
From: Veronica Blair
Sent: January-06-20 9:34 AM
To: Maureen Latta
Subject: FW: Zoning bylaw NO. 5346

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

From: Carter, Cal
Sent: December 31, 2019 11:43 AM
To: ContactPlanning&Development <planning@moosejaw.ca>
Subject: Zoning bylaw NO. 5346

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My wife and I are residents at Alder ave. and we are very strongly opposed to a re-zoning in our neighborhood for this to be used as a commercial space. Here are some of our reasons why we would not be happy with this plan.

1. There is no need of commercial space to go in this area when there are already many commercial spaces open and empty very close by. Many businesses downtown have empty buildings that could easily be used.
2. The value of our homes have dropped enough with the way this economy is going. We do not want the value of our property to drop even more. Which it will when it gets the designation of commercial space.
3. The increase in traffic would be very problematic for our young families living in the area. Already we deal with bussing and other traffic for Peacock Collegiate and the other businesses surrounding our neighborhood. With young children this is definitely a safety concern.
4. When a commercial space is designated it is next to impossible to change it back to residential space. With the success rate of businesses in Moose Jaw we do not want this property to one day become empty and run down and therefore dropping our property value once again. If you put a commercial property in this neighborhood you will see families moving out of this area because they do not want to see another pizza place, coffee shop or convenience store across the street from where they want to raise their families.
5. This neighborhood has been around since the early 1920's making it a neighbourhood full of heritage. Changing this space to be commercial would go against the majority of the people who live here. Thank you for your consideration in this matter because it matters to us as a community!

Sent from my iPhone

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Alder Ave
Moose Jaw, SK

Jan 2, 2020

City of Moose Jaw

Re: Intention to amend zoning Bylaw No. 5346 – 834 Alder Ave/ 844 Alder Ave.

In 1999, we- Donald & Dorothy Swenson purchased from our son Richard the property at Alder Ave – a perfect place for two retired farmers who had just celebrated their 50th Anniversary. The property at Alder Ave – a beautiful front yard with elm trees lining the boulevard, large fir trees also contained a 600 sq ft bungalow, a fenced back yard, a storage building and a free standing garage. Upon purchase – we were welcomed by neighbours on both sides of the street, with us realizing that Alder Ave was a choice of many residents.

Shortly, we began plans to make Alder Ave our permanent retirement home – with plans to enlarge this