and the site must be constructed and developed in substantial compliance with the site plan attached as Schedule "A" and elevations attached as Schedule "B" to this Agreement.

Development Standards

3. The development standards applicable to the Land shall be those applicable to a B4 District except as follows:

- (a) The total maximum gross floor area for area of buildings on site shall not exceed 13,100 m² (141,007 ft²) and:
 - (i) in no case shall the total maximum gross floor area for retail, restaurant, small animal grooming, and small animal veterinary clinic uses exceed 4,800 m² (51,666.7 ft²);
 - (ii) in no case shall the total maximum gross floor area for all nurseries, greenhouses, and accessory warehouse uses exceed 8,300 m² (89,340 ft²); and
 - (iii) in no case shall the total area devoted to accessory warehouse use exceed 600 m² (6,458 ft²).
- (b) Indoor commercial recreation use may only be located in the area identified as “Seasonal Use Greenhouse” and “Seasonal Use Production Greenhouse” on the site plan attached to this Agreement.

Parking

- 4. A minimum of 325 parking spaces shall be provided; seven of which shall be barrier-free.

Bicycle Parking

- 5. (a) A minimum of one bicycle parking space shall be provided for every 300 m² of gross floor area devoted to retail, restaurant, small animal grooming and small animal veterinary clinic uses.
- (b) Bicycle parking spaces shall be provided in locations that are readily visible, well-lit, and in close proximity to building entrances.

Landscaping

- 6. In addition to landscaping requirements contained in the B4 District the following shall apply to the satisfaction of the Development Officer:
 - (a) An intensive landscaping strip of not less than 3.0 m wide adjacent to and abutting the southwest site line shall be provided.
 - (b) An additional 5.8 m landscape strip shall be provided adjacent to and abutting the intensive landscaping strip, from the front site line to the rear of the building, as shown on the site plan attached to and forming part of this Agreement.

- (c) A sound attenuation fence/wall shall be developed and landscaped on the southwest side site line in substantial conformance with the site plans attached to this Agreement as Schedule “A” and shall be consistent with the images illustrated in the attached Schedule “C” and:
 - (i) shall begin at a point 9.0 m from the front site line;
 - (ii) shall not exceed 2.0 m in height in the required front yard;
 - (iii) shall be a minimum 2.44 m and a maximum of 2.74 m in height from the front of the building to the rear of the property; and
 - (iv) the City may request alterations to the location of the sound attenuation fence/wall, where necessary, to address vehicular and/or pedestrian safety.

Outdoor Storage

- 7. (a) Outdoor storage is not permitted in the front yard. Any storage in the side and rear yard shall be suitably screened to the satisfaction of the Development Officer.
- (b) The bulk material bins adjacent to College Drive shall be developed in substantial conformance with the site plans, the elevations and the images attached to this Agreement as Schedules “A”, “B” and “C”.

Outdoor Lighting

- 8. All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.

Signage

- 9. Signage shall comply with Signage Group 4 of the Sign Regulations with the following provisions:
 - (a) Electronic message centres are prohibited.
 - (b) Portable signs are prohibited.
 - (c) Lighting must be sensitive to neighbouring properties and shall only be illuminated during the hours of operation applicable to the particular permitted land use.

Application of Zoning Bylaw

10. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of the City of Saskatoon Zoning Bylaw No. 8770 as amended from time to time shall apply.

Compliance with Agreement

11. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

12. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

13. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 8770 shall have the meaning ascribed to it in that Bylaw.

Departures and Waivers

14. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

15. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

16. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

17. It is understood by the Owner that the Land shall not be effectively rezoned from an RMTN(H) District and a B4(H) District to a B4 District until:
- (a) The Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) This Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

Use Contrary to Agreement

18. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

Registration of Interest

19. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

Enurement

20. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

The City of Saskatoon

Mayor

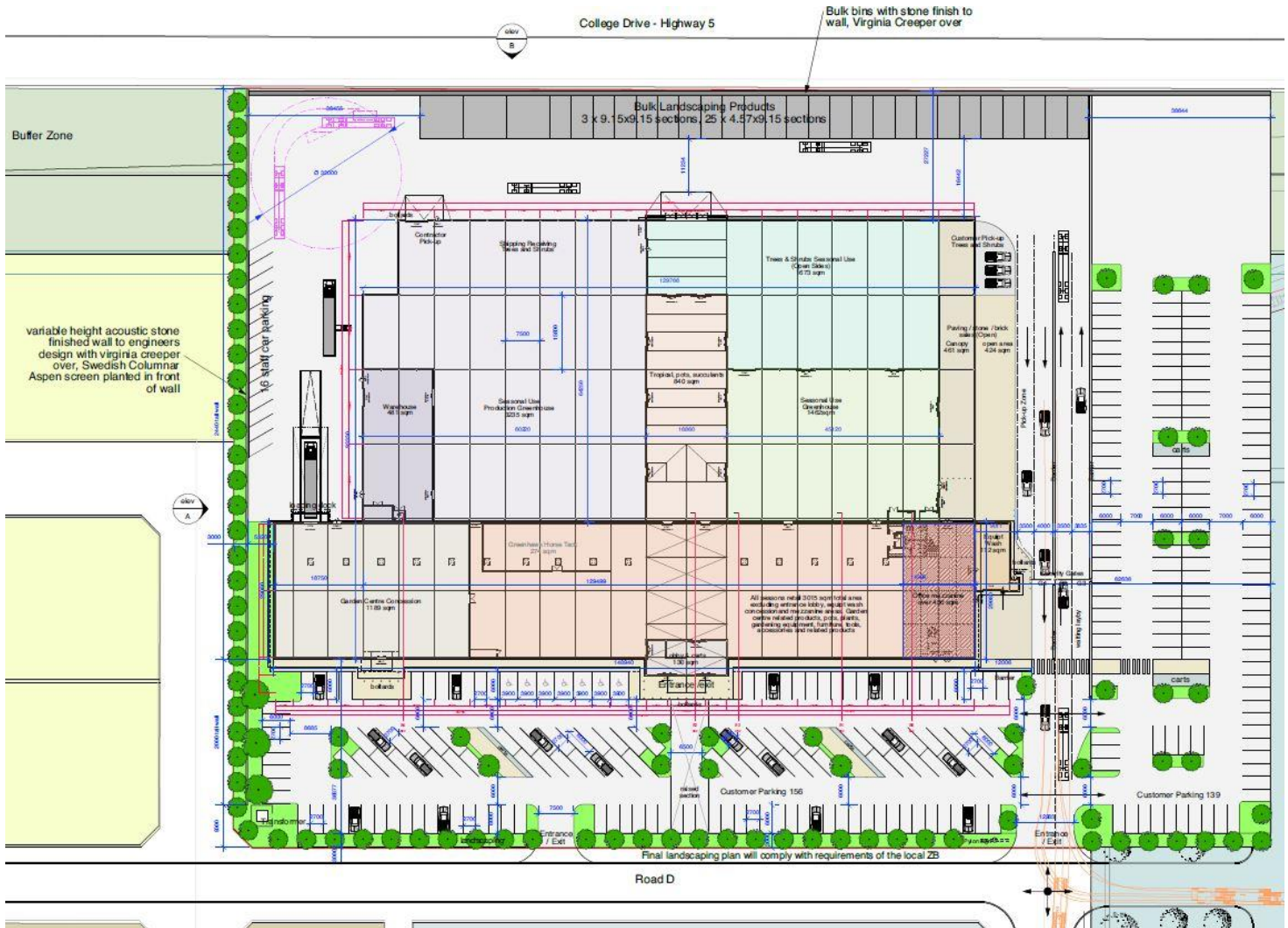
c/s

City Clerk

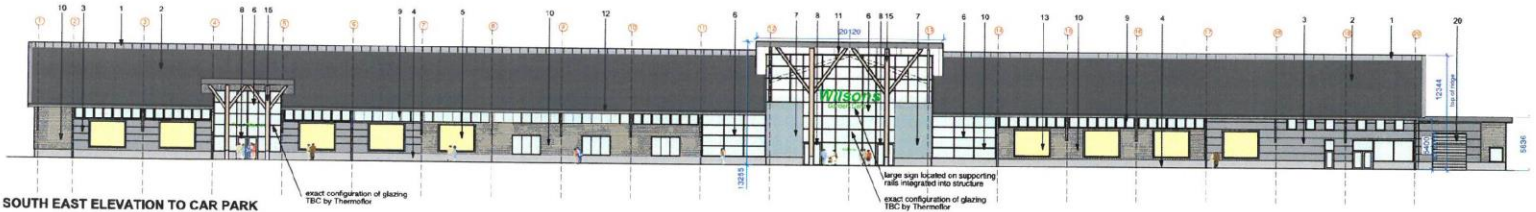
S&C Wilson Land Holdings Ltd.

c/s

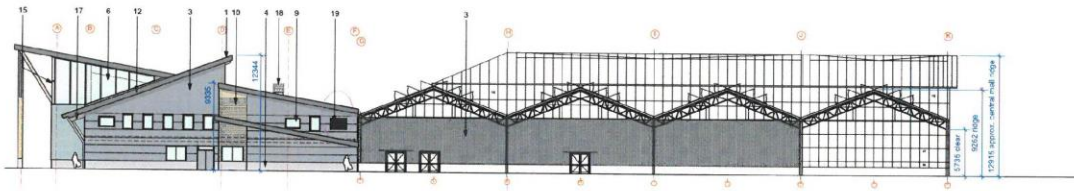
Schedule "A"



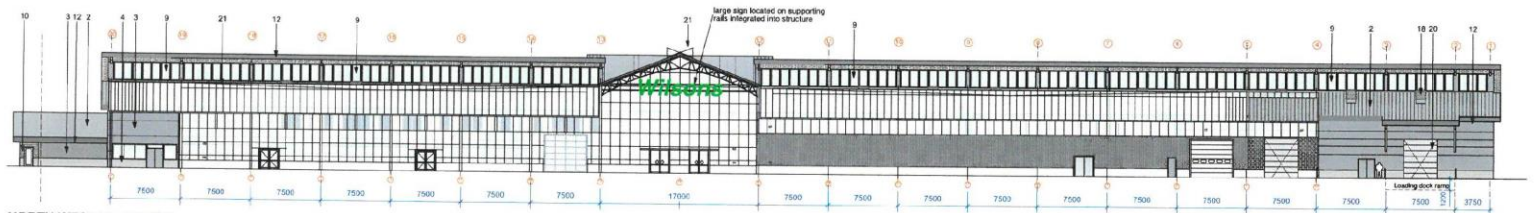
Schedule "B"



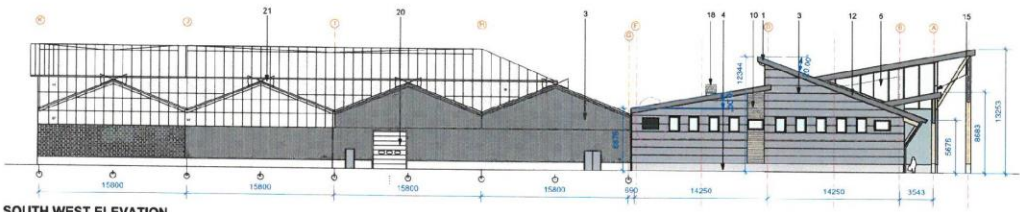
SOUTH EAST ELEVATION TO CAR PARK



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

- MATERIALS KEY**
- 1 PVT panels fixed to roof
 - 2 Kingspan Kingspan standing seam roof
 - 3 Horizontally laid smooth faced pleistrol coated metal cladding
 - 4 Corriebe spaced 900 high
 - 5 Metal framed double glazed shopfront window
 - 6 Metal framed double glazed curtain walling
 - 7 Living wall
 - 8 3m high entrance canopy
 - 9 Metal framed double glazed high level windows / operable
 - 10 Horizontally laid oval/rectangular cladding
 - 11 White metal profiled cladding soffit to roof
 - 12 Pressed metal facade to gable
 - 13 Metal framed graphics banner
 - 14 Kingspan Kingspan standing seam roof
 - 15 Glulam / timber clad column
 - 16 Timber truss structure to central mall only
 - 17 Glulam beam
 - 18 Woodclashes - in advance and to be confirmed
 - 19 Polyester powder coated metal louvres with insect mesh
 - 20 Butler shelter doors
 - 21 Glazed opening vents

HPW Architecture Ltd
 Wade Park Farm, Otter, Southampton, Hampshire, SO61 8AG, UK
 T +44(0)23 80 811808 E design@hpw.co.uk W www.hpw.co.uk

DISCLAIMER INFORMATION
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CLIENT
Wilson's Garden Centre
 Saskatoon
 Canada

TITLE
 Proposed Elevations

PROJECT
 New Garden Centre Development

STATUS Preliminary
 DWG NO 2953-20-02
 SCALE @ A: 1/200
 DATE 05/16
 SCALE @ A1: 1/400
 DRAWN AU

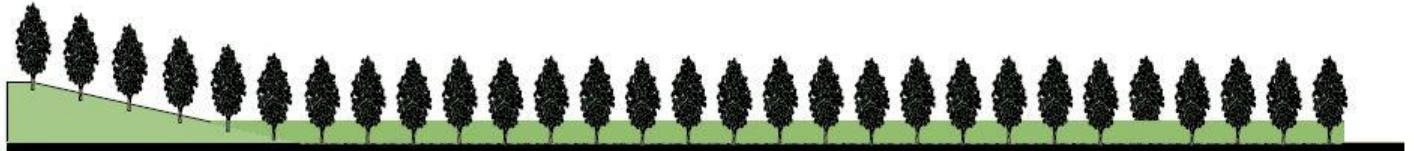
REV A-21.M.16 NE elev gban door position amended



Schedule "C"



Elevation A - initial planting



Elevation A - mature growth



Elevation B - initial planting



Elevation B - mature growth



Image showing soundwall and tree screen on elevation A initial year planting



Image showing soundwall and tree screen on elevation A mature growth



Image showing bulk bins stone wall with Virginia Creeper growing over on Elevation B, initial planting



Image showing bulk bins stone wall with Virginia Creeper growing over on Elevation B, mature growth

Affidavit Verifying Corporate Signing Authority

Canada)
Province of Saskatchewan)
To Wit:)

I, _____, of the City of Saskatoon, in the
(Name)
Province of Saskatchewan, _____, make oath and say:
(Position Title)

1. I am an officer or director of the corporation named in the within instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at the City of Saskatoon,)
in the Province of Saskatchewan, this ____)
day of _____, 2016.)
)
_____)

A Commissioner for Oaths for Saskatchewan.)
My commission expires _____.)
(or) Being a solicitor.)

(Signature)

BRIDGES, FRIDAY, JULY 29, 2016 and
THE STARPHOENIX, SATURDAY, JULY 30, 2016

ZONING NOTICE
BRIGHTON

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9395

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding a parcel of land located in the Brighton neighbourhood, proposed by Crosby Hanna and Associates on behalf of Wilson's Greenhouse and Garden Centre Ltd.

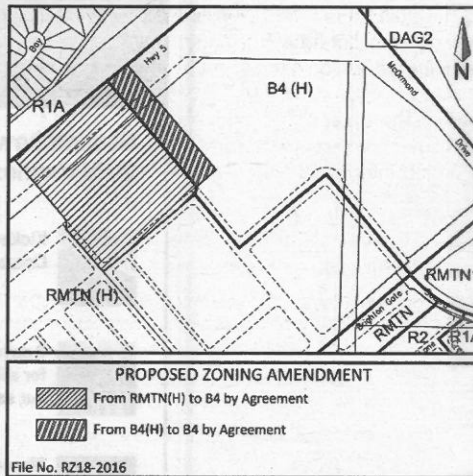
By way of Bylaw No. 9395, The Zoning Amendment Bylaw, 2016 (No. 17), the subject property is proposed to be rezoned from RMTN(H) – Townhouse Residential District, with the Holding Symbol "H", and B4(H) – Arterial and Suburban Commercial District, with the Holding Symbol "H" to B4 – Arterial and Suburban Commercial District, subject to a Rezoning Agreement.

The Rezoning by Agreement will provide for the development of a retail garden centre and production greenhouse, as well as accessory uses to serve the neighbourhood. The Rezoning Agreement contains requirements concerning permitted land uses, parking, landscaping, signage, and other provisions to ensure that the development is compatible with the adjacent residential neighbourhood and that the potential for land use conflicts are minimized.

The proposed rezoning is consistent with the Brighton Neighbourhood Concept Plan.

LEGAL DESCRIPTION – Parcel G on the Plan of Proposed Subdivision of all of Reg'd Plan No. 01SA27946; Parts of Plan No. 101897062, Area 'R', 'S' and 'T' – Reg'd Plan No. 93S04586 and Parcels A and B, Plan No. 102194759 in SE ¼ Sec 31; Part of Parcel E and All of Parcel F, Plan No. 102194759 in SW ¼ Sec 32; and Part of Road Allowance between SE ¼ Sec 31 and SW ¼ Sec 32; All in Twp 36 – Rge 4 – W3M.

REASON FOR THE AMENDMENT – The Rezoning by Agreement will provide for the development of a retail garden centre and production greenhouse, as well as accessory uses. The Rezoning Agreement contains provisions to ensure that the development is compatible with the adjacent residential neighbourhood and that the potential for land use conflicts are minimized.



INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-986-0902 (Brent McAdam)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Thursday, August 18, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall,
222 Third Avenue North, Saskatoon, SK, S7K 0J5

All submissions received by the City Clerk by **10:00 a.m. on Thursday, August 18, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9393

The Zoning Amendment Bylaw, 2016 (No. 16)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2016 (No. 16)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Zoning Bylaw from a B4 District to a B4A District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

B4 District to B4A District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a B4 District to a B4A District:

- (a) Civic Address: 2325 Preston Avenue South
Surface Parcel No.: 121031930
Legal Land Description: Blk/Par A, Plan 90S04043, Ext. 1
As described on Certificate of Title 95S41021.

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2016.

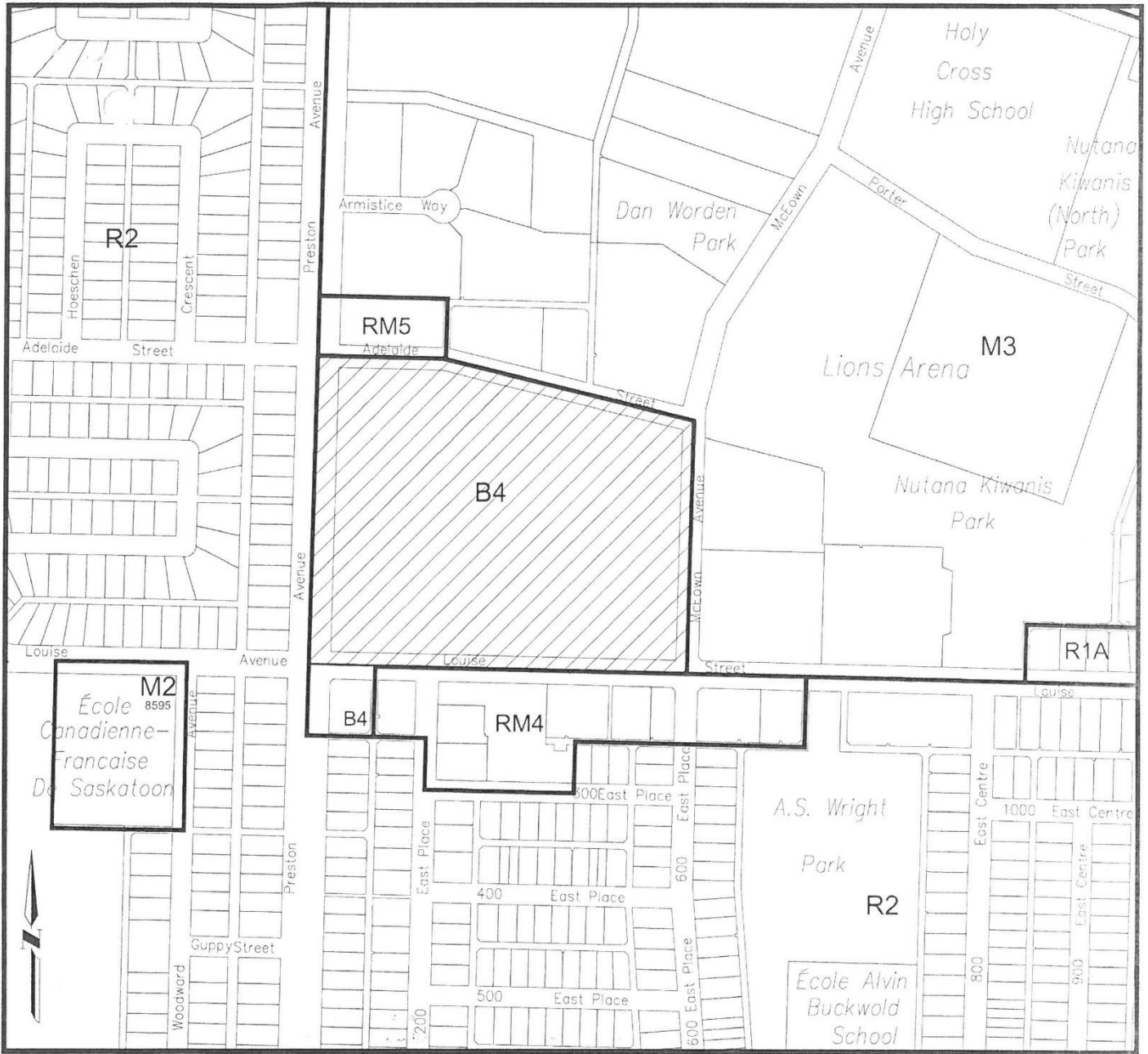
Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From B4 to B4A

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

Recommendation

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 2325 Preston Avenue South, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Fishman Holdings North America Inc. proposing to rezone 2325 Preston Avenue South from B4 – Arterial and Suburban Commercial District to B4A – Special Suburban Centre and Arterial Commercial District. The rezoning would provide for the development of multiple-unit dwellings as a discretionary use, in conjunction with the established shopping centre at this location.

Report Highlights

1. The Nutana Suburban Centre was designed and developed as a mixed-use focal point that integrates a variety of land uses and densities, including suburban commercial uses, district park and medium- to high-density residential.
2. Market Mall was developed in the 1960s as Saskatoon's first enclosed shopping centre and serves as an important commercial node in the area.
3. The proposed zoning amendment provides for multiple-unit residential development in conjunction with the shopping centre as a discretionary use. A concurrent Discretionary Use Application for a specific development proposal has also been submitted for consideration.
4. The development proposal supports a revitalization of Market Mall, as well as key objectives of the Growth Plan to Half a Million (Growth Plan) to increase density in identified nodes and corridors, and to support the development of a rapid transit system.

Strategic Goal

This proposed rezoning supports the Strategic Goal of Sustainable Growth. The Growth Plan has identified key nodes and corridors, including the Nutana Suburban Centre, to support redevelopment and growth as Saskatoon grows to a population of 500,000 residents.

Background

Market Mall, located at 2325 Preston Avenue South, was constructed in the 1960s as Saskatoon's first enclosed shopping centre. It is located within the Nutana Suburban Centre, and is surrounded by a mix of low- to high-density residential development and community and institutional uses (see Attachment 1).

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

The Market Mall Transit Hub is located on the south end of the site, and is currently served by four Saskatoon Transit bus routes. Preston Avenue South, located along the western side of the site, is a major arterial roadway that provides connections to key points throughout the east side of Saskatoon.

Report

Nutana Suburban Centre as a Mixed-Use Focal Point

Official Community Plan Bylaw No. 8769 (OCP) identifies 2325 Preston Avenue South for “Suburban Centre Commercial” development. The site forms part of the Nutana Suburban Centre, bound by Preston Avenue South to the west, Taylor Street East to the north, Circle Drive to the east, and Louise Street to the south. The other properties within this area are accordingly identified for “Suburban Centre” development.

Policies contained in the OCP define a Suburban Centre as the primary mixed-use focal point of a Suburban Development Area, where a compatible integration of commercial, institutional, recreational, and medium- to high-density residential uses are found. The Nutana Suburban Centre is no different in this respect, as all these uses may be found within its boundaries.

Traditionally, the commercial component of a Suburban Centre has been centred on a single-use shopping centre. Nutana, Confederation, and Lawson Heights Suburban Centre’s are anchored by enclosed shopping centres, while more recently, commercial development in the Lakewood, University Heights, and Blairmore Suburban Centres have taken the form of open-air, large format (“big box”) shopping centres.

As enclosed shopping centres have aged and been faced with competing pressures from other forms of contemporary retail development, it has become necessary to rethink the role that these developments play as anchors in our community and to investigate new means by which they may remain vibrant and viable. Introducing mixed uses to these sites, including medium- to high-density residential, is a central part of a growing trend to redevelop and revitalize enclosed shopping centres.

Proposed Rezoning of Market Mall

In order to facilitate the introduction of residential uses to the Market Mall site, the applicant is proposing a rezoning of 2325 Preston Avenue South from B4 – Arterial and Suburban Commercial District (B4 District) to B4A – Special Suburban Centre and Arterial Commercial District (B4A District).

While the B4 District does not permit residential uses of any kind, the B4A District provides for multiple-unit dwellings as a discretionary use when developed in conjunction with any other permitted use.

Discretionary Use Application

A concurrent Discretionary Use Application for a multiple-unit residential development at this location is proposed in conjunction with this rezoning. The applicant is proposing to

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

construct a multiple-unit residential development with approximately 450 dwelling units and structured parking in the northeast corner of the Market Mall site.

Growth Plan to Half a Million

A central plank of the Growth Plan is to encourage and support growth and redevelopment along major corridors and in key nodes as Saskatoon grows to a population of 500,000 residents. The Growth Plan identifies such areas as being:

- i) in close proximity to frequent transit;
- ii) conducive to urban vibrancy and higher residential densities; and
- iii) connected to key community destinations.

The Growth Plan identifies the Nutana Suburban Centre and adjacent Preston Avenue South as medium-priority corridors for future growth and transformation. While other corridors were identified as being higher priority, the Growth Plan does specifically identify the Market Mall site as offering the most significant redevelopment opportunity in the area.

Further, the Growth Plan proposes the introduction of a rapid transit system to support a revised approach to urban growth. A proposed north-south rapid transit corridor (the Lawson-Nutana “Blue Line”) will be anchored at its southern terminus by Market Mall and the Nutana SC. In future, investments in this corridor are intended to improve the frequency, reliability, and efficiency of taking transit to and from Market Mall and other key community destinations.

Compatibility of Residential Development on the Market Mall Site

The introduction of high-density residential development on the Market Mall site is appropriate and conducive to the objectives of the Growth Plan to accommodate a greater share of growth through infill and densification and to support a viable rapid transit system.

Characteristics of the area that support the high-density residential development at this location include:

- i. Medium- and high-density residential uses are already present in close proximity;
- ii. Commercial and institutional services located in the mall and on nearby sites provide a range of services for the benefit of residents;
- iii. Nearby parks, educational institutions, and community facilities further enhance the amenity and quality of life of the area; and
- iv. The site is presently home to a transit hub, and introduction of rapid transit in the future is expected to further improve service in the area.

The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor where a range of services and amenities are provided for residents.

Comments from Other Divisions

No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)

Options to the Recommendation

City Council could choose to deny this application and maintain the current zoning designation that would not allow for residential use at this location. This option is not recommended as the Market Mall site provides a significant redevelopment opportunity to support the objectives of the Growth Plan.

Public and/or Stakeholder Involvement

A public information meeting regarding this rezoning and the related discretionary use proposal was held on June 28, 2016, at Nutana Park Mennonite Church. Notice was provided to property owners within a 75 metre radius of the subject site (340 addresses), as well as to the Eastview and South Nutana Park Community Associations. The meeting was attended by approximately 80 people. The applicant made a short presentation and responded to questions. Discussion included questions about redevelopment possibilities of Market Mall, traffic concerns in the area, concerns about sanitary sewer capacity, and impact of construction on adjacent uses. Comments in support of the proposal and objections to the proposal were both expressed at the meeting. See Attachment 2 for a full summary of the meeting.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Written notice of the public hearing will be provided to property owners within a 75 metre radius of the subject site, as well as to the Eastview and South Nutana Park Community Associations. Notice posters will be placed on-site.

Attachments

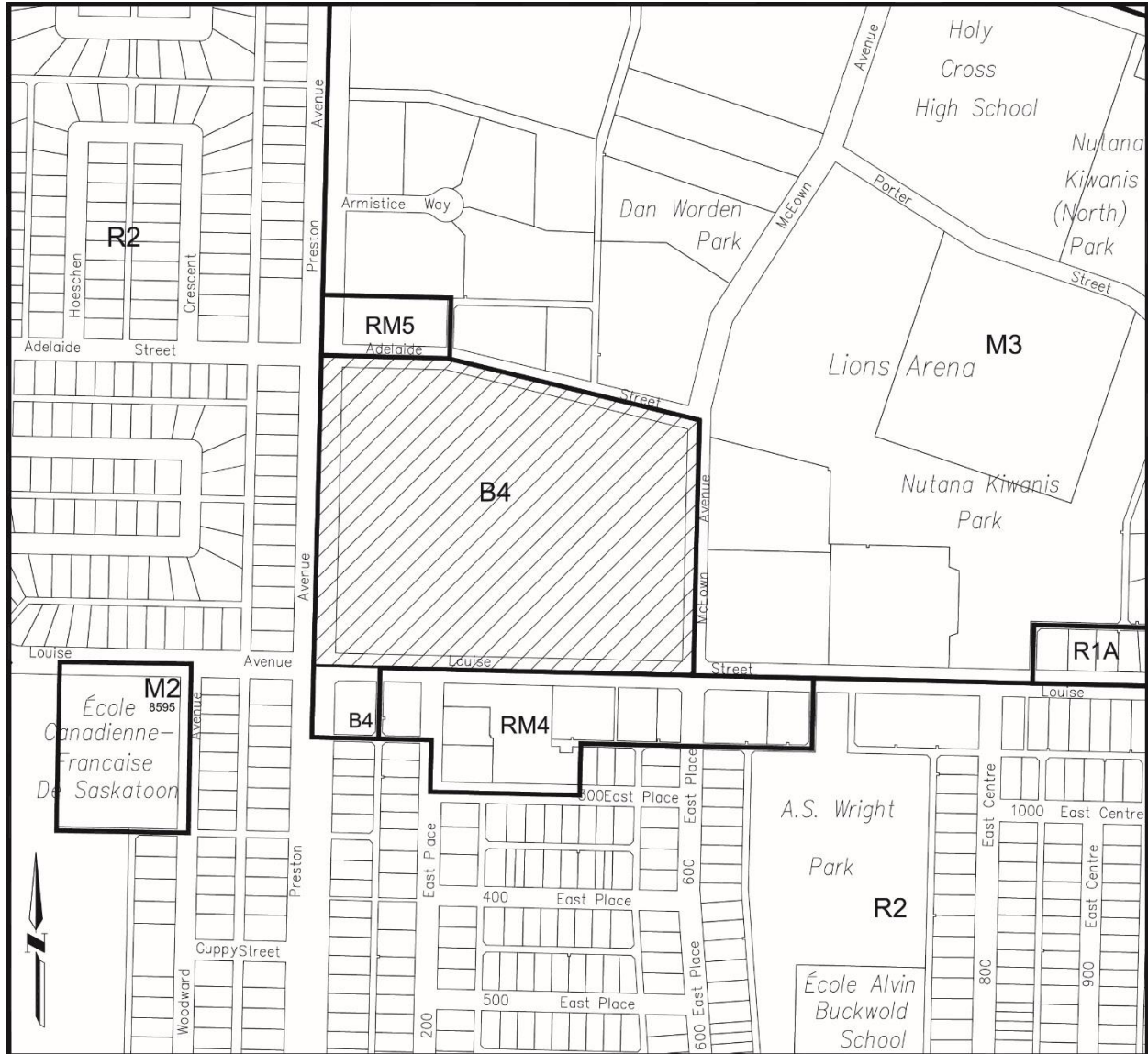
1. Location Map
2. Community Engagement Summary

Report Approval

Written by: Brent McAdam, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South (Market Mall)/ks

Location Map



ZONING AMENDMENT

 From B4 to B4A





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Community Engagement Summary

Public Information Meeting for Proposed Rezoning and Discretionary Use 2325 Preston Avenue South (Market Mall) – Proposed Multiple-Unit Dwellings

Project Description

A public information meeting was held regarding a proposed multiple-unit dwelling development, located at 2325 Preston Avenue South on the site of, and in conjunction with, the existing shopping centre (Market Mall). The meeting provided property owners in the surrounding area, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the concurrent rezoning and discretionary use processes, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at the Nutana Park Mennonite Church on June 28, 2016, at 7 p.m.

Community Engagement Strategy

Notice of the public information meeting was sent out to property owners within a 75 metre radius of the subject site, along with the Eastview and South Nutana Park Community Associations on June 15 to 17, 2016. Notice was also provided to the Ward Councillor and the Community Consultant. Information on the proposal, including renderings, were set up inside Market Mall in the weeks proceeding the meeting that provided the contact information of the proponents.

The purpose of the meeting was to inform, and consult with, the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the concurrent rezoning and discretionary use processes and development standards and requirements.

Summary of Community Engagement Feedback

The meeting was attended by about 80 people, including the Ward Councillor. Nancy Lackie, a third party facilitator, led the meeting. The applicant, Fishman Holdings North America Inc., provided two presentations; one by Betty Anne Fisher, General Manager of Market Mall, who provided an update on the shopping centre; and one by Paul Blaser, Principal Architect, RBM Architecture (RBM), who provided an overview of the proposal. Following the presentations, there were general questions and responses. The following is a summary of the questions and responses:

- Q:** Will the adjacent residential area ever be rezoned?
Can traffic lights be implemented on Preston and Adelaide?
Concerned about increased congestion with a new Multiple-Unit Dwelling.



- A:** No rezoning in the works right now, apart from the empty lots south of the mall. Traffic lights at Preston and Adelaide are a priority; however, they are currently unfunded. As a requirement of municipal approval, traffic lights will be required at this location prior to occupancy of the building.
- Q:** Lights on Adelaide and Preston should be up before construction to help manage traffic created by the construction itself.
Safeway expansion is a good thing.
Will there be safe access during construction? Especially for people with mobility issues/wheelchairs/walkers, etc?
Will there be enough parking spaces for condo residents?
- A:** Four floors of underground parking – amount calculated at a rate of more than 1/unit, including ample visitor parking.
Noted that lights prior to construction is a good idea and will be discussed further.
- Q:** Bike access throughout area is poor.
Women dislike underground parking for safety issues. Those with disabilities find underground parking inaccessible.
Wants to avoid the Jane Jacobs “concrete canyon” – new high rise blocks the view of other existing condo owners.
- A:** Crime Prevention Through Environmental Design (CPTED) concepts are considered for municipal-owned or controlled projects. Underground parking could be considered with this lens.
Zoning Bylaw mandates that barrier-free parking is located near major entrances/exits.
- Q:** Resident of Chalet gardens has had two sewage backups in recent months. Will the current infrastructure be updated to accommodate more usage from new condo?
- A:** Assessment shows that current infrastructure is adequate. Reason for sewage back-up may have been unrelated. Will look into it.
- Q:** Will traffic flow or access to street from underground parking be compromised during construction (especially at Adelaide and McEown)?
- A:** Access to underground parking will be guaranteed during construction.
- Q:** Proper Bus Rapid Transit (BRT) system has to be in place prior to development.
- A:** The Preston Avenue South secondary line for higher-frequency transit is a part of the Growth Plan. This may or may not be in place prior to development.



Q: Can McEown handle increased traffic from new development?

Area is too dense already. Too much condo-style housing. Another one will obstruct view and decrease his property value.

Construction will be loud.

Development shouldn't be built so close to property line.

A: City expects developers to respect neighbourhoods they're working in.

Property values have not been shown to decrease due to development in the vicinity; it might increase, if anything.

Zoning Bylaw requires a 7.5 metre rear yard setback along McEown Avenue, and a 3 metre side yard setback along Adelaide.

Q: Excited about the development. Market Mall is in a state of decay.

Infill is a positive. Contributes to a "cosmopolitan lifestyle."

Q: Which age demographic is the development targeting?

A: A variety of age groups, family structures, etc. No predetermined market. RBM states that the development looks to encourage a lifestyle without the use of a car – could be seniors or young people.

Q: City should pay for damage caused by past and potential future sewage backups.

Q: Congestion that exists, and that will worsen with new development, will hinder bus traffic. BRT should focus on Market Mall.

The Community Services Department provided contact information for the meeting attendees to provide further written comment preceding the meeting. There were thirty-eight responses provided. Below is a summary of common themes provided in the comments back, as well as provided informally at the meeting.

Summary of Common Themes:

- Lights at Adelaide and Preston are a priority for residents;
- Several traffic concerns (safety and congestion);
- Parking (safety, accessibility, number of stalls);
- Safety for vehicles/pedestrians during construction;
- Sewage infrastructure;
- BRT should be implemented sooner rather than later; and
- Project contributes to the revitalization of the area.

Next Steps

Feedback from the meeting will be summarized and presented as part of the report to the Municipal Planning Commission and City Council.



Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site, and to the Eastview and South Nutana Park Community Associations. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	July 26, 2016
Public Notice - Community Consultant, Ward Councillor, and all participants that attended the public information meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site.	July 27 to August 18, 2016
Public Hearing – Public Hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered, together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	August 18, 2016
Council Decision - may approve or deny proposal.	August 18, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
June 30, 2016



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**PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)**

COMMENT SHEET

my concerns are traffic problems
we do not have enough traffic
lights in our area,

Will the buildings be constructed
all at once or phased in as
the units all ? ?

I would hope we would have a
view of some kind between
Adelaide & the construction area.

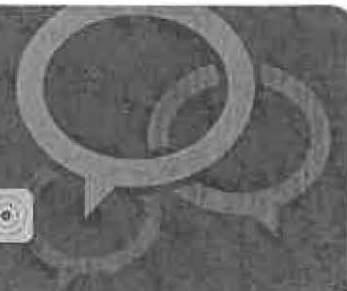
If you wish to hand in at a later date, please send in by July 8th to:

Brent McAdam, Planner

Planning and Development Division, City of Saskatoon, 222 3rd Avenue North, S7J 0K5

PH: (306) 986-0902 | FAX: (306) 975-7712 | EMAIL: brent.mcadam@saskatoon.ca

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

- need Adelaide/Preston traffic lights before construction begins
- safe walkway from Franco-Tower area to mall ~~side door~~ NE door during construction
- want safe way to expand & stay.

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

- Exciting!
- Rejuvenation of Market Mall.
- Bus depot is a bonus to attracting a variety of people to balance the service zone we currently live in.
- As Fremont Tower neighbours residents, we look fwd to our new neighbours.

Also it's either growth or decay!
Looking fwd to the growth!

Carol & Paul
Nordick

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I also live in Chateau Gardens
I feel this is over kill, there Condo to many
for the Market Mall area.

I hope City Council does not approve
this application.

Market Mall is already surrounded
by condos.

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

traffic - already very busy streets

- MARKET MALL NOT DESIGNATED FOR SO MUCH TRAFFIC

- 2 HIGH SCHOOLS, PARKING, RINKS, TENNIS COURTS OVERSTAFFED

SEWER LINES NOT DESIGN FOR THIS DENSITY.

MARKET GARDEN C has had some banking issues in the last year

DENSITY OF POPULATION - THIS AREA IS LARGELY SENIORS

- MANY SENIOR HOMES & NURSING HOMES

- TOO MUCH RESIDENTIAL FOR AREA

PARKING - MARKET MALL NEEDS WHAT THEY HAVE

VALUE OF PROPERTY - The closeness of 2 10 story buildings will cut off view of trees & sun.

- will demote existing condos

Access to Parkade will be restricted during construction

Construction noise will be different for seniors

Drumming of pile will shake buildings, who is responsible for damage

Should not be allowed so close to property line

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

① Holy Cross School construction left
lots of mud on Taylor Street

② Preston should not have parking on it.

③ ~~Schools~~ Schools should promote
using the bus.

④ Adelaide & Arlington should
have parking on
one side only

thainworth@gmail.com

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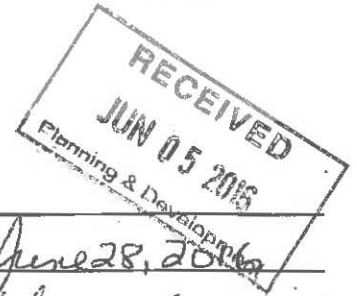
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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)
COMMENT SHEET



After attending the information meeting June 28, 2016 regarding rezoning Market Mall I have these comments

1. I would like the City of Saskatoon to revisit the sewer capacity in this area before adding 450 condo development
2. Traffic will be a problem even though your representative downplayed this problem. Let me remind the City of the congestion in Stonebridge because the subdivision was built before any thought was given to how residents were suppose to accessing that subdivision. The City is now forced to address that problem with an overpass at Highway 11. Has the increase of traffic on Brington been studied? Has anyone from your Traffic Planning Department ever tried to make a left hand turn on to Taylor Street from McEwen Avenue? Even a right hand turn is difficult during rush hours. Have you ever tried to make a left hand turn onto Brington from Porter Avenue? Have you considered lights at Preston Avenue and Adelaide Street? When will this be completed?

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3. Noise will be a problem during construction. All condos & apartments in this area are occupied by retired senior citizens, who are not at work during daytime hours. During these hours residents like to be outside enjoying a walk, visiting or just sitting in the quiet of the park. The construction noise will certainly interfere with those activities.

Thank you
Helen Thomas
339-2301, Adelaide NE
Saska Town, SK
S7J 0J6

Phone # 306 374-6451



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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I hope this improves M.B.A. Mall, new stores etc.

Good idea, but more lights are needed to safety walk for all the seniors in this area.

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JUL 05 2016
Building Standards

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

Sounds like a good idea to me
Might be good for the Mall and
business in general.

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I think it is a good idea.
Hopefully this will revitalize the
area + the mall.

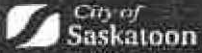
Please install more lights + crosswalks
in the area. There are a lot of
Seniors using this area.

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

*This is a great idea.
Hopefully it will help the mall.*

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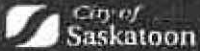
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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I like the idea, I would like to see a light at the corner of Preston & Adelaide before any construction starts.

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I think this is a good idea, I would like to see more traffic lights & crosswalks in the area.

How long might the construction take?

Will the 3 buildings be built at the same time or will one building be occupied before the next one is started?

Thank you.

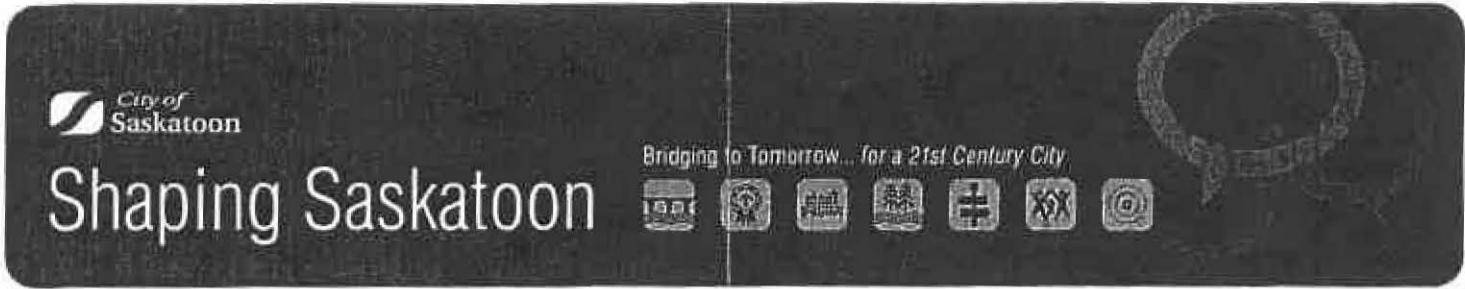
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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)
COMMENT SHEET

I was impressed with the meeting last night at the Nutana Park Mennonite Church regarding the new condo on Market Mall property. I think it is great for the mall and the people of Saskatoon. I look forward to seeing it all develop.

*Brian Gimmer
 #338 Chalet Gardens.*

It may require more traffic lights. B

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Building Standards Branch

PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

There is nothing in this area for families with small children or teens.

There would be too much heavy traffic for the width of the streets to handle.

This building would cut down on the parking space as well as a lot more foot traffic.

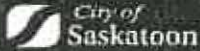
The volume of the noise would also increase tremendously.

We feel that surely a building of this magnitude should be built at some other location.

Chalet Gardens

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PLEASE SHARE **PUBLIC INFORMATION MEETING**
THIS INFORMATION **2325 Preston Avenue South (Market Mall)**
WITH CITY HALL **COMMENT SHEET**

July 5 2016

I am asking Council to NOT approve this request. It will close all view on Chalet Garden Bldg "C" and the Emer towers.

Adding 450 suites also adds 675 to 785 more people and 450 to 500 more cars with no parking and increase traffic that we have no space for now. Also we have two large high schools within two to three blocks.

Area is now full of seniors, highest population in the city now.

This property is now commercial, so PLEASE council do not pass this request.

Thank you

B.R. Stone
 2301 Adelaide St E
 Saskatoon SK
 Cpp 336 571016
 Phone 306 3737607

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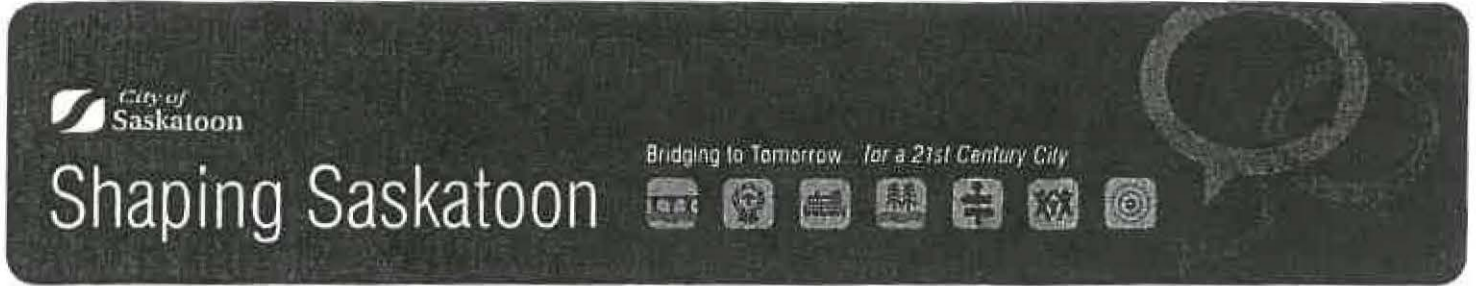
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PLEASE **PUBLIC INFORMATION MEETING**
SHARE THIS **2325 Preston Avenue South (Market Mall)** July 5 2016
INFORMATION WITH **COMMENT SHEET**
THE COUNCILLERS **AT CITY HALL** - Thank you

It is hard to believe that the City Council would even consider giving approval to change the zoning at Market Mall to build a multi unit residential development of approximately 450 dwellings. I live at Chalet Gardens. In the three Chalet Garden units we have 130 suites, and live comfortably here. Its impossible to think of that many units here and this is a much larger space, and 700 or more extra people. Think of the traffic, right now at peak times it is very busy, even the Mall itself could not accomodate that many more people or traffic and no place to park. We have two very large high schools within a block or two away, many students and many more vehicles most of the day.

But its all about MONEY, isn't it, no thought about quality of living. Each of you councillors sit down and THINK - how would you like an extra dwelling like that multi-unit residential building right across the street from your house. Please be brave enough to do the right thing and say NO. The reason for the

current B4 zoning to NOT PERMIT residential use is common sense, don't change it PLEASE

If you wish to hand in at a later date, please send in by July 8th to: *Thank you*
 Brent McAdam, Planner *J. V. Carter*

Planning and Development Division, City of Saskatoon, 222 3rd Avenue North, S7S 0K5 *Chalet Gardens*
 PH: (306) 986-0902 | FAX: (306) 975-7712 | EMAIL: brent.mcadam@saskatoon.ca *Bldg B.*
306-343-8607 x34-2301 Adelaide St. E.





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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

*This is a great idea.
Hopefully it will help the mall.*

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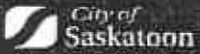
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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall) COMMENT SHEET

The City is going to do what they please, more taxes, more money for them. However there will be more traffic, what about the street as the City hasn't attended to them as of water holes in front of our building, ice patches in the winter unsafe to walk on. What is going to happen with more traffic? As the City according to Jerry Conne they do not have enough money to make proper repairs only as a bandaid. Note this is a safety issue ice patches on the sidewalk. More traffic worse conditions. What is going to happen to our family dwelling? What will happen with our sewer, as we in Chalet Gardens in Building C have had problems with the sewer backing up and the City has not looked after it, as of my knowledge it is in legal hands, what is the City going to do? as a bigger building, more suites, what is the situation? Look after the building and problems that we have, note this is a safety issue, street, sewer and ice on sidewalk. What will happen to the value of our property?

OFFICE OF THE

JUL 08 2013

MAYOR

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Planning and Development Division, City of Saskatoon, 222 3rd Avenue North, S7J 0K5

PH: (306) 986-0902 | FAX: (306) 975-7712 | EMAIL: brent.mcadam@saskatoon.ca

Please note: Submitted comments become a City document and may be used by the City of Saskatoon and are subject to the provisions of the Local Authority Freedom of Information and Protection of Privacy Act

PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I am 100% against the rezoning of the NE corner of Market Mall parking lot to allow two massive 450 unit high rises to be built.

I purchased my condo in Chalet Gardens (Bldg C) on the corner of McEwen Ave + Adelaide St., 4 years ago. Prices were high, but I needed to live within walking distance to a mall, because of my on going disability. Now we are facing massive construction, just across the narrow street from us. With this comes, added traffic, huge trucks, + equipment, noise + dirt + plain chaos for this area, for years to come. I feel all this would completely destroy the idea of anyone wanting to purchase a condo in the Chalet Gardens. This would be financially devastating for me - I've always counted on getting my investment back when I need to sell my condo. I am a widowed senior and when the time comes when I need to get into ^{the} necessary health care system, that comes at a very high cost. I hope this letter I am writing helps to explain the predicament we are facing here in the Chalet Gardens + the other condo's in this immediate area. I thank you for taking our concerns into your decision making.

As our City Councillors, I'm asking you to please refuse this proposed rezoning permit.

(SEE ATTACHED PAGE)

Sincerely
A concerned resident of Saskatoon for 47 years

If you wish to hand in at a later date, please send in by July 8th to
Brent McAdam, Planner

Planning and Development Division, City of Saskatoon, 222 3rd Avenue North
PH: (306) 986-0902 | FAX: (306) 975-7712 | EMAIL: brent.mcadam@saskatoon.ca

Frieda Coben
242-2309 Adelaide St E
Saskatoon SK S7J 5J1

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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)

COMMENT SHEET

Through all of this, my greatest concern is the HUEE financial loss, should I need to sell in the near future. Most of my assets have been put in to the purchase of my condo. This would have a devastating effect on my life. I'm sure many other condo owners in the Chalet Gardens will be affected the same way, if this change in zoning is allowed to be made.

Please consider our serious conditions when making your decisions as our City Council members. This will affect the lives of many, many senior aged people who live in this area.

Thank you.

Trueda Cohen

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Can you fill out the comment sheet
Re: the high rise across the Street
And get to Ron Boden by Monday
Night July 4th, and he will forward
It on, together with bldgs A & B,
To City Hall



PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)

COMMENT SHEET

I saw a resident of Chalet Gardens, Belg. C. on the
corner of Adelaide St & McLeod Ave - Two narrow
streets which already accomodate a high school
numerous seniors' condos and Market Mall traffic

There already appears to be an over-abundance
of condos with ~~for~~ FOR SALES on them! Ugh
Do we need 450 more?!! Another cash
cow but no more upgrades to roads, street
systems, services for seniors. Just higher
taxes, park planning, traffic congestion,
noise etc etc!!!

Maybe the owners should be looking
at an asset living facility - same profit,
less traffic, employment opportunities, more
neighborhood friendly.

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**PUBLIC INFORMATION MEETING**
2325 Preston Avenue South (Market Mall)**COMMENT SHEET**

Chalet Gardens - bldg. "C"

I have strong concerns regarding the high volume of traffic these new condos will bring to our area. Our exit from the underground parking exits onto Adelaide St. and right now we can have a long wait to get onto the street. I think the ~~#~~ stop sign from McEwen onto Adelaide (right) should be enforced as many cars do not stop before "flying" around the corner. There have been many near hits as we enter the street. I don't believe for a minute that the younger generation will not own a car and will be taking the bus. And this "rapid transit" is a joke - how are the buses going to get around all this traffic on narrow streets? I was up to the north end last week and, leaving for home at 7:30, an hour later I arrived home. I seriously think the traffic problem has to be fixed before we allow more cars in an already high traffic area. Otherwise the added condos are probably a good thing - moving forward. And don't forget to get the sewer problems fixed before going ahead with a new project

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

We want to be ensured that there will be sufficient underground parking for all residents and guests of the proposed building

We want to be ensured that there will be sufficient parking for the customers of Market Mall.

We are concerned about the height of the proposed building and the resulting reduction of sunlight for residents of Chalet Gardens.

July 4, 2016.

Bleasner

If you wish to hand in at a later date, please send in by July 8th to:

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall) COMMENT SHEET

Concerns -

Sewer System not adequate enough
to handle 450 additional units. Already
have seen back up issue.

Traffic Area cannot handle 60+
extra cars at this time. We already have
long line ups.

Spill the View, What effect would it
have on the pricing of our Condo?

effect on parking in the Area.

Safety on Adelaide

Ron Beck 341-2309 Adelaide St. E.

If you wish to hand in at a later date, please send in by July 8th to:

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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)

COMMENT SHEET

July 3, 2016

Re: Multiple unit development at Market Mall

I live in Chalet Gardens 2301 Adelaide St

To have a 450 dwelling unit structure across the street south of me is upsetting.

It will destroy the openness of the landscape that we enjoy. The noise level would be sure to increase, we do not need this

Loreen Biliske

If you wish to hand in at a later date, please send in by July 8th to:

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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)

COMMENT SHEET

- traffic - streets are already very busy with high density from creek drive to Preston
 - McEOWN AVE not designed for so much traffic with two high schools
 ball fields & rinks & tennis courts creating traffic
- Sewer lines were not designed 50 years ago for so much development. They have
 backed up from our buildings in the last months
- Density of population - the area is largely seniors with condos and increasing homes
 - too much residential for the area.
- Parking - Market mall needs all the parking they have. Condo parking will not do the trick.
- Value of property - the closeness of 2-10 story buildings will cut off view of trees & sun.
 - will devalue condos due to a 105 story wall across from us.
- Access to our parkade will be severely restricted during construction and will be
 ongoing due to increase in the traffic
- Construction noise will be very difficult for seniors
- Driving of piles will seriously shake our buildings. Who is responsible for damage?
 Should not be allowed to build so close to property line. Should have
 room for landscaping
- Too large a development for the area being used.

If you wish to hand in at a later date, please send in by July 8th to:

Brent McAdam, Planner

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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)
COMMENT SHEET

Planning Division: I am not in favor of this development for many reasons.

1. First of all - Our sewer system in this area is insufficient

2. The development would be too large for this small street system. Adelaide & McEwen is busy now with vehical & pedestrian traffic.

3. The view from our building 2309 Adelaide St. E will be restricted & shaded.

4. The value of our condo-homes will be devalued.

5. Please use common sense and respect for our community and not continue with this silly idea.
Thank you.

Norman Monick

If you wish to hand in at a later date, please send in by July 8th to:

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall)

COMMENT SHEET

243
~~257~~

financial
- Insure the City will (in writing) assure responsibility for future ~~and~~ sewer problems that may develop from new developments
- Obtain complete report from engineers ~~and~~ regarding infrastructure report with reference to new proposed construction

Increased flow into system.

If you wish to hand in at a later date, please send in by July 8th to:

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PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)
COMMENT SHEET

*I am opposed to the high rise across
the street.*

*There will be excessive traffic,
congestion and noise.*

*Doris Wiebe,
2309 Adelaide St.*

If you wish to hand in at a later date, please send in by July 8th to:

Brent McAdam, Planner

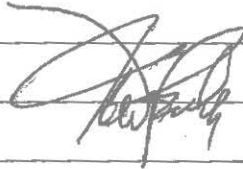
Planning and Development Division, City of Saskatoon, 222 3rd Avenue North, S7J 0K5

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PUBLIC INFORMATION MEETING 2325 Preston Avenue South (Market Mall) COMMENT SHEET

The City is going to do what they please, more taxes, more money for them. However there will be more traffic, what about the street as the City hasn't attended to them as of water holes in front of our building, ice patches in the winter unsafe to walk on. What is going to happen with more traffic? As the City according to Jerry Conne they do not have enough money to make proper repairs only as a bandaide. Note this is a safety issue ice patches on the sidewalk. More traffic worse conditions. What is going to happen to our family dwelling? What will happen with our sewer, as we in Chalet Gardens in Building C have had problems with the sewer backing up and the City has not looked after it, as of my knowledge it is in legal hands, what is the City going to do? as a bigger building, more suites, what is the situation? Look after the building and problems that we have, note this is a safety issue, street, sewer and ice on sidewalk. What will happen to the value of our property?



If you wish to hand in at a later date, please send in by July 8th to:
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Sheet #1

PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)

COMMENT SHEET

- ① During this meeting, the term "in-fill" was used several times. My view is the use of this term is deceptive. Whereas the term has been used to build on much smaller sites, the area under discussion has been chosen for a large commercial development.
- ② There are two concerns about pedestrian and vehicular traffic: (a) during construction and (b) post-construction.
- (a) With such a limited thoroughfare (i.e. Adelaide and McEown) to get to the building sites, large construction vehicles, (cranes, ^{dump trucks,} cement trucks, pre-fab units, etc) will punish both the roadways - not meant for large volume heavy traffic and the residents on Adelaide and McEown. Restricted resident movement, dirt + mud from excavation, restricted bus lines, restriction of high school student vehicular and pedestrian traffic mitigates against such a large construction site.
- (b) Post construction traffic in the area will have three exit routes to larger roads - south + north of Adelaide on McEown, and westward on Adelaide to Preston. Lights at Preston and Adelaide are useful during peak use time, but for much of the day would simply mean sitting idling the car.

If you wish to hand in at a later date, please send in by July 8th to:

Brent McAdam, Planner

Planning and Development Division, City of Saskatoon, 222 3rd Avenue North, S7J 0K5
 PH: (306) 986-0902 | FAX: (306) 975-7712 | EMAIL: brent.mcadam@saskatoon.ca

(over)
 on
 Sheet #2

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Sheet 2.

PUBLIC INFORMATION MEETING
2325 Preston Avenue South (Market Mall)

COMMENT SHEET

without much traffic to control. The addition of several hundred new carsⁱⁿ traffic will make the use of these streets frustrating and intolerable.

③ We would like to have an engineer's study to ascertain the method by which piles are inserted in the ground to support such a mammoth structure. Drilling piles might be less excruciating than the pounding down of piles. We want to know about studies done regarding the effect of pounding piles on other buildings close by.

④ I recognize that the spin-off of having 700-1000 new residents so close to Market Mall means an increase in customers and a few new services in the Mall. However, if the developers are more interested in increasing their profit base rather than serving local customers in a holistic sense, I believe the city should not ^{support} ~~support~~ a few out-of-province owners over the thousands of seniors living now in the area.

Briden & Lail Zink

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Saskatoon, July 4, 2016

Brent McAdam, Planner
Planning and Development Division,
City of Saskatoon
222 3rd Avenue North,
Saskatoon, SK S7J 0K5
brent.mcadam@saskatoon.ca
CC: mairin.loewen@saskatoon.ca

**Re: Proposed Rezoning and Discretionary Use
2325 Preston Avenue South (Market Mall)**

As an owner/occupant of unit #902, 2221 Adelaide Street E, the Fremai Tower (the southeast corner), I attended the June 28, 2016 information meeting about the planned construction of multiple-unit dwellings on the Market Mall parking lot across the street from me. This was an evening meeting during the summer, which would prevent vacationing residents and interested seniors - who often hesitate to go out in the evening - from attending the meeting. I would hope that another meeting could be scheduled for an afternoon meeting early in the fall to accommodate these area residents.

I purchased my unit under construction in 2004 and was one of the first occupants to move in upon completion. I chose this location over the Liberty development to the north of me because I did not relish the thought of several years of construction around me. I appreciated the easy access to the Market Mall as I realized that I would need to be within "walker distance" of services before long. I will be 84 years old at my next birthday and had hoped to be able to live out my life in this unit, which together with its parking stall and storage facility is very convenient for coping with my mobility issues. It is therefore disappointing to realize that now, after 11 years, I could still be exposed to multiple years of construction and inconvenience.

The area around the Market Mall shopping centre has numerous multi-unit buildings, be that apartments, condominiums or assisted living, causing it to be a densely populated area. In addition, there are two high schools and a hockey rink within a block's distance. The street parking and traffic are at times so heavy that motorized access from and to our driveways can be slow and down-right dangerous. Pedestrian traffic, as well, is heavy, with seniors and high school students crossing randomly, regardless of pedestrian crossings with lights. Furthermore, access to and crossing Preston Avenue from Adelaide Street is sometimes out of the question. Traffic is backed up from the Stonebridge overpass to 8th street. Most of us end up having to cross at the light on Louise Street, even for a right-hand turn into Preston.

The application by Fishman Holdings North America Inc, the owners of the Market Mall, for construction of 450 multiple-unit dwellings seems to me to be excessive. I simply

cannot visualize almost 1000 – one thousand - extra neighbours across the street. What will that do to the already existing high density and congestion around the Market Mall? Was the infrastructure in the area planned for this kind of population expansion? The streets are packed with parked cars during the day already, and the lack of surface parking for the mall will no doubt add to the frustration of those who regularly park on the lot in question when they do their business in the mall.

The Gamma-Dynacare Medical Laboratory has just moved into the Mall. Having used the facility formerly at 8th Street Co-op, I have enjoyed the quick and easy parking; I understand that clients now will have to park underground and make their way to the ground floor laboratory. Considering the client base – many elderly with mobility problems like myself – will have difficulty with that. I also understand that many women are fearful of underground parking

At the meeting, the architect made much of the illusion of trees in the design. Well, it will continue to be an illusion, as I didn't see plans for a single REAL tree planted within the complex as part of any landscaping.

I appreciated the City representatives' information about the requirements needed for this project to go ahead and that City Council in has the end approval of the project. I hope that the Planning and Development Division sees the drawbacks and problems with this project. I also hope that City Council will have the courage and the good sense to decline such a massive project in such a small area.

If the project must go ahead, I would be concerned about the resale value and ability of my unit in the Fremai Tower when that time comes. But most of all, I am concerned about the number of people who will increase the density of the area and of the traffic safety and personal security problems that it will bring.

Sincerely,

Inger J. Anderson

Inger J. Anderson, PhD
902-2221 Adelaide Street E, S7J 5L9
Tel: 306-343-5844
itanderson@sasktel.net

McAdam, Brent (CY - Planning & Development)

From: Susan Marles <masusan.marles@gmail.com>
Sent: Tuesday, July 05, 2016 11:24 AM
To: McAdam, Brent (CY - Planning & Development)
Cc: Loewen, Mairin (City Councillor)
Subject: [SPAM] - Planning development at Market Mall - Found word(s) score in the Text body

Hello,

My husband and I live near Market Mall and we are not in favour of this zoning amendment to allow an eight- or nine-story condo unit on the northeast section of the mall. We hope that council will reject the proposal to alter the zoning in terms of the present development plans by the mall owners. In this way they will have to rethink the development and embrace modern concepts instead of this untenable, old-fashioned approach.

Our objections pertain to the impact on the neighbourhoods around the area:

1) Parking:

- Despite efforts to accommodate cars with an extensive underground parkade, history shows us that this is not satisfactory.

The mall serves a large senior population that avoids this inconvenient structure. It is difficult for many seniors to manoeuvre a vehicle in the parkade and to then proceed from the parking spot to the elevators to the mall level. Suggestions that designated stalls will be provided to accommodate folks with mobility issues are irrelevant because so many people do not qualify for such permits and the number of stalls really needed are too numerous to serve their purpose of accessibility.

- In addition to the mobility issue, underground parking facilities are so poorly lit and unsupervised that safety issues, both perceived and substantiated, that shoppers mainly seek street parking in preference. Consequently, the outdoor areas experience crowding beyond just peak times like weekends and Christmas.

2) Transit:

- This has been handled in the most appalling way through out the whole time we've lived here (30-years). We need a core service that's effective without stealing from the outer suburbs. The current bus routes do not carry people in and out of the Preston Avenue/Louise areas well enough to manage an additional load from 450 more housing units. The volumes of traffic flowing down Preston to the South Circle and Stonebridge have already exacerbated the traffic situation. Did any planner/city hall supervisor think to ask the bus drivers for input? They are always on the firing line when it comes to coping with the routes. It is imperative to have the transit in place ahead of mall development.

- Jane Jacobs remarked how important it is in urban renewal to maintain open space and walkability (for example, I like this as a resource to score walking in my neighbourhood, <<http://janeswalk.org/information/resources/walkability/>>). I do not see the approaches to the mall area from the west side as at all walk able --- the market mall area needs a really modern approach by city planners. Specifically, crossing Preston Avenue or Taylor Street is tremendously hazardous to cyclists and pedestrians for all the neighbourhoods south of 8th Street and east of Cumberland. High volumes of speeding vehicles and disregard of less mobile seniors on crosswalks requires more traffic controls than now exist. Installation of traffic lights must go forward at Adelaide and Preston before anything else is initiated.

2) The proposed structure (to add 450 housing units) is an unsightly block of concrete. This proposed design could create other problems:

- The senior residences to the north of the mall were built with fairly reasonable "airspace" in the land facing these buildings. Adding a block of concrete as a housing structure on the relatively low-rise mall will close in these pre-existing condos and cut off the light and views of trees that are presently visible to the owners in these

residences over the top of the mall.

- It would appear that the developer has not considered how the proposed condo building will create a canyon of concrete along Adelaide, in other words the wind tunnel effect. A lower rise building, using modern structural engineering modifications to counter problems of this nature does not appear to have been considered.
- Aesthetics: the multi-story proposal is not innovative and incorporating elm trees was a completely ignorant proposal. While trees will certainly be lovely and soften the mall exterior, please get expert opinion on suitable species.
- In Saskatoon, one of our biggest difficulties to cope with in winter is the wind and low temperatures. No trees and little open space all create wind tunnels, packed drifts and much colder temperatures than in a sunnier, open space. It is very cheerless to have to walk in these streets when the sun is so low on the horizon. Ice is going to be a persistent hazard.

We understand that the Mall owners want and need to turn a profit. However, we believe they should do so without further impacting the exterior environment of the area. One profitable approach that was not mentioned publicly (as far as we can determine) was construction of a second floor to the mall. This would be a modest increase in building elevation. It would increase the retail space and allow for a modernization of the entire mall facilities, including state of the art building heating and venting to attract upscale restaurant kitchens.

While city planning does not necessarily concern itself with business decisions of this nature, it is certainly in the interests of all Saskatoon that our core retail spaces remain vital and are not sucked dry by outer suburb developments. By denying the current zoning application, you will be encouraging much more thoughtful design and business decisions from the current owners. My impression was one of very old-school thinking. Yet the city should stop that approach lest we are saddled with concepts that were out of date 30 years ago.

Sincerely,
M. A. Susan Marles, Ph. D., P. Ag.

McAdam, Brent (CY - Planning & Development)

From: Bill Salloum <bill.salloum@ymail.com>
Sent: Wednesday, June 29, 2016 10:04 AM
To: McAdam, Brent (CY - Planning & Development)
Cc: Loewen, Mairin (City Councillor)
Subject: [SPAM] - Market Mall - Email has different SMTP TO: and MIME TO: fields in the email addresses

Hello Brent,

Thank you to you and your colleagues for the public meeting at Nutana Park Mennonite Church last night. I have difficulty getting up to speak in front of others at such meetings but still wanted to offer some input, so will do so from the safety of my keyboard.

I would simply like to say that I am greatly encouraged by this proposal, as well as the information brought forward by the GM of the mall.

I live on Jarvis Drive, just a few minutes walk from the mall. My family and I are at the mall almost every day for one reason or another. We have been watching the deterioration of the mall with great concern over the last few years. The departure of Zellers without a suitable replacement and the large retail developments in Stonebridge have shifted momentum south of Circle Drive. The opening of Sobeys and Shoppers in Stonebridge just down the road had made us very concerned about whether Safeway and Shoppers would be around much longer in Market Mall. I have personally been wondering if part of the mall would be torn down in order to begin converting the area to housing with perhaps some light retail, like a neighbourhood strip mall or some such thing. This would be an inconvenience and disappointment for us, but a great concern for the seniors' village which has developed in the immediate area.

The news about upcoming expansion of Safeway, remodeling of Shoppers and other areas, new services in the old Zellers area, and this condo proposal must therefore be seen in this context. It is both a tremendous relief and a great encouragement.

While there will certainly be traffic and infrastructure issues to deal with, what I am primarily seeing is a developer which believes in the future of this area and is backing it up with a major investment. I am seeing major retailers like Safeway and Shoppers doing the same. I am seeing an influx of a diverse group of people onto the very block which contains shopping, services and a BRT station. I am seeing hope for the mall, for meaningful retail and other services well into the future.

I've lived in Ottawa, Toronto and Edmonton, which all have some form of rapid transit. What I have noticed is how re-development tends to concentrate around subway/RT stations. Market Mall was the first indoor mall in Saskatoon. Now, 50 years later, it feels like it is also part of another first, i.e. our first RT infill development. Whether that's the developer's intent or not, that's what I'm seeing, and I think it's pretty cool.

I am completely in favour of this development. My hope is that the city will quickly accommodate it not only with approval of rezoning and this discretionary use, but also by putting up lights at Adelaide St, improving traffic flow and capacity along Preston Ave, and opening the BRT line down Preston Ave on a priority basis. Preston Ave redevelopment has been planned and delayed far too long already. It's time to get on with it. This condo and mall development should be used to move

Preston's redevelopment plan up the city's priority list. That's the only real concern I have. Other than that, I am very excited by this project.

Thanks very much,
Bill Salloum
2513 Jarvis Drive

McAdam, Brent (CY - Planning & Development)

From: Loewen, Mairin (City Councillor)
Sent: Wednesday, June 29, 2016 3:46 PM
To: McAdam, Brent (CY - Planning & Development)
Subject: FW: Proposed rezoning, Market Mall

Just forwarding as an FYI for your file

-----Original Message-----

From: Winona Senner [mailto:les.senner@sasktel.net]
Sent: June 29, 2016 3:26 PM
To: Loewen, Mairin (City Councillor)
Subject: Proposed rezoning, Market Mall

Mairin: Just several comments coming out of last night's meeting at NPMC on the proposed rezoning. There should be no rezoning or construction as proposed UNTIL the city has addressed the issues of sewer and traffic. Those issues need to be dealt with before the fact, not as afterthought.

As I am sure you know, this part of town has detours on every other block (only slight exaggeration) because sewer lines are falling apart. And with the opening of Stonebridge, as well as other developments on the fringes of the city, traffic along Preston, Taylor and Louise/Ruth has increased dramatically. Traffic controls have not kept up. The corner of Louise and Preston is unsafe for pedestrians and it is nearly impossible to make a safe left-hand turn. The bus driver who spoke last night of using Market Mall to make turns is not the only person doing so.

More broadly: I do not support the push by mayor and others to rapidly turn us into a city of half a million people. The infrastructure is not there to handle it. The infill which has been happening around the Boardway area and which is now expanding into other older areas is appalling in terms of design and how it fits into existing neighborhoods. Surely there are architects who can plan something other than cheaply built, ugly grey boxes which block light from neighboring properties.

Winona Senner

McAdam, Brent (CY - Planning & Development)

From: ----->peter neufeld
<pneufeld@yourlink.ca>
Sent: Friday, July 01, 2016 7:08 AM
To: McAdam, Brent (CY - Planning & Development)
Subject: condo proposal

Dear Brent,

We were in attendance at the meeting June 28, 2016. We heard all the speakers propose the new development on the northeast corner of Market Mall.

We recently purchased a condo in Chalet Gardens on the second floor southeast corner and as we have been arranging for updates have been getting to know the residents. We also have experienced the heavy traffic present at the corner with all the other people who live there. There is also a lot of students driving Holy Cross High School and they tend to line the streets and are present from early a.m. till 4:00. This is also the time that seniors who are owners at the condos wish to get out with their vehicle to go to appointments with Drs. or go shopping to other parts of the city.

We are also aware of two sewer backups that have occurred in the last year. One of them was averted by a quick thinking tenant but the other one caused considerable damage in the third phase condo of Chalet Gardens. We question whether anyone has considered the infrastructure of the neighbourhood and the possibility of whether it will withstand the pressure of approximately 1000 more residents.

The corner is already overpopulated and you want to squeeze in more residents to clutter it up more. We don't think it is a wise decision.

Please reconsider this rezoning and put it to rest!!!

Sincerely,

Peter and Marilyn Neufeld
#220, 2301 Chalet Gardens

August 2, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rezoning – From B4 to B4A – 2325 Preston Avenue South
(Market Mall) [File No. CK. 4351-016-011 and PL 4350-Z2/16]**

The Municipal Planning Commission, at its meeting held on July 26, 2016, considered a report of the General Manager, Community Services Department, dated July 26, 2016, on the above.

The Commission supports the following recommendation of the Community Services Department:

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 2325 Preston Avenue South, as outlined in this report, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

BRIDGES, FRIDAY, JULY 29, 2016 and
THE STARPHOENIX, SATURDAY, JULY 30, 2016

ZONING NOTICE
NUTANA SUBURBAN CENTRE

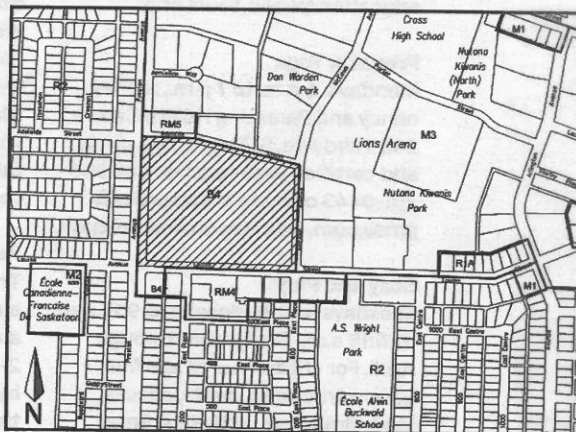
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9393

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding 2325 Preston Avenue South, which is the location of the Market Mall shopping centre. The rezoning is being requested by Fishman Holdings North America Inc., owner of the property.


By way of Bylaw No. 9393, The Zoning Amendment Bylaw, 2016 (No. 16), the subject property is proposed to be rezoned from B4 – Arterial and Suburban Commercial District to B4A – Special Suburban Centre and Arterial Commercial District.

LEGAL DESCRIPTION – Parcel A, Plan No. 90S04043

REASON FOR THE AMENDMENT – The rezoning is being requested to enable multiple-unit residential development on the property in conjunction with the existing shopping centre. While the current B4 zoning does not provide for residential development of any kind, the B4A zoning does provide for residential development as a discretionary use, requiring City Council approval. A concurrent Discretionary Use Application for a residential development with approximately 450 dwelling units will be considered by City Council if this rezoning application is approved.



PROPOSED ZONING AMENDMENT

 From B4 to B4A

File No. RZ02-2016

The proposed rezoning supports the objectives of the Official Community Plan Bylaw No. 8769 to incorporate a range of uses and densities within suburban centres, as well as the Growth Plan to Half a Million, which calls for increased densities along principal corridors and in key nodes.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-986-0902 (Brent McAdam)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Thursday, August 18, 2016 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall,
222 Third Avenue North, Saskatoon, SK, S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Thursday, August 18, 2016** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

From: Murray Gjosund <mdgjosund@sasktel.net>
Sent: Wednesday, August 03, 2016 9:08 AM
To: Web E-mail - City Clerks
Subject: market mall condos

Importance: Low

This letter is about the mega condo project at Market Mall. We are concerned about the very high volume of traffic from 440 additional units in a very small area plus the already 302 senior condo units already in a one block area plus Extencicare and Preston Park one and two. The exit of the new condos will be exiting onto Adelaide Street which is our street which will make it very congested and make it very unsafe for our seniors because of the volume and speed of traffic. With the number of parking stalls lost due to the new development the mall patrons will be forced to park on the street, the visitors to the existing condos will have no place to park. Is the infrastructure (water and sewer) capable of handling 440 more units? Will the developer be responsible if it is not? Which I highly doubt once the project is complete, it seems it's always left up to the tax payer's to pay for the problems they create. This will kill our existing property values. One more question, is the developer getting a 5 year tax break? Concerned condo owners of the Fremai Condo at 2213 Adelaide Street S7J0J6

Joe Calder

Donna Gjosund

From: Winona Senner <les.senner@sasktel.net>
Sent: Wednesday, August 03, 2016 8:09 PM
To: Web E-mail - City Clerks
Subject: rezoning of Market Mall

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

This is in regards to the development applications by Fishman Holdings North America Inc. to rezone the Market Mall area to allow for multiple-unit dwellings.

I attended the public information meeting on the proposed rezoning at Market Mall. I live on Blain Ave. I do not support the proposed rezoning.

With the opening of Stonebridge, the traffic on Preston has increased enormously. Traffic control on Preston has not kept up with increased traffic flow. Making a left turn at Preston and Louise is risky at best and the ex-bus driver who spoke at the public forum and who described using Market Mall as a way to avoid those left-hand turns, is not alone. If I am walking and have to cross at that intersection, it is far safer to walk half a block and jaywalk.

Adding a multi-unit complex can only add to the present traffic problem.

I have lived on Blain Ave. for 15 years and in that time have made detour after detour as the city digs up yet another sewer line. This summer as I made sometimes 2 detours between Blain Ave and 8th street, it would seem that the question of "adequate sewer capacity" might be open to further study.

The city has, in recent years, pushed "density" and "infill". They have not, however, pushed public transit which might allow for fewer cars on the streets of the high density neighbourhoods. A rapid transit bus service along 8th street may be a start but it is not going to help most of the city. I have not seen any bike routes planned in the Market Mall area.

The immediate Market Mall area is already "high density" with numerous condo and rental units. If I, and others like me, had wished to live in high density urban areas, we would not be living in Saskatoon. We would be living in Toronto.

I ask you to vote no on rezoning the Market Mall property.

Winona Senner
2504 Blain Ave.
Saskatoon, SK
S7J 2B6

4251-216-011

RECEIVED
AUG 06 2016
CITY CLERK'S OFFICE
SASKATOON

From: R CAREY <phylcarey@shaw.ca>
Sent: August 06, 2016 4:30 PM
To: Web E-mail - City Clerks
Subject: proposed rezoning

We, Robert Carey and Phyllis Carey, owners of 311-2305 Adelaide St E, ABSOLUTELY oppose the building of the multi use dwellings being considered being built at 2325 Preston Ave. (Market Mall parking lot). An additional 440 units would mean added traffic in the area as well as construction would be very disruptive. We purchased our condo approximately 2 years ago in this area because it is fully developed with no new construction expected. The roads (Preston Ave. and Arlington in particular) are in terrible shape with pot holes needing repair and more traffic would aggravate this even more. We just don't need more multiple dwellings in this area. Please do not approve this rezoning. Thank you.

4351-016-011

RECEIVED

AUG 07 2016

**CITY CLERK'S OFFICE
SASKATOON**

From: Patty Berthold <pbert@shaw.ca>
Sent: August 07, 2016 3:09 PM
To: Web E-mail - City Clerks
Subject: Market Mall Rezoning

This is in response to proposed rezoning and discretionary use applications made by Fishman Holdings North America Inc. for 2325 Preston Ave. South. Let it be known that as home owners, we vehemently OPPOSE to these applications at this time and in the future.

Murray and Patricia Berthold
211-2213 Adelaide St. East
Saskatoon, Sask. S7J 0J6

4351-016-011

RECEIVED

AUG 10 2016

**CITY CLERK'S OFFICE
SASKATOON**

From: Fremai Condo Corp <frcondocorp@gmail.com>
Sent: August 10, 2016 9:10 AM
To: Web E-mail - City Clerks
Subject: market mall condos

We recently sent a e-mail on this project at Market Mall but forgot to sign it. We recently held a board meeting and did a pole and no one in our condo complex is in favor of this project. We are very concerned about the very high volume of traffic from the additional 440 new units in a very small area. There are already 302 senior condo units already in a one block area, plus Extencicare and Preston Park one and two. The exit from the new condos will be exiting onto Adelaide Street which is our street which will make it very congested and make it very unsafe for our seniors because of the volume and speed of traffic. With the number of parking stalls lost due to the new development the mall patrons will be forced to park on the street, the visitors to the existing condos will have no place to park. Is the infrastructure (water and sewer) capable of handling 440 more units? Will the developer be responsible if it is not? We believe this project will decrease our property values. Is the developer getting a 5 year tax break? Once again we would like to say how much we are against this project, and speaking with condo owners beside us we have not found one person in favor of this project. We would like this to go to city council. We do not wish to speak at city council. Concerned owners of the Fremai Condo

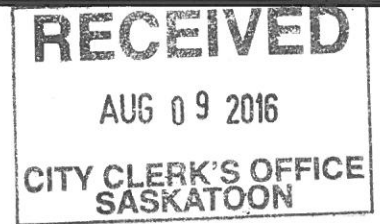
Joe Calder
President of Fremai Condo
2213-Adelaide Street
Saskatoon SK
306-374-0355

cc to councilor Mairin Lowen

--

Fremai Condominium Corporation

From: City Council
Sent: August 10, 2016 10:23 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Wednesday, August 10, 2016 - 10:23
 Submitted by anonymous user: 216.126.203.219
 Submitted values are:

Date: Wednesday, August 10, 2016
 To: His Worship the Mayor and Members of City Council
 First Name: Daryl & Carol
 Last Name: Nordick
 Address: 1104 - 2221 Adelaide St E
 City: Saskatoon
 Province: Saskatchewan
 Postal Code: S7J 5L9
 Email: nordick@sasktel.net
 Comments:

Re: Market Mall Proposed Rezoning and Proposed Discretionary Use Applications

We were excited to hear that there was a proposed condominium development for the Market Mall vicinity, and attended the public hearing. What we heard confirmed our strong support for this project. We have lived for 7 years in Fremai Tower, across the street from the proposed development, and have seen what we feel is a slow decline in the vitality of Market Mall Shopping Center. Empty spaces and an aging population are not conducive to growth. A mall lives or dies based both on the support and the number of customers.

The addition of 439 condo units is welcome. The thoughtful design maintains the surface parking and provides sufficient underground parking for the owners/tenants. The exterior is unique, and adds a touch of style to the neighbourhood.

Market Mall already has a high "Walkability" rating. We currently have an amazing array of services available in the mall or within a block. By increasing the population density of the immediate area, we can be encouraged that the city may be more willing to further develop the existing bus terminal with frequent connectors to the proposed 8th Street rapid bus service, increasing the walkability score, a win-win for all.

Urban sprawl is an issue. Services are more likely to locate in an area of higher population density. We currently enjoy our cosmopolitan lifestyle, utilizing many of the services across the street from us. We would be saddened if the mall were to close because of an aging and sparse population unable to sustain its services.

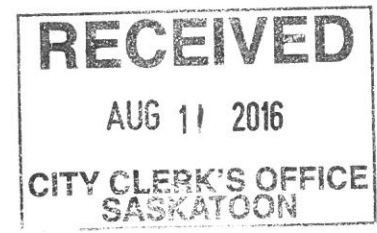
If City Council is confident that the infrastructure can support this project, or that any concerns with infrastructure can be addressed, we encourage Council to support this project. Further, we encourage the City of Saskatoon to develop within rather than spread outward, and welcome this opportunity to grow a healthier community at Market Mall.

Respectfully submitted by two (senior) citizens for positive growth.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/112240>

4351-016-011

From: City Council
Sent: August 11, 2016 8:08 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, August 11, 2016 - 08:08
Submitted by anonymous user: 207.164.152.162
Submitted values are:

Date: Thursday, August 11, 2016
To: His Worship the Mayor and Members of City Council
First Name: Bill
Last Name: Salloum
Address: 2513 Jarvis Drive
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 2T8
Email: bill.salloum@ymail.com
Comments:

This is with regards to the development applications by Fishman Holdings for 2325 Preston Avenue South (Market Mall), to be considered by City Council on August 18th. I do not wish to speak at the meeting but would like to offer the following comments as a citizen of the affected neighbourhood.

At a public information meeting on June 28th, I listened to presentations by the developer, city planning, and the general manager of the mall, as well as comments and concerns by many citizens in attendance.

I would simply like to say that I am greatly encouraged by this proposal, as well as the information brought forward by the GM of the mall.

I live on Jarvis Drive, just a few minutes walk from the mall. My family and I are at the mall almost every day for one reason or another. We have been watching the deterioration of the mall with great concern over the last few years. The departure of Zellers without a suitable replacement and the large retail developments in Stonebridge have shifted momentum away from this area to south of Circle Drive. The opening of Sobeys and Shoppers in Stonebridge just down the road had made us very concerned about whether Safeway and Shoppers would be around much longer in Market Mall. I have personally been wondering if part of the mall would be torn town in order to begin converting the area to housing with perhaps some light retail, like a neighbourhood strip mall or some such thing. This would be an inconvenience and disappointment for us, but a great concern for the seniors' village which has developed in the immediate area.

This proposal for rezoning and development - together with positive news from the mall manager regarding expansion of the Safeway, remodeling of Shoppers and repurposing of the former Zellers space - must therefore be seen in this context. It is both a tremendous relief and a great encouragement.

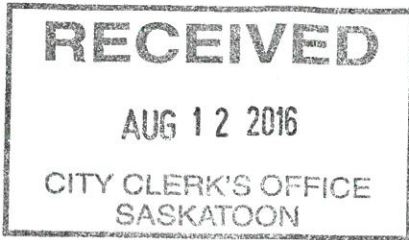
While there will certainly be traffic and infrastructure issues to deal with, what I am primarily seeing is a developer which believes in the future of this area and is willing to back it up with a major

investment. I am seeing major retailers like Safeway and Shoppers doing the same. I am seeing an influx of a diverse group of people onto the very block which contains shopping, services and a BRT station. I am seeing hope for the mall, for meaningful retail and other services well into the future.

I've lived in Ottawa, Toronto and Edmonton, which all have some form of rapid transit. What I have noticed is how re-development tends to concentrate around subway/RT stations. Market Mall was the first indoor mall in Saskatoon. Now, 50 years later, it feels like it is also part of another first, i.e. our first RT infill development. Whether that's the developer's intent or not, that's what I'm seeing, and I think it's pretty cool.

I am completely in favour of this development. My hope is that the city will quickly accommodate it not only with approval of rezoning and this discretionary use, but also by putting up lights at Adelaide St, improving traffic flow and capacity along Preston Ave, and opening the BRT line down Preston Ave on a priority basis. Preston Ave redevelopment has been planned and delayed far too long already. It's time to get on with it. This condo and mall development should be used to move Preston's redevelopment plan up the city's priority list. That's the only real concern I have. Other than that, I am very excited by this project.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/112538>



August 9, 2016

Mrs. Anne Matkowski
106 Armistice Way, #407
Saskatoon, Sk.
S7L 2H4

City Clerk, City Hall
Saskatoon, Sask.
S7K 0J5

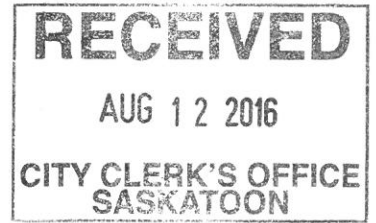
Dear Sir/Madam:

This letter is in regards to the proposed condo dwelling to be erected at the Market Mall parking area. We are greatly opposed to such a venture as it is hard enough to find a parking spot surrounding the mall, never mind erecting this monstrous building or buildings. We are already condo crazy and condo packed in the Market Mall area and I certainly do hope that council too will see that and not allow any more condos in this area. Already people are having a hard time to sell as condos are over built. I trust that council in their knowledge will too see and understand that vision as well.

Sincerely,
Anne Matkowski

From: De Long Ancient Mystery School <mysteryschool@sasktel.net>
Sent: August 12, 2016 10:11 AM
To: Web E-mail - City Clerks
Subject: Rezoning Application for Market Mall!

Importance: High



To Whom It May Concern:

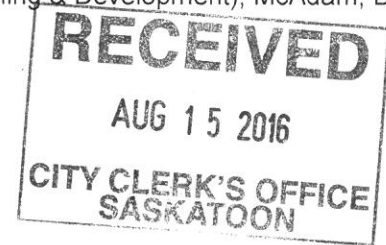
Regarding the proposed rezoning of Market Mall – We would like to make our objections known. They are as follows:

- The high density of the existing area when you consider Preston Park I & II, Extencicare, Chalet Gardens, Fremai, McEwen & McDonald Towers, Scott & Forget Towers, as well as 2 High Schools and all the other smaller apartments & homes around the Mall.
- The people in the high rises surrounding the Mall are all seniors in varying states of mobility. We have everything from fully functioning to those at Extencicare that require 24 hour care. All these people need access to the Mall by foot. The increase in traffic with the 2 proposed High Rises w/ 444 new apartments is to say the least – excessive.
- The increase in traffic and the access to the Mall during the building phase will be excessive. There will be cranes, earthmovers, any all the other giant machinery blocking access to not only the people who live across from the mall, but for emergency vehicles that are called to that area quite often due to the age of the population and Extencicare.
- The noise and dirt pollution during the build will make life unbearable for all the residents bordering that side of the mall as they are there all the time. Its not like they have jobs to go to escape the noise. They are all retired and have earned the right to a peaceful retirement.
- The proposed build time is 2 years. That is highly unlikely as most buildings of this size take a lot longer. It would probably be closer to 3 to 4 years. We feel the disruption of peoples lives for that long is unacceptable.
- And lastly – we don't feel the city really needs 444 new apartments when the vacancy rate is this high.

Thank you for your time,

Carol & Doug De Long
#502 – 2311 McEown Ave.
Saskatoon, SK
306-668-2099

From: Ted Hainworth <thainworth@gmail.com>
Sent: August 13, 2016 11:05 AM
To: Web E-mail - City Clerks; McLaren, Daniel (CY - Planning & Development); McAdam, Brent (CY - Planning & Development)
Subject: Fishman Holdings rezoning application



REGARDING:

Proposed Rezoning and Discretionary Use Applications
by Fishman Holdings North America Inc.

To Whom it may concern:

We are writing in support of the initiative by Fishman Holdings to obtain rezoning and develop the Market Mall property in Saskatoon.

As residents of adjacent Chalet Gardens, we are very happy to see much-needed fresh activity in Market Mall. We believe it will give the neighborhood a boost and will have the longterm effect of saving a stagnating Market Mall.

The prospects for Market Mall, as outlined in the public meeting this summer, are exciting for an old shopping centre that has lost much of its shine after 50 years.

Face it, Market Mall is in desperate need of new blood, and this promises to be provided by the residents of the proposed condominium tower, who will in all probability be young, professional and economic and social contributors to the neighbourhood.

Yes, there will be initial pain in the construction phase, but you can't make an omelette without breaking an egg.

And yes, there will doubtless be infrastructure issues for the City to solve.

One issue we would like to address in this letter is traffic, specifically parking:

Our concern at this time -- and has been for years -- is on-street parking.

And this issue will only be exacerbated by the addition of 440 new dwelling units.

The problem extends from Preston Avenue through to Adelaide Street, McEown Avenue and Louise Street, and is complicated by increased Preston Avenue traffic to and from Stonebridge neighbourhood.

In our humble view, there shouldn't be any parking on Preston Avenue at all.

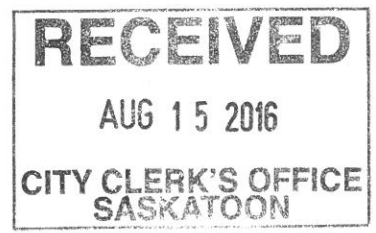
Similarly, on-street parking is a continuing issue on McEown Avenue from Taylor to Louise Street because of pressure from the school and arena, and a natural curve in the street that makes navigation difficult for buses, especially in the winter.

Speaking of buses, we were pleased to hear plans expressed at the public meeting for improved transit services. It is to be hoped that this car-dependant city will embrace a more friendly -- and frequent -- bus system. Perhaps, if buses ran every 10 minutes on major routes, we would be encouraged to leave our cars at home.

Respectfully yours
Lorraine and Ted Hainworth
Suite 333 - 2301 Adelaide Street East, S7J0J6

--
Ted and Lorraine Hainworth

From: City Council
Sent: August 14, 2016 5:44 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



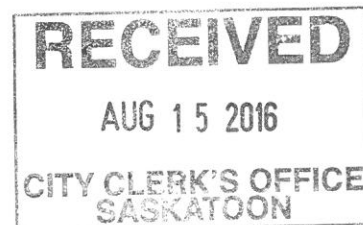
Submitted on Sunday, August 14, 2016 - 17:44
Submitted by anonymous user: 174.2.242.178
Submitted values are:

Date: Sunday, August 14, 2016
To: His Worship the Mayor and Members of City Council
First Name: Doreen
Last Name: Wilson
Address: 44 Hoeschen Crescent
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 2T1
Email: doreen.wilson@shaw.ca

Comments: I am writing in regards to the expansion slated in Market Mall, which will accommodate 444 residents & four floors of parking. As it is now we are struggling with the overload of traffic that comes from the Stonebridge area which Preston Avenue cannot accommodate now! Five years ago we were promised signal lights at Preston & Adelaide, to date we have seen nothing, and you take your life in your hands to enter onto Preston Ave., off Adelaide Street as it is now! If the above is built, how is Preston Ave., and all connecting streets & avenues going to handle the excess traffic when it isn't doing so now? Yes, Market Mall, (the Senior's Mall) accommodates all the seniors that live around here, and there are a lot, & I presume that the above is mainly being built for seniors! As you know, Stonebridge was poorly designed, not having proper roads built for entering & exiting the area, therefore, for that purpose, streets that are being used now were not built to handle the traffic that is now on them, so how in the world are they going to handle more? I can also see side streets that are quiet now, will also be getting away more traffic, and in these neighbourhoods, people that chose these quiet streets will want it to remain that way! Take a serious look at this situation!

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/112835>

Inger J. Anderson
 #902-2221 Adelaide Street E (Fremai Tower)
 Saskatoon, S7J 5L9
 Tel: 306-343-5844 itanderson@sasktel.net



August 15, 2016

His Worship the Mayor and Members of Saskatoon City Council
 C/o City Clerk's Office

**Re: Proposed Rezoning and Discretionary Use
 2325 Preston Avenue South (Market Mall)**

I am the owner/occupant of unit #902, 2221 Adelaide Street East, the Fremai Tower, and have lived here since it opened in August 2005. I chose this location because of decreasing mobility and the easy access to the Market Mall Shopping Centre; after three joint replacements I realized that before long I would need to be within "walker distance" of the goods and services the businesses there provided. In addition, it was an attractive and safe neighbourhood, planned, designed and developed for senior living with services within walking distance. The proposed rezoning and development concern me as I chose this location over the Liberty development to the north of me because I did not relish the thought of several years of construction. It is therefore disappointing to realize that now, 11 years later, I could still be facing multiple years of construction and inconvenience.

My primary concern with the proposed development is the number of people who will be living in a rather small area. The application by Fishman Holdings North America Inc, the owners of the Market Mall, for rezoning and construction of multiple-unit dwellings on the northeast parking lot seems to me to be excessive. With a projected 440 – 450 unit in the three proposed towers there could be close to one thousand additional people living there. What will that do to the already existing high density and congestion around the Market Mall? It will certainly change the character of the neighbourhood.

The area around the Market Mall shopping centre has a number of multi-unit buildings; there are numerous assisted- or enhanced living units, several condominiums, apartments and social housing as well as nursing homes on the corner of Preston Avenue and on McEowen Avenue. Additional seniors' residences, assisted living complexes and nursing homes line Louise Street. With the abundance of unsold condominium units in a weak, buyers real estate market is this proposed kind of "infill" really necessary? Is the city's infrastructure capable of accommodating that number of additional residents? I understand that the Chalet Garden Condominiums on the corner of Adelaide Street and McEowen Avenue have experienced several sewer back-ups, which is not a healthy sign.

Another concern is the traffic situation in the area. In addition to the residential housing, there are two high schools and a hockey rink as well as three baseball diamonds and two soccer pitches within a block's distance. All these facilities bring automobile traffic to the area. Both sides of the streets are lined with parked cars around the entire block, and traffic is at times so heavy that access to and from our driveways can be downright dangerous. Furthermore, left turn onto, and crossing Preston Avenue from Adelaide Street is most times out of the question; to do so we have to cross at the light on Louise Street, even for a right-hand turn onto Preston. Traffic is at times backed up from the Stonebridge overpass to 8th Street, which causes impatient motorists to use Adelaide Street and McEowen

Avenue as well as Louise Street and Arlington Avenue as “shortcuts” to Taylor Street and beyond. And this traffic is in a hurry! With the proposed 776 parking stalls on four levels of underground parking in the suggested development traffic in the area will likely more than double, not to mention the added traffic and parking by the construction crews and equipment.

I understand that the plan is for rapid transit to transport passengers from the bus mall to the downtown area and back. But numerous passengers will have driven from their homes to the bus mall to do so, filling our streets with their parked, waiting cars. And not all residents in the development in question are going to have workplaces where transit is convenient. The car will win out over long and inconvenient transit.

The parking lots on Preston Avenue and Louise Street are always full, so the loss of surface parking will be an inconvenience for those customers who come from a distance to patronize the businesses in the mall, especially those who will use the Gamma-Dynacare Medical Laboratory that has just relocated to Market Mall. Pedestrian traffic is heavy, with seniors and high school students crossing randomly, regardless of pedestrian crossings with lights. Walkers, scooters and motorized wheelchairs are necessary aids for the mobility challenged. The Extendicare nursing home has a steady stream of staff and visitors and wheel-chair patients on assisted outings. The apartment residents in McDonald and McEowen Towers as well as the Louise Street towers are frequent visitors to the Mall. And are all these people expected to shop and eat at the Mall? There would not be enough room for walking between the stores. Can e.g. Safeway – even if expanded – manage this kind of influx? More likely, they will get their cars out from the four levels of underground parking and drive to Stonebridge to shop and to Downtown or Riversdale to dine at the many new and upscale restaurants.

With the increased density and added traffic come opportunities for crimes and criminals. Fremai Tower’s mailboxes were recently broken into and emptied. Just this weekend there was an incident at the Market Mall.

I would be concerned about the resale possibility and value of my unit in the Fremai Tower when that time comes. But most of all, I am concerned about the number of people who will increase the residential density of the area and of the issue of traffic safety and personal security problems that it will bring.

At the June 28, 2016 information meeting I appreciated the City representatives’ information about the requirements needed for this project to go ahead and that City Council has the end approval of the project. I hope that the Planning and Development Division has seen the drawbacks and problems with this project. Considering the civic elections scheduled for October 2016 this is the tail end of this Council’s mandate. I believe it would be prudent to table this application for rezoning and discretionary use – i.e. condominium development - until a new City Council is elected and constituted. This will provide some time for a thorough examination of the pros and cons of the proposed rezoning and development and its total effect of the character of the neighbourhood. I hope this City Council will have the good sense and courage to decline rezoning for such a massive project in such a small area.

Sincerely,
Inger J. Anderson

RECEIVED

AUG 15 2016

CITY CLERK'S OFFICE
SASKATOON

Aug 8, 2016

City planning & development,
City of Saskatoon, Sask.

In regard to your letter dated
July 27, 2016:-

I do not approve of rezoning
the property in conjunction
with the market mall into
residential use.

I had stated in my previous
letter that there would be
too much traffic, noise, and
congestion.

My apartment faces McEown,
and as it is, there is constant
traffic, eg. the city bus,
transport trucks such as Safeway
Coco Cola etc, the city maintenance
equipment roaring and rattling,
plus regular vehicles.

Holy Cross is located on McEown
and when school term is in
progress there is a continuous

flow of vehicles ripping up and down McEown.

Preston is not any better for traffic, in fact there should be traffic lights on Preston and Adelaide.

When Walter Murray school is in session it's impossible to cross the intersection.

We do not need 440 residential units across the street from us

I do not wish to attend the city council meeting on August 18.

Regards,

Norin Wiese
Apt. 244,
2309 Adelaide St. E.,
Parkaton, Sask
S7K 3J5.

From: Susan Marles <masusan.marles@gmail.com>
Sent: Tuesday, August 16, 2016 4:07 PM
To: Web E-mail - City Clerks
Subject: submission for public hearing, 18 August 2016
Attachments: Submission to Fishman public hearing Aug 18.pdf

Please see the attached document.

This is a submission for the public hearing into the applications by Fishman Holdings Inc for rezoning and a change in discretionary use of the existing shopping centre, Market Mall.

On our behalf, please present the attached document to the mayor and city council in time to be considered at the public hearings.

Thank you.

Dr. M.A.S. and Mr. E.W. Marles
15, Murphy Crescent, Saskatoon, SK

To: His Worship the Mayor and Members of City Council

RE: Application #1 proposed rezoning and #2, change in discretionary use of property at 2325 Preston Ave. South by Fishman Holdings North America Inc.

Submission Date: August 15, 2016

We live in Nutana Park (Ward 7) and submit this written document because we are unable to attend the August 18th 2016 public hearing. In this document, we outline several objections to the zoning amendments that would allow a multiple-unit dwelling on the northeast section of Market Mall (2325 Preston Avenue):

- A Proposed housing unit is an unsightly high-density increase that adds no aesthetic neighbourhood improvements,
- B Increased vehicle use will exacerbate parking and congestion in high-volume traffic zones (Preston and Louise Avenues plus feeder streets, Arlington, Cumberland, Taylor and Ruth),
- C Additional burden on an inadequately-serviced public transit hub,
- D No attention to residents' access/walkability both during construction, and after completion.

During the June 28th meeting, there were no data presented to support the applicant's assertion that 400+ condo units will not negatively impact the immediate residential neighbourhoods. We perceive that several key questions were not satisfactorily addressed – Fishman Holdings did not demonstrate insightful planning nor any commitment to community enhancement to ameliorate their high-density proposal.

Overview of affected Neighbourhoods:

Vicinities in the Market Mall catchment area have the following characteristics*:

- educated, employed population of more than 14,000^{1a},
- median after-tax income is ~\$36,918^{1b},
- majority of residents own their homes, made up of low density dwellings
- residents tend to drive personal vehicles rather than walk, cycle or use public transit,
- ~24% of the population is aged 55 and over.

*see appendix for sources of data

Key questions in which analyses were never presented at the June 28th meeting:

- (1) What demographic is expected to arrive by vehicle versus public transport or walking/cycling?
- (2) What measures has Fishman Holdings proposed to ameliorate increased parking and traffic in the feeder streets?
- (3) How can the potential housing style (presently, a decorated concrete block) enhance the appearance of the mall area?
- (4) Where are the data to show that the proposed amendments are feasible in terms of city services (transit, water, sewer)?

A. Habitat Modification and Aesthetics

The proposed structure (to add 400+ housing units) is an unimaginative, unsightly block of concrete.

There are much better guidelines in other municipalities^{2a}. A commissioned study on mid-rise buildings, with the preservation of the character of the area, demonstrated that innovative design preserves neighbourhoods, both in the appearance and the feel of the location^{2a}.

While legislating taste is difficult, the applicant's proposed design for Market Mall housing could easily create other problems. City planning guidelines should enforce a large setback with an expansive buffer zone of open space, especially considering that the area to the north of Market Mall is overwhelmingly a series of large blocks of multi-story housing. In addition,

- (i) Residences to the north of the mall were built with fairly reasonable sightlines to the south of these buildings. Adding a multi-story block of concrete on the relatively low-rise mall will close in these pre-existing residences, cutting off the light and views of trees and sky that are presently visible to the owners over the top of the mall.
- (ii) The proposed multi-story condo building will create a canyon of concrete along Adelaide which can develop a wind tunnel effect, unpleasant for both tree/shrub survival and pedestrians. It is very cheerless to have to walk in these streets in wintertime when the sun is so low on the horizon. Ice is going to be a persistent hazard.

- (iii) Incorporating elm trees (as suggested by the architect) was unsuitable – trees and shrubs will certainly soften the building exterior; expert opinion on appropriate species is mandatory.
- (iv) Adding some exterior surface decoration to a building does not facilitate an attractive development. Besides gardens, shrubs and green-spaces, amenities to serve customers in sunny or screened seating areas is an inviting, people-friendly environment.

We understand that the Mall owners need to turn a profit. However, we believe they should do so without further impacting the exterior environment of the area. One profitable approach that was not mentioned publicly (as far as we can determine) was construction of a second floor to the mall. This would be a modest increase in building elevation. It could increase the retail space for big box businesses and allow for modernization of the entire mall facility, including state-of-the-art heating and venting, perhaps even to attract upscale restaurant kitchens. A row of premium housing units might attractively be incorporated along the south face. A “green roof” might be incorporated and win awards for carbon reduction.

B. Parking

It is incompetent to make ‘guesses’ with no data to support the conclusion that four levels of underground parking will address parking concerns. Below-level parking does not address congested, street-level parking lots – many shoppers avoid underground parkades^{1c},

- (i) Challenging to manoeuvre (cramped spaces, manipulating walking aids, parents with children and strollers),
- (ii) Support beams and pillars result in spotty lighting, deep shadows and do not provide clear sightlines,
- (iii) Cellular phone reception is impaired, security/medical personnel cannot be called,
- (iv) Unsupervised areas are extensive in parkades, even when reliant on monitored CCTV systems,
- (v) Many shoppers, not just seniors, find it difficult to proceed to the elevators / mall level,
- (vi) Designated stalls provided to accommodate people with mobility issues are inappropriate because the number of stalls actually needed are too numerous (in a seniors-dominated locale) thereby defeating their purpose.

Consequently, shoppers seek street-level parking in preference – outdoor parking areas experience crowding beyond peak times like weekends and Christmas. Couple these scenarios with an increase from multi-unit housing, their visitors and parking will be worse and very likely discourage shoppers from using the mall.

C. Public Transit

- Update transit service ahead of mall development. Market Mall needs a core service that's effective without stealing from the outer suburbs. The current bus routes do not carry people in and out of the Preston Avenue/Louise areas well enough to encourage their use by residents of the 400+ housing units.
- There are long waits between bus arrivals or departures. Given the volumes of traffic flowing down Preston to the South Circle and Stonebridge that have already exacerbated the traffic situation, this difficulty has not been addressed with effective transit planning.
- Ask the bus drivers for input, which they've said has not been requested.
- It is a remarkable oversight that cycling access along protected bike routes to the mall have never been mentioned as a desirable approach to managing access to the Market Mall catchment area.

D. Walkability

Jane Jacobs remarked how important it is in urban renewal to maintain open space and walkability^{3a}. The Market Mall catchment area fails in reasonable walkable access:

Speeding vehicles and disregard of less mobile seniors on crosswalks require more traffic controls than now exist. Approaches to Market Mall – specifically, crossing Preston Avenue, Louise Avenue, or Taylor Street – is hazardous to cyclists and pedestrians:

- (i) Louise Avenue, eastwards to Arlington, is a high-volume street with obscured crosswalk sightlines,
- (ii) Adelaide and Preston crosswalks are subject to vehicles speeding to the lights at Preston and Louise,
- (iii) Installation of pedestrian-controlled traffic lights should go forward before any development is initiated.

While city planning does not necessarily concern itself with business decisions in the management of Market Mall, it is certainly in the interests of all Saskatoon residents that our core retail spaces thrive. By denying the current zoning application, you will be encouraging much more thoughtful design and business decisions from the current owners. Our impression was one of very old-school thinking. It is in city councils' hands to stop that approach lest we are saddled with concepts that were out of date 30 years ago. In this way the applicant will have to rethink the development and embrace modern concepts instead of this unsustainable, old-fashioned approach.

We hope this input convinces city councillors to pause the application whilst Fishman Holdings re-vamps the design and the concepts that cause concern.

Sincerely,

Dr. M. A. Susan Marles, Ph. D., P. Ag. and Mr. Eric W. Marles, B.Sc.

15, Murphy Crescent, Saskatoon, SK, S7J 2T5

Appendices

1. City of Saskatoon website (data sourced from publications accessed 14 August 2016)

<<https://www.saskatoon.ca/business-development/planning/planning-publications-maps>>

a. Population (2015) by Neighbourhood

Holliston	Ward 6	3,571
Nutana Park	Ward 7	2,940
Brevoort Park	Ward 8	3,761
Eastview	Ward 9	3,909

b. Demographics (2015) and income

Household characteristics, income and preferred mode of transport data, from 'Neighbourhood Profiles' City of Saskatoon planning and design publications.

<u>Neighbourhoods</u>	<u>Pop. age 55 and over</u>	<u>%</u>	<u>Median after-tax Income</u>
Holliston	920	19.7	\$ 35,810
Nutana Park	820	27.9	\$ 40,080
Brevoort Park	750	19.9	\$ 35,290
Eastview	1150	29.4	\$ 36,490
Averaged	910	24.2	\$ 36,918

c. Traffic planning; parkades; cycling routes; green spaces:

<https://www.saskatoon.ca/moving-around/walking>

<https://www.dnv.org/sites/default/files/edocs/design-of-parkades.pdf>

<https://www.saskatoon.ca/moving-around/cycling/cycling-plans-projects>

<https://www.saskatoon.ca/parks-recreation-attractions/parks/park-locations-facilities>

2. Data sourced from publications on the Canadian Institute of Planners website (accessed 14 August 2016)

<<https://www.cip-icu.ca/#>>

a. Section 2.3, Avenues & Mid-Rise Buildings Study (May, 2010) (commissioned by the City of Toronto)

3. Walkability

a. Community checklist: <http://janeswalk.org/information/resources/walkability/>

4351-016-011
Aug 15/2016.

Re: Proposed Rezoning. B4 and B4A.
Market Mall.

It is my understanding the city is over supplied with condos as of now. More condos and price of ours is going to go further down.

At our age (well over 80 yrs) we do not have to listen to the noise and dodge the traffic.

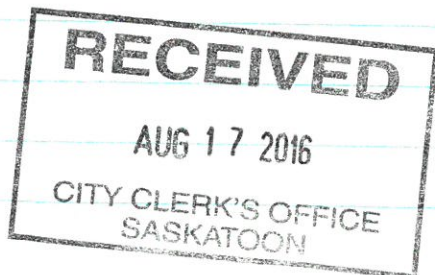
You allowed 7 remain to build (this ugly monstrosity) between 2-4 story units - blocking out any sunshine & we listen to air conditioners blaring night & day in summer. Parking for them under my bedroom window - fumes in winter - that ugly building is 2 stones throw away. We do not need any more of this very poor planning.

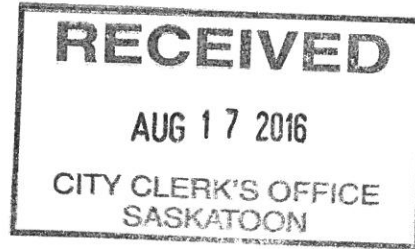
I have been away so only now hearing of this. This council and mayor are more interested in money than people. This will change in this fall election at this rate. Hope they use common sense.

Laurie McFallon

413 - 2213 Adelaide St. E
Saskatoon

575 856.





August 15th - 2016

302 – 110 Armistice Way,

Saskatoon Sask. S7J 5L8.

Dear Council Members,

Please reconsider your decision to build another condo unit in the Market Mall area. There already are far too many condo units in the area. The housing market has already been stretched to the limit. House prices are way down & this will only bring them down further. To say nothing of the traffic this will cause, there are already too many cars in the area making it difficult for pedestrian traffic trying to cross Adelaide street to access the Market Mall area. Crime in our area is already high & another influx of people of this magnitude is certainly not going to help.

I hope you will hear the voices already expressing our concerns.

I remain another taxpayer,

Berdeane Bodley

Phone # 306 – 384 -2600.

FROM JUNE V. CARTER
#334-2301 ADELAIDE ST. E.,
SASKATOON, SASK 575056

4351-016-011
August 11, 2016

To the Mayor and Members of City Council

It is hard to believe that City Council would even consider giving approval to change the zoning at Market Mall to build a multi unit residential development of approximately 450 dwellings. I live in Chalfont Gardens, in the three units we have 130 suites, and live comfortably here. Its impossible to think of that many units here and this is a much larger space, and 700 more people. Think of the traffic, right now at peak time its very busy, even the mall itself could not accomodate that many people or traffic and no place to park, even now with the blood clinic here. We also have two very large high schools within a couple of blocks away, many students and more vehicles.

But its all about MONEY isn't it, no thought about quality of living. Each of you councilles sit down and think - how would you like an extra dwelling like that multi unit residential building, right across the street from your house. Please be brave enough to do the right thing and say NO. The reason for the current B4 zoning, to not permit residential uses is common sense, don't change it Please.

I am asking council to
not approve this request
it will close all views
on shakt garden Bld C
and mac Donald tower.

adding 450 units
also add 625 to 785 more
people

add 450 to 500 more
cars with no parking
add traffic that we have
no space for now.
Highest population off seniors
in city now

two large High School.
in the area

Please Council do not
approve this request

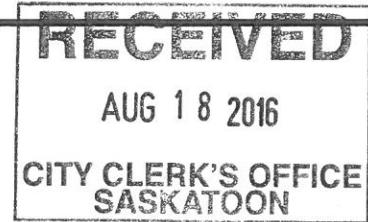
B R Stone

2301 Adelaide St E
Saskatoon
app 336
575056

306 3737607



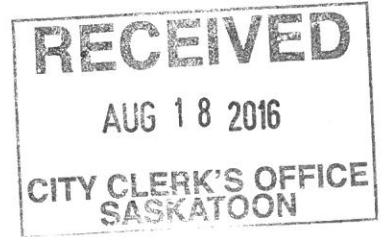
From: Dianne Sander <diannesander@sasktel.net>
Sent: August 17, 2016 6:27 PM
To: Web E-mail - City Clerks
Subject: condo



I have lived in the Market Mall area for over 40 years and find it a very pleasant neighbourhood to live in. I have gone from being a homeowner who lived within six block from Market Mall to now being a condo owner on Adelaide St. My concern is mainly the volume of traffic that would come with that many condos being all in the same proximity. There is a substantial amount of mall and condo resident traffic at the present time and I cannot imagine what would be added with another 440 units. I know the new project would add a lot more people and a resurgence of money and vitality added to the mall with a prospect of new businesses and additional funds for the businesses already there which is a good thing. However I have worries about current residents and the change of lifestyle this would bring to them. Would only one tower be considered so that it can still bring in more people but have a smaller impact on current residents. Thank you for listening.

*emailed
for address*

From: City Council
Sent: August 18, 2016 9:05 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, August 18, 2016 - 09:05
Submitted by anonymous user: 74.113.14.242
Submitted values are:

Date: Thursday, August 18, 2016
To: His Worship the Mayor and Members of City Council
First Name: Christine
Last Name: Rye
Address: 42 - 315 East Place
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 2Y4
Email: ryechri@hotmail.com
Comments:

I am writing to express my disapproval with the proposed rezoning and proposed discretionary use applications for 2325 Preston Avenue South (Market Mall). I have been a property owner on East Place for over seven years, and have noticed an increase in traffic in the neighborhood as Stonebridge has continued to be developed. Not only would this proposed project bring a lot of noise and added industrial traffic to the area during development, but it would also add significant daily traffic to the neighborhood once construction is complete. The intersection at Preston and Louise was just patched within the past year, however I'm sure it would continue to deteriorate at an even more rapid pace with all the added traffic this proposed development would bring. In the seven years of owning my property, my property taxes have gone up 22% however there has been very little noticeable improvement in the area during that time--ex. roadwork. I am concerned about the added strain that these additional residents would place on our aging infrastructure.

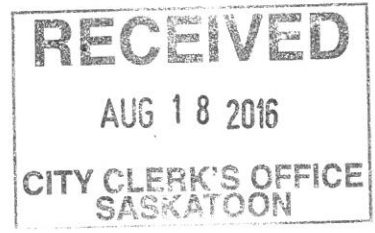
There are numerous condo developments in nearby Stonebridge, and many of the units are not selling because the Saskatoon real estate market is currently flooded with condos. I fear that adding an additional 440 units so close by would be detrimental to the value of my own property.

I am unable to speak at City Council tonight, however I would request that you take my concerns into consideration and I encourage you to reject the proposed rezoning and proposed discretionary use applications.

Thank you,

Christine Rye
42 - 315 East Place, Saskatoon

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/113521>



Laurel Lindgren
1077 East Centre
Saskatoon Sk S7J 3A2

August 17, 2016

His Worship the Mayor and Members of City Council,

At this time, the Eastview Community Association is not advocating for denial or approval regarding the Market Mall residential development proposed by Fishman Holdings North America Inc. Instead, we offer words of caution as to how to proceed and call on all stakeholders to actively engage in the transformation of Eastview.

Very often, Eastview is considered to be a "seniors' centre" or the "Westside of the Eastside" (derogatory to both groups); these generalizations do not positively highlight the changing dynamics and opportunities that exist in Eastview. Eastview is a neighbourhood rich in diversity; generationally, economically and culturally.

Over the last number of years, the Eastview Community Association has repeatedly been told that we are "next on the list" for revitalization of the public spaces in our neighbourhood only to be told that it is on hold or that the City is re-examining its' recreational space priorities. Currently our public and recreational spaces are devoid of an overarching vision and lack the necessary investment to reflect the needs of residents. An opportunity now exists to ensure that the community spaces, future and existing, grow with the residents and cater to both new/young families as well as senior residents who want to age in place. We call on the City of Saskatoon administrative and political bodies to reengage with Eastview.

On the developer side, we also have concerns. To date, we have not received a response from Fishman Holdings or RBM Architecture regarding our invitation to meet to discuss the impacts a development of this size will have on public space, recreational programming and the neighbourhood in general. We would like to hear how they intend to address those challenges and, most importantly, how we can work together to get the best outcome that meets the needs of our changing neighbourhood.

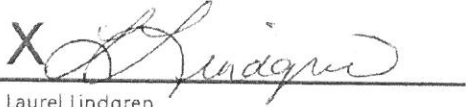
As a community association, we are also well aware of the valid concerns some residents have regarding the impact this project may have on the community. The size and scope of the proposed development is going to require attention through resources and communication on the part of our residents as well as the city as this project significantly increases the neighbourhood population. If not properly addressed, additional traffic from this project may become problematic. Because of the possible density and demographics of the community (seniors, university students and working families), there exists an opportunity to make Eastview and surrounding neighbourhoods leaders in public transportation.

This development will most likely not be the only multi-unit development to come forward in the near future. Currently, there exist open sites on Arlington Avenue and on the corner of Preston Avenue and Louise Street that, when economic conditions improve, may be developed as multi-unit residential. Now is the time to consider these possibilities and put plans into place to ensure that transitions are smooth and well thought out, taking into consideration the growing dynamic of the current and future community.

To conclude, with any project, the "Devil is in the details." If Fishman Holdings, the City of Saskatoon, the Eastview Community Association and all stakeholders can work together to develop a solid plan and put the necessary infrastructure into place, we have the utmost confidence that we can build a vibrant neighbourhood that can meet the range of demands of both new and long term residents of the neighbourhood. If not, we fear that this will result in dividing the community, isolating certain populations *and lowering the desirability of Eastview as a neighbourhood of choice.*

Thank you for your careful consideration of our views and the potential impact this project will have on our community.

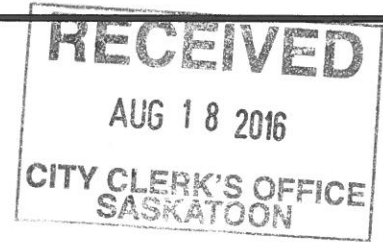
Sincerely,

A handwritten signature in black ink, appearing to read "Laurel Lindgren", is written over a solid horizontal line. The signature is cursive and includes a large initial "X" on the left side.

Laurel Lindgren
President, Eastview Community Association

4351-016-011

From: Brenda Hartman <brenda.hartman@sasktel.net>
Sent: August 18, 2016 9:42 AM
To: Web E-mail - City Clerks
Subject: Rezoning Market Mall Proposal



August 18, 2016

Letter to: His Worship the Mayor and Members of City Council

Letter from: Brenda Hartman #402-2213 Adelaide St. East, Saskatoon S7J 0J6. Cell (306) 230-6235

Regarding: Market Mall Rezoning Proposal

Thank you for the opportunity to address the upcoming Market Mall Rezoning Proposal. It is my understanding that the Board for the Fremai Building at 2213 Adelaide Street has submitted a letter on behalf of all of us residing at that address. In addition, I am submitting my own letter so the committee realizes the importance of this decision and the concern of those of us living in the area. Please remember, when considering your decision, that the volume of mail should NOT imply people aren't concerned. Rather it is the majority of the people residing in this area may not know how to use, or have access to a computer. Several in our building are living with challenges of age related diseases such as macular degeneration so reading and writing is very difficult for them. The reason for mentioning this is in reference to a comment, made by Marin Loewen Councillor for Ward 7, in the July 6th Star Phoenix article Rezoning Sought for proposed Market Mall-area development in the Star Phoenix.

"Ward 7 City Coun. Marin Loewen, who represents the area, said Area residents have been interested and some questions have been raised about the effects on the neighbourhood, but the response has been generally moderate, she said."

I have several concerns should this project move forward. I will mention a few of them. How will having more condos built in our area affect the value of our condominiums when put up for sale? Since 2008 a number of condominiums have been built close to Market Mall. Knowing that there is a more than necessary number of condominiums in the City it seems apparent that this project should be laid to rest. What may have been an innovative idea at that time is no longer the case. The first time I heard about the proposed rezoning for Market Mall was via the media in 2008. To hear about the revival approximately a week after reading an article in the June 9th edition of the Star-Phoenix, Real Estate Roundup: Apartment-style condominiums the outlier in balanced market (indicating an over saturation of condominium buildings in Saskatoon was shocking.) An excerpt from the article follows: "Combine that with maybe an overenthusiastic construction market that has really sort of overbuilt apartment-style condos the last few years, and that adds up to lots of inventory." Excess inventory has caused prices to fall to near the five-year low. In June, the Multiple Listing Service (MLS) benchmark for a 900-square-foot, two-bedroom apartment was \$201,800, down 9.6 per cent from the \$223,300 recorded in June 2015."

Out of curiosity I asked several people (non-seniors) some with young families if they would consider moving into the condos when built. Their responses were a resounding "No"! Preferences were they would move to Stonebridge or Rosewood which is better suited for their generation. With rapid bus transit arriving on the scene people will have easy access to Market Mall without having to live on the property.

With the number of seniors living in this area it could be an opportunity for the City of Saskatoon to be a trendsetter for other cities in the province or country. We are all aware that a great deal of the population will become seniors as the baby boomers "come of age". Perhaps Mall Management could put their efforts to innovative ideas on how to build on what they already have.

Traffic is another concern I would like to bring forward. It is my understanding that a study has been done on traffic flow and a problem isn't foreseen. While that may be the case in theory it may prove differently when applied to day to day living. This week there was a semi holding up traffic while trying to turn into Market Mall. Before long traffic was backed up on Adelaide Street and I couldn't get out of the Parkade to turn right and head towards Preston. Is this a glimpse into the future of traffic flow on the street? Does this mean there will be a higher risk of accidents in the street? Extra traffic will affect the quality of life for people living in the surrounding areas. Several of the people move across the street slowly and those who use walkers even more so.

Thank you for considering the concerns being brought forward via this letter. Please consider the ramifications for quality of life for those of us living in the area. At the very least I would hope that a delay would be made in approving the proposal. Since it is difficult for the residents to come to you could you come to them. For example, meet with the residents in the meeting room of their own building. That way you could talk to the residents and they could inform you of their concerns. Many of them were unable to make it to the one evening held meeting which was held.

I respectfully implore all of you to please vote with your conscience in this very important matter. At the very least please table the decision until more research can be done. Saskatoon is a great city to live in. Do we really wish to model it after larger cities like Toronto the home of Fishman Holdings North America? I feel certain there must be other ways management could revitalize the mall.

Sincerely,

B. Hartman

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Fishman Holdings North America Inc. requesting permission to develop multiple-unit dwellings, in conjunction with a shopping centre, at 2325 Preston Avenue South as outlined in this report, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from Fishman Holdings North America Inc. to develop multiple-unit dwellings on the site of the existing shopping centre (Market Mall) located at 2325 Preston Avenue South.

Report Highlights

1. Fishman Holdings North America Inc. is proposing a multiple-unit dwelling development, in conjunction with the shopping mall, at 2325 Preston Avenue South. The development consists of a multiple-unit residential development with approximately 440 dwelling units and four levels of underground structured parking in the northeast corner of the Market Mall site. The proposed development will include three linked primary buildings, consisting of 9 to 11 stories with a maximum building height of 37 metres (121.4 feet).
2. The Market Mall site is located in the Nutana Suburban Centre and is surrounded by a mix of low- to high-density residential development, along with community and institutional uses. The proposal is compatible with adjacent land uses.
3. The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. The Growth Plan to Half a Million (Growth Plan) has identified key nodes and corridors, including the Nutana Suburban Centre, to support redevelopment and growth as Saskatoon grows to a population of 500,000 residents.

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Background

Market Mall, located at 2325 Preston Avenue South, was initially constructed in the 1960s as Saskatoon's first enclosed shopping centre (see Attachment 1). It is located within the Nutana Suburban Centre, and is surrounded by a mix of low- to high-density residential development and community and institutional uses.

The proponent of this application, Fishman Holdings North America Inc., is applying concurrently to rezone this property from B4 – Arterial and Suburban Commercial District to B4A – Special Suburban Centre and Arterial Commercial District to allow for residential development as a discretionary use. The proponent is also requesting City Council's approval to develop multiple-unit dwellings, in conjunction with the existing Market Mall.

Report

Zoning Bylaw Requirements

Fishman Holdings North America Inc. is proposing to develop a multiple-unit residential development with approximately 440 dwelling units and four levels of underground structured parking in the northeast corner of the Market Mall site. The proposed development will include three linked primary buildings, consisting of nine, 10 and 11 storey structures with a maximum building height of 37 metres (121.4 feet). A site plan and rendering of the proposal is included as Attachment 2.

The site at 2325 Preston Avenue South, including the existing Market Mall, service station, and the proposed development, have been evaluated based on the proposed B4A Zoning District. The proposal meets the zoning requirements for that district, providing a total of 1,955 parking spaces, a surplus of 8 parking spaces above the requirement. The site is also the location of a transit terminal currently served by four Saskatoon Transit bus routes.

The proposal meets all applicable Zoning Bylaw requirements.

Compatibility with Adjacent Uses and Growth Plan to Half a Million (Growth Plan)

The Market Mall site is surrounded by a mix of low- to high-density residential development, along with community and institutional uses. Preston Avenue South, located along the western side of the site, is a major arterial roadway that provides connections to key points throughout the east side of Saskatoon.

The Growth Plan guides the future land use decisions and infrastructure investments as the city grows. The introduction of high-density residential development on the Market Mall site is appropriate and conducive to the objectives of the Growth Plan to accommodate a greater share of growth through infill and densification and to support a viable rapid transit system.

The Growth Plan identifies the Nutana Suburban Centre and adjacent Preston Avenue South as medium-priority corridors for future growth and transformation. While other corridors were identified as being higher priority, the Growth Plan does specifically identify the Market Mall site as offering the most significant redevelopment opportunity in the area.

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Further, the Growth Plan proposes the introduction of a rapid transit system to support a revised approach to urban growth. A proposed north-south rapid transit corridor (the Lawson-Nutana “Blue Line”) will be anchored at its southern terminus by Market Mall and the Nutana Suburban Centre. In future, investments in this corridor are intended to improve the frequency, reliability, and efficiency of taking transit to and from Market Mall and other key community destinations.

Characteristics of the area that support the high-density residential development at this location include:

- i. Medium- and high-density residential uses are already present in close proximity;
- ii. Commercial and institutional services located in the mall and on nearby sites provide a range of services for the benefit of residents;
- iii. Nearby parks, educational institutions, and community facilities further enhance the amenity and quality of life of the area; and
- iv. The site is presently home to a transit hub, and introduction of rapid transit in the future is expected to further improve service in the area.

Comments from Other Divisions

No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks.

Conclusion

The proposed development at 2325 Preston Avenue South meets all applicable Zoning Bylaw provisions and is anticipated to be compatible with the surrounding land uses in the Nutana Suburban Centre for the present, and strategically aligning with the Growth Plan in the future. The introduction of multiple-unit residential development at this location presents an opportunity to revitalize Market Mall and ensure that it remains a viable and prominent community anchor where a range of services and amenities are provided for residents.

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all applicable Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw.

Public and/or Stakeholder Involvement

A public information meeting regarding the rezoning and Discretionary Use Applications was held on June 28, 2016, at Nutana Park Mennonite Church. Notice was provided to property owners within a 75 metre radius of the subject site (340 addresses), as well as to the Eastview and South Nutana Park Community Associations. The meeting was attended by approximately 80 people. The applicant made a short presentation and responded to questions. Discussion included questions about redevelopment possibilities of Market Mall, traffic concerns in the area, concerns about sanitary sewer capacity, and impact of construction on adjacent uses. Comments in support of the proposal and objections to the proposal were both expressed at the meeting.

Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South (Market Mall)

Comments from the information meeting and the Administration response are included in the Community Engagement Summary (see Attachment 4).

Communication Plan

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice, by mail, to assessed property owners within 75 metres of the subject site, along with the associated Community Associations and all those who provided their mailing address at the public information meeting. Notification posters will also be placed on the subject site.

Attachments

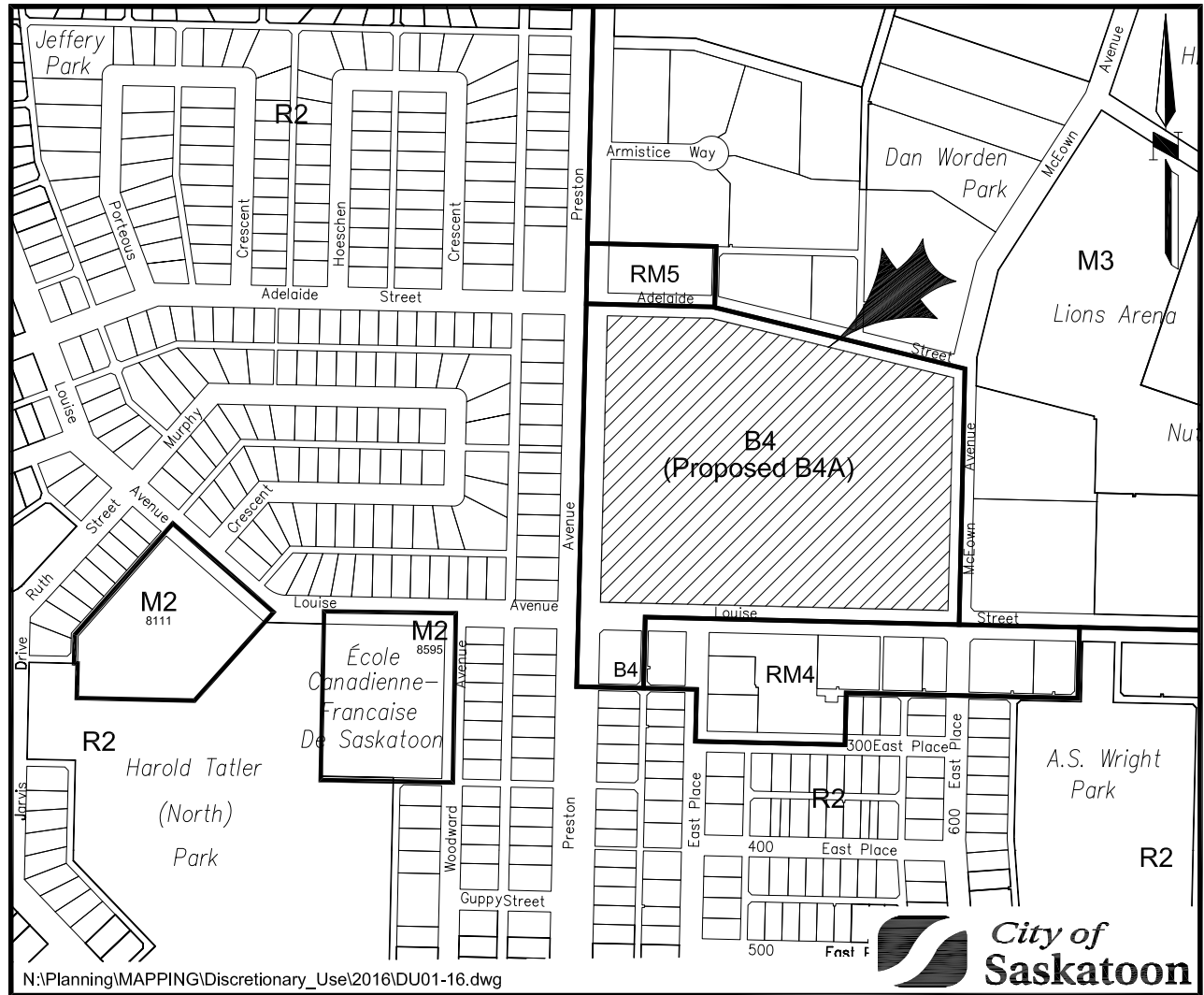
1. Location Plan – 2325 Preston Avenue South
2. Site Plan and Rendering – 2325 Preston Avenue South
3. Comments from Other Divisions
4. Community Engagement Summary

Report Approval

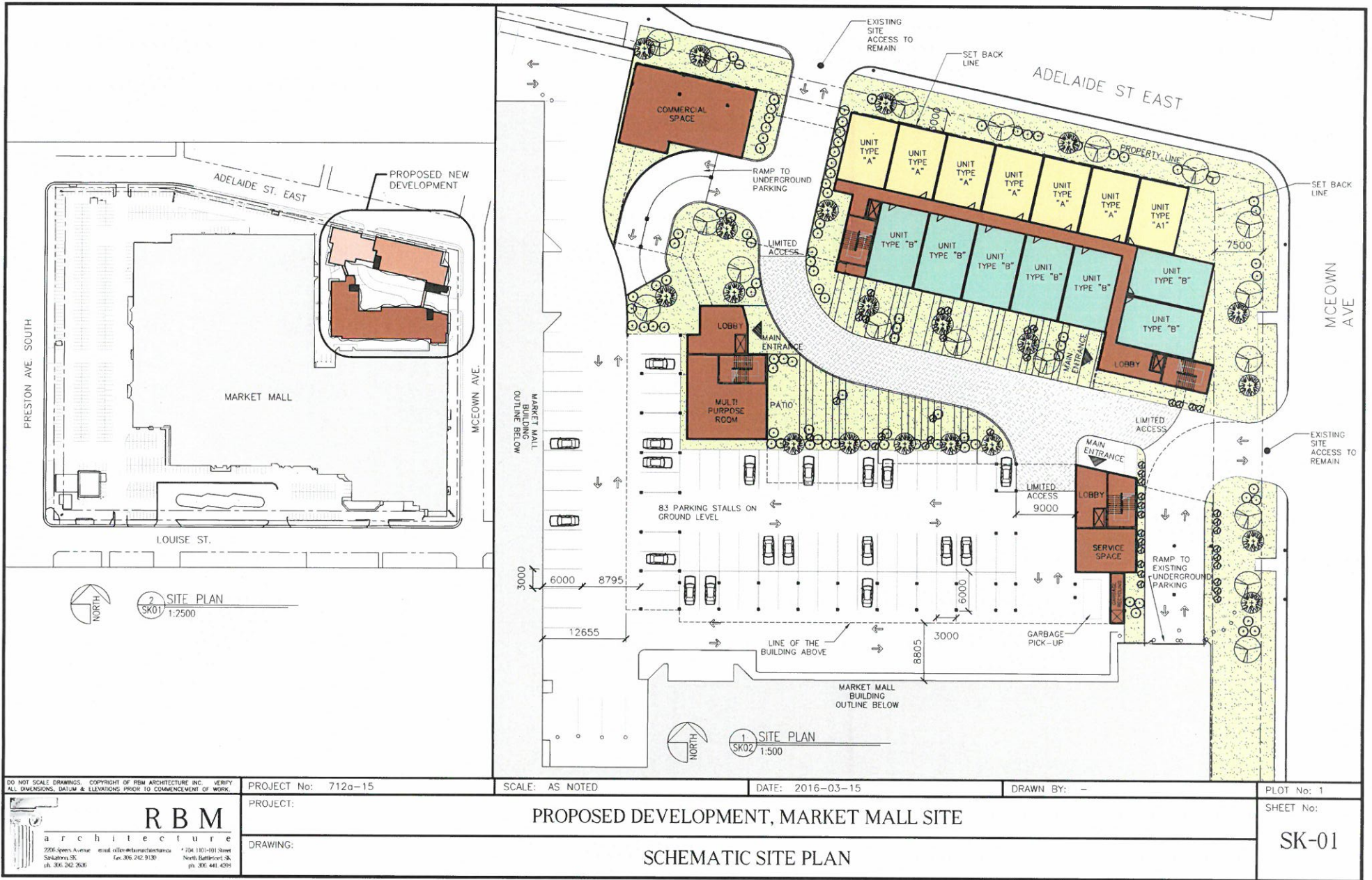
Written by: Daniel McLaren, Planner, Planning and Development
Reviewed by: Don Cook, Acting Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Discretionary Use Application – Multiple-Unit Dwellings in Conjunction with a Shopping Centre – 2325 Preston Avenue South/ks

Location Plan - 2325 Preston Avenue South



Site Plan and Rendering - 2325 Preston Avenue South



DO NOT SCALE DRAWINGS. COPYRIGHT © RBM ARCHITECTURE INC. VERIFY ALL DIMENSIONS, DATUM & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.

PROJECT No: 712g-15

SCALE: AS NOTED

DATE: 2016-03-15

DRAWN BY: -

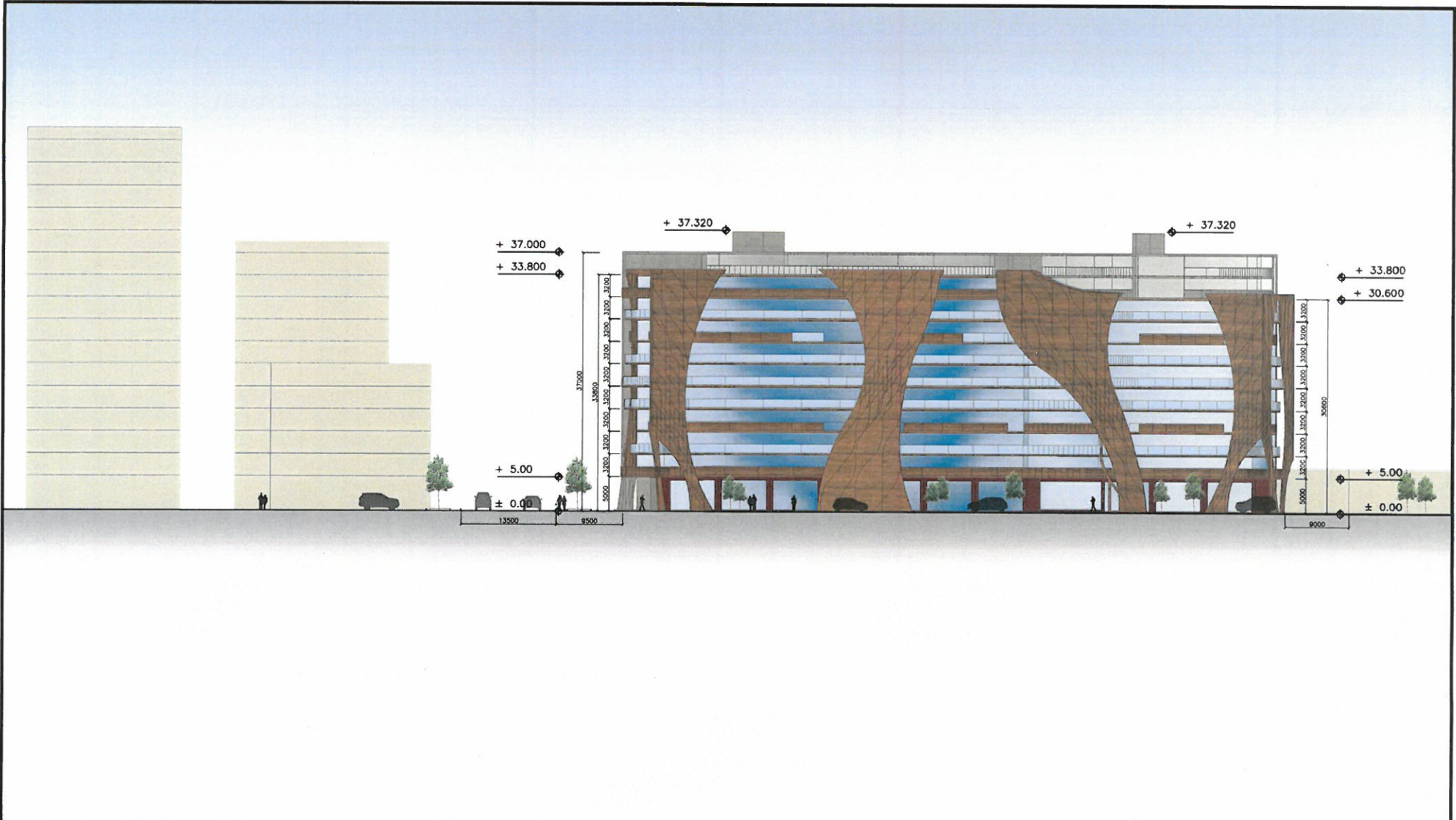
PLOT No: 1


R B M
 architecture
 2206 Speers Avenue, Suite 103, North, Ballincree, Dublin 9, Ireland
 Tel: 353 242 2626

PROJECT:
 DRAWING:

PROPOSED DEVELOPMENT, MARKET MALL SITE
 SCHEMATIC SITE PLAN

SHEET No:
 SK-01



DO NOT SCALE DRAWINGS. COPYRIGHT OF RBM ARCHITECTURE INC. VERIFY ALL DIMENSIONS, DATUM & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.		PROJECT No: 712a-15	SCALE: AS NOTED	DATE: 2016-03-15	DRAWN BY: -	PLOT No: 1
		PROJECT: PROPOSED DEVELOPMENT, MARKET MALL SITE				SHEET No:
2236 Queen Avenue East, Saskatoon, SK 704, 1101-101 Street, North Battleford, SK Tel: 306.242.2636 Fax: 306.242.9130 Ph: 306.441.4208		DRAWING: SCHEMATIC NORTH ELEVATION				SK-05

Comments From Other Divisions

1. Transportation and Utilities Department Comments

The proposed Rezoning and Discretionary Use Application are acceptable to the Transportation and Utilities Department, subject to the following conditions and comments:

Requirements prior to approval:

It is required that the developer have traffic signals in place at the intersection of Preston Avenue South and Adelaide Street prior to the opening of this development. The developer shall be responsible for half of the costs of these signals.

Requirements after approval and prior to building permit approval:

The current storm water system is currently at capacity. The developer must look at reducing runoff or develop onsite storage.

Additional comments:

If a subdivision is proposed, offsite levies will apply.

Note: The applicant has been informed of, and agrees to, the above requirements.



Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



Community Engagement Summary

Public Information Meeting for Proposed Rezoning and Discretionary Use 2325 Preston Avenue South (Market Mall) – Proposed Multiple-Unit Dwellings

Project Description

A public information meeting was held regarding a proposed multiple-unit dwelling development, located at 2325 Preston Avenue South on the site of, and in conjunction with, the existing shopping centre (Market Mall). The meeting provided property owners in the surrounding area, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the concurrent rezoning and discretionary use processes, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at the Nutana Park Mennonite Church on June 28, 2016, at 7 p.m.

Community Engagement Strategy

Notice of the public information meeting was sent out to property owners within a 75 metre radius of the subject site, along with the Eastview and South Nutana Park Community Associations on June 15 to 17, 2016. Notice was also provided to the Ward Councillor and the Community Consultant. Information on the proposal, including renderings, were set up inside Market Mall in the weeks proceeding the meeting that provided the contact information of the proponents.

The purpose of the meeting was to inform, and consult with, the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the concurrent rezoning and discretionary use processes and development standards and requirements.

Summary of Community Engagement Feedback

The meeting was attended by about 80 people, including the Ward Councillor. Nancy Lackie, a third party facilitator, led the meeting. The applicant, Fishman Holdings North America Inc., provided two presentations; one by Betty Anne Fisher, General Manager of Market Mall, who provided an update on the shopping centre; and one by Paul Blaser, Principal Architect, RBM Architecture (RBM), who provided an overview of the proposal. Following the presentations, there were general questions and responses. The following is a summary of the questions and responses:

- Q:** Will the adjacent residential area ever be rezoned?
Can traffic lights be implemented on Preston and Adelaide?
Concerned about increased congestion with a new Multiple-Unit Dwelling.



- A:** No rezoning in the works right now, apart from the empty lots south of the mall. Traffic lights at Preston and Adelaide are a priority; however, they are currently unfunded. As a requirement of municipal approval, traffic lights will be required at this location prior to occupancy of the building.
- Q:** Lights on Adelaide and Preston should be up before construction to help manage traffic created by the construction itself.
Safeway expansion is a good thing.
Will there be safe access during construction? Especially for people with mobility issues/wheelchairs/walkers, etc?
Will there be enough parking spaces for condo residents?
- A:** Four floors of underground parking – amount calculated at a rate of more than 1/unit, including ample visitor parking.
Noted that lights prior to construction is a good idea and will be discussed further.
- Q:** Bike access throughout area is poor.
Women dislike underground parking for safety issues. Those with disabilities find underground parking inaccessible.
Wants to avoid the Jane Jacobs “concrete canyon” – new high rise blocks the view of other existing condo owners.
- A:** Crime Prevention Through Environmental Design (CPTED) concepts are considered for municipal-owned or controlled projects. Underground parking could be considered with this lens.
Zoning Bylaw mandates that barrier-free parking is located near major entrances/exits.
- Q:** Resident of Chalet gardens has had two sewage backups in recent months. Will the current infrastructure be updated to accommodate more usage from new condo?
- A:** Assessment shows that current infrastructure is adequate. Reason for sewage back-up may have been unrelated. Will look into it.
- Q:** Will traffic flow or access to street from underground parking be compromised during construction (especially at Adelaide and McEown)?
- A:** Access to underground parking will be guaranteed during construction.
- Q:** Proper Bus Rapid Transit (BRT) system has to be in place prior to development.
- A:** The Preston Avenue South secondary line for higher-frequency transit is a part of the Growth Plan. This may or may not be in place prior to development.



Q: Can McEown handle increased traffic from new development?

Area is too dense already. Too much condo-style housing. Another one will obstruct view and decrease his property value.

Construction will be loud.

Development shouldn't be built so close to property line.

A: City expects developers to respect neighbourhoods they're working in.

Property values have not been shown to decrease due to development in the vicinity; it might increase, if anything.

Zoning Bylaw requires a 7.5 metre rear yard setback along McEown Avenue, and a 3 metre side yard setback along Adelaide.

Q: Excited about the development. Market Mall is in a state of decay.

Infill is a positive. Contributes to a "cosmopolitan lifestyle."

Q: Which age demographic is the development targeting?

A: A variety of age groups, family structures, etc. No predetermined market. RBM states that the development looks to encourage a lifestyle without the use of a car – could be seniors or young people.

Q: City should pay for damage caused by past and potential future sewage backups.

Q: Congestion that exists, and that will worsen with new development, will hinder bus traffic. BRT should focus on Market Mall.

The Community Services Department provided contact information for the meeting attendees to provide further written comment preceding the meeting. There were thirty-eight responses provided. Below is a summary of common themes provided in the comments back, as well as provided informally at the meeting.

Summary of Common Themes:

- Lights at Adelaide and Preston are a priority for residents;
- Several traffic concerns (safety and congestion);
- Parking (safety, accessibility, number of stalls);
- Safety for vehicles/pedestrians during construction;
- Sewage infrastructure;
- BRT should be implemented sooner rather than later; and
- Project contributes to the revitalization of the area.

Next Steps

Feedback from the meeting will be summarized and presented as part of the report to the Municipal Planning Commission and City Council.



Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site, and to the Eastview and South Nutana Park Community Associations. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	July 26, 2016
Public Notice - Community Consultant, Ward Councillor, and all participants that attended the public information meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site.	July 27 to August 18, 2016
Public Hearing – Public Hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered, together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	August 18, 2016
Council Decision - may approve or deny proposal.	August 18, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
June 30, 2016

August 2, 2016

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Discretionary Use Application – Multiple-Unit Dwellings in conjunction with a
Shopping Centre – 2325 Preston Avenue South (Market Mall) [File No. CK 4355-
016-007 and PL 4355-D1/16]**

The Municipal Planning Commission, at its meeting held on July 26, 2016, considered a report of the General Manager, Community Services Department, dated July 26, 2016, on the above.

The Commission at its meeting received a presentation from RBM Architecture highlighting the application and site. Discussion followed regarding the discretionary use application and the Commission was informed that there would be offsite levies if the site was registered as condos and transit services would still be available in this location.

The Commission supports the following recommendation of the Community Services Department:

That the application submitted by Fishman Holdings North America Inc. requesting permission to develop multiple-unit dwellings, in conjunction with a shopping centre, at 2325 Preston Avenue South as outlined in this report, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Planning Commission

BYLAW NO. 9392

The Procedures and Committees Amendment Bylaw, 2016

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Procedures and Committees Amendment Bylaw, 2016*.

Purpose

2. The purpose of this Bylaw is to amend *The Procedures and Committees Bylaw, 2014*, to remove the requirement for the Standing Policy Committee on Planning, Development and Community Services to authorize advertising of City-initiated amendments to *Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770*.

Procedures and Committees Bylaw Amended

3. Bylaw No. 9170, *The Procedures and Committees Bylaw, 2014* is amended in the manner set out in this Bylaw.

Schedule "H" Amended

4. Schedule "H" is repealed and the schedule marked as Schedule "A" to this Bylaw is substituted.

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and passed this _____ day of _____, 2016.

Mayor

City Clerk

Schedule "A" to Bylaw 9392

Schedule "H"

Planning, Development and Community Services Committee

Mandate

1. With respect to all matters within the committee's policy areas, the mandate of the Planning, Development and Community Services Committee is:
 - (a) to provide advice and recommendations to Council;
 - (b) to oversee the implementation of approved policy decisions by the civic administration; and
 - (c) to exercise every power or duty delegated by Council.

Policy Areas

2. The policy areas for the Planning, Development and Community Services Committee include:
 - (a) planning and urban design;
 - (b) development regulation;
 - (c) affordable housing;
 - (d) arts, culture, recreation and immigration;
 - (e) parks;
 - (f) fire prevention and suppression;
 - (g) municipal heritage matters;
 - (h) regional planning; and
 - (i) any other related area.

Delegated Authority

3. The following powers or duties are delegated to the Planning, Development and Community Services Committee:
 - (a) the receipt and final consideration of any reports and status updates respecting any program or business line within the committee's policy areas;
 - (b) the final review of a denial or the imposition of conditions on a subdivision application by a development officer under *The Subdivision Bylaw*;
 - (c) the approval of assistance for special events;
 - (d) the establishment of the list of standard facilities to be used in calculating neighbourhood, local and district parks, and recreation levies;
 - (e) the approval of assistance for community groups;
 - (f) the approval of leasing of civic buildings to outside organizations;
 - (g) the approval of special occasion licences if the application does not comply with policy;
 - (h) the approval of innovative housing incentives, except for property tax abatements;
 - (i) the approval of names to be included on the Names Master List for naming City-owned or controlled facilities, streets, suburban development areas, neighbourhoods or parks;
 - (j) the approval of all incentives under the Downtown Housing Incentives program, except property tax abatements;
 - (k) the approval of all incentives under the Vacant Lot and Adaptive Reuse Incentive Program, except property tax abatements;
 - (l) the approval of the purchase of works of art, and the approval of the sites where works of art may be located;

- (m) the designation of specific City-operated recreational facilities where advertising signs promoting the sale and consumption of beverage alcohol will be permitted;
- (n) the resolution of all 9-1-1 monitoring group disputes.

Revision of Procedure to Amend the Official Community Plan and Zoning Bylaws

Recommendation

That City Council consider Bylaw No. 9392, *The Procedures and Committees Amendment Bylaw, 2016*.

Topic and Purpose

The purpose of this report is to provide City Council with Bylaw No. 9392, *The Procedures and Committees Amendment Bylaw, 2016*, which is a bylaw to remove the requirement for the Standing Policy Committee on Planning, Development and Community Services to authorize advertising of City-initiated amendments to *Official Community Plan Bylaw No. 8769* and *Zoning Bylaw No. 8770*.

Report

City Council, at its Regular Business Meeting held on June 27, 2016, passed a resolution to remove the requirement for the Standing Policy Committee on Planning, Development and Community Services to authorize advertising of City-initiated amendments to *Official Community Plan Bylaw No. 8769* and *Zoning Bylaw No. 8770*.

In accordance with City Council's instructions, we are pleased to submit Bylaw No. 9392, *The Procedures and Committees Amendment Bylaw, 2016*.

Public Notice

A recent amendment to *The Cities Act*, s.55.1, requires that public notice be given prior to amendment of a council procedure bylaw. Public Notice for Bylaw No. 9392 has been given in accordance with *The Public Notice Policy*.

- Advertised in *The Star Phoenix* on Saturday, August 6, 2016.
- Posted on the City's website at www.saskatoon.ca.
- Posted on the City's bulletin board at City Hall.

Attachment

1. Bylaw No. 9392, *The Procedures and Committees Amendment Bylaw, 2016*.

Report Approval

Written by: Jodi Manastyrski, Solicitor
Approved by: Patricia Warwick, City Solicitor

Admin Report – RevisionOCPandZoning.docx
191-1755-jlm-2.docx

BRIDGES, FRIDAY, AUGUST 5, 2016 and
THE STARPHOENIX, SATURDAY, AUGUST 6, 2016

PUBLIC NOTICE
PROPOSED AMENDMENTS TO PROCEDURES
AND COMMITTEES BYLAW

City Council will be considering a report from the City Solicitor at a Council meeting to be held on **Thursday, August 18th at 1:00 p.m.**, Council Chambers, City Hall, recommending:

That amendments be made to *The Procedures and Committees Bylaw, 2014* to remove the requirement for the Standing Policy Committee on Planning, Development and Community Services to authorize advertising of City-initiated amendments to *Official Community Plan Bylaw No. 8769* and *Zoning Bylaw No. 8770*.

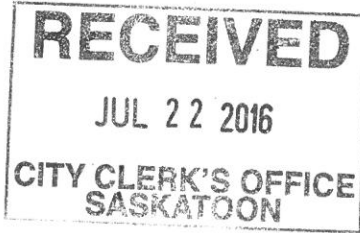
The Cities Act, Section 55.1(4), requires that City Council give public notice before amending its *Procedures and Committees Bylaw*.

For more information, contact the City Clerk's office: 306-975-3240.



205-5

From: Web E-mail - City Clerks
To: Web E-mail - Mayor's Office
Subject: RE: Form submission from: Contact the Mayor



-----Original Message-----

From: Graham Scoles [mailto:graham.scoles@usask.ca]
Sent: Friday, July 22, 2016 10:20 AM
To: Web E-mail - Mayor's Office <Mayors.Office@Saskatoon.ca>
Subject: Form submission from: Contact the Mayor

Submitted on Friday, July 22, 2016 - 10:19
Submitted by user: Anonymous

Submitted values are:

First Name: Graham
Last Name: Scoles
Organization:
Street Address: 318 Lake Crescent
City: Saskatoon
Province: Saskatchewan
Postal Code: S7H 3A2
Phone: (306) 373-6999
Fax Number:
Email: graham.scoles@usask.ca
Confirm Email: graham.scoles@usask.ca
Comments:

Dear Mayor Atchison,

I am writing to you today to ask for your assistance in raising awareness about polycystic kidney disease (PKD), one of the most common, life-threatening genetic diseases that can result in the growth of cysts that enlarge the affected kidney, destroying its ability to function.

Sadly, this disease affects 1 in 500 Canadians, the symptoms usually not becoming obvious until well into adulthood.

On September 4, the PKD Foundation of Canada, the only national non-for-profit organization dedicated to the fight against PKD through research, education, advocacy, support and awareness, is holding its annual PKD Awareness Day.

Since 2007, this event, built around the Walk for PKD, has raised almost \$1 million for Canadians living with this disease. Since 2014, Health Canada has officially recognized September 4th as National PKD Awareness Day, bringing much-needed attention to this disease.

As Saskatoon is one of eight cities with a PKD Foundation chapter in Canada, we are asking that you officially recognize September 4th as PKD Awareness Day in the City of Saskatoon. In addition to being the Saskatoon Chapter Coordinator for the PKD Foundation of Canada, my family and I are

also living with this disease. Fortunately, I received a kidney transplant in 1994 and because of that, along with the care of the team at St. Paul's hospital, I continue to live a productive normal life.

Last year, Ottawa Mayor Jim Watson joined the PKD Foundation of Canada's Ottawa chapter for brief remarks to kick off this occasion, and we would be delighted to have you do the same in Saskatoon this year!

Please also note that September 4th falls on the Sunday of Labour Day weekend this year. If this is an issue, we can arrange a proclamation the week leading up to September 4th.

Thank you kindly for your consideration.

Sincerely,

Graham Scoles Ph.D., PAg,

Plant Sciences, Agric.and Bioresources, Univ.of Sask.,
Room 6D64; Ph: (306)966-4957; Cell: (306)227-9922;
See: (<http://agbio.usask.ca/find-people/Scoles-GrahamJ.php>)
Co-Editor, GENOME (<http://www.nrcresearchpress.com/journal/gen>)

<http://endpkd.ca/chapters/saskatoon/>

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/395/submission/109347>

Donald Atchison
222 Third Avenue North
Magog, QC S7K 0J5

Re: Canada's National Teen Driver Safety Week

Dear Mayor,

On behalf of Parachute, Canada's leader in injury prevention, I am writing you today to draw your attention to **Canada's National Teen Driver Safety Week taking place October 16-22, 2016**. This year, National Teen Driver Safety Week (NTDSW) will focus on distracted driving as well as drug impaired driving, challenges we all face right across Canada.

Teen driver safety is important. While young people only make up 12% of the licensed drivers, they account for approximately one fifth of all road-related injuries and fatalities. In Canada motor vehicle collisions lead to over 14,000 hospitalizations and 161,000 emergency room visits annually. In addition to the human cost, the financial cost is over \$2.1 billion per year. We know that over 90% of these injuries, deaths and cost could be prevented. With these alarming statistics in mind, I think you would agree, now is the time to prevent injuries and let Canadians live long lives to the fullest.

This is the fourth year Parachute is leading National Teen Driver Safety Week in Canada. **Last year NTDSW witnessed an impressive amount of interest and support with 524 community events, and support from eight provinces and over 35 municipalities. Now, more than ever, we hope you will join the growing number of Canadians who are supporting National Teen Driver Safety Week. Your leadership can help save lives.**

We are asking you to introduce the attached proclamation to officially recognize National Teen Driver Safety Week, and lend your support to NTDSW via social and traditional media between Oct 16-22.

Please let me know if you will introduce a proclamation, and help raise awareness of National Teen Driver Safety Week. Thank you in advance for your leadership in helping Parachute, and all Canadians, take a stand on Teen Driver Safety.

Sincerely,



Louise Logan, BA JD
President & CEO, Parachute

TEMPLATE

NATIONAL TEEN DRIVER SAFETY WEEK

WHEREAS, driving is an important and exciting right of passage for youth. It is also one of the riskiest activities for young people to engage in;

WHEREAS, teen driver safety is a significant issue in Canada. Young drivers are over represented in all road-related injuries and fatalities.

WHEREAS, National Teen Driver Safety Week is a week dedicated to raising awareness and seeking solutions to preventable teen deaths on the road across Canada. Everyone has a role to play in creating change amongst their peers, in classrooms and in their communities;

THEREFORE, I/We, _____, _____ of _____, do hereby proclaim **the third full week in October as National Teen Driver Safety Week.**

SEMAINE NATIONALE SUR LA SÉCURITÉ DES CONDUCTEURS ADOLESCENTS

ATTENDU QUE apprendre à conduire est un rite de passage important et excitant pour les jeunes, mais que c'est également une des activités les plus risquées pour les jeunes ;

ATTENDU QUE la sécurité des conducteurs adolescents est un problème majeur au Canada et que les jeunes conducteurs sont surreprésentés parmi les victimes de blessures et les décès qui résultent d'accidents de la route ;

ATTENDU QUE la Semaine nationale sur la sécurité des conducteurs adolescents est une semaine dédiée à sensibiliser le public et à trouver des solutions pour éviter les décès d'adolescents sur les routes de l'ensemble du Canada et que nous jouons tous un rôle dans la mise en œuvre du changement parmi nos pairs, dans les salles de classe tout comme dans nos communautés ;

Je/Nous, _____, _____ de _____, déclare/déclarons en conséquence, par la présente, **la troisième semaine d'octobre la Semaine nationale sur la sécurité des conducteurs adolescents.**

From: City Council
Sent: Monday, August 08, 2016 11:29 AM
To: City Council
Subject: Form submission from: Write a Letter to Council - File CK 205-5

Submitted on Monday, August 8, 2016 - 11:29
Submitted by anonymous user: 216.130.220.83
Submitted values are:

Date: Monday, August 08, 2016
To: His Worship the Mayor and Members of City Council
First Name: Catherine
Last Name: Mazurkewich
Address: Box 219
City: Cudworth
Province: Saskatchewan
Postal Code: S0K 1B0
Email: cgal.maz@baudoux.ca
Comments:

My name is Catherine Mazurkewich and I am one of the Co-Chairs for the Ovarian Cancer Canada - Saskatoon Walk of Hope, which is being held on Sunday September 11th, 2016 at the Meewasin Valley North Park. We would respectfully request if the Mayor or one of the Council Members would be able to attend that morning on behalf of the City of Saskatoon to deliver a welcome message to our walkers, their families & friends. Approximate time to begin the pre walk program is at 9:45 am. September is Ovarian Cancer month & this walk has been held in Saskatoon since 2006, on the second Sunday of September. There is approximately 400 walkers, committee members, & volunteers that help to pull this event together, raising funds & awareness for a very important cause - Ovarian Cancer.

We would also like to request the Council to consider proclaiming September as Ovarian Cancer month on behalf of the women in this city & surrounding area who have lost their lives to Ovarian Cancer & on behalf of those women who are survivors of this terrible disease.

We look forward to hearing from Council regarding this request.

Sincerely,
Catherine Mazurkewich,
Co-Chair - Saskatoon Walk of Hope

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/111885>

From: City Council
Sent: Friday, August 05, 2016 12:08 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Friday, August 5, 2016 - 12:07
Submitted by anonymous user: 199.189.90.127
Submitted values are:

Date: Friday, August 05, 2016
To: His Worship the Mayor and Members of City Council
First Name: Colleen
Last Name: Yates
Address: 307 Emerald Court
City: Saskatoon
Province: Saskatchewan
Postal Code: S7J 4A5
Email: colleen.yates@sasktel.net
Comments: Requesting that September 10, 2016 be declared Keep Meewasin Vital day.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/111599>



Established 1964

August 5, 2016

His Worship Don Atchison, Mayor of Saskatoon, and Members of City Council,

We are in the midst of planning a special day for Sunday, September 25, when we will formally honour Gordie Howe. When Mr. Hockey passed during our off-season, we had the opportunity to pause and reflect, place flowers and jerseys at his statue, and offer thanks for all he did for hockey and Saskatoon. However, we did not have the opportunity to do anything formally.

A few weeks after his passing, I reached out to members of the Howe family to ask them what they might think about the possibility of the Blades doing something formally to thank the Howes for all their father had done for us. The family had been thinking about doing something in Saskatoon but they were at a loss about just what to do. They were grateful for this opportunity and were excited to talk about what might be done in their father's hometown.

We have since been working on developing a special day for the Howe family. We will have all of Gordie's children here, some of his grandchildren, and his sister, who lives in Saskatoon. We are also working on having some other special guests here, the trophies from the Hall of Fame that he won, and more.

Our work has included collaborating with people working for the City of Saskatoon and including a formal event where the Howe family would join the Mayor and Councillors in the official naming of the Gordie Howe Bridge. That Sunday would include the bridge event, a private reception with the Howes, a tail gate party, a pre-game ceremony and other celebratory moments.

As such, we respectfully request City Council to agree to proclaim Sunday, September 25, 2016, "Thank You, Mr. Hockey" Day in Saskatoon. If Council sees fit to take such action, we could formally announce that proclamation and our plans closer to the actual date of the game.

I thank you, in advance, for the consideration you give this request.

Sincerely,

Steve Hogle
President
Saskatoon Blades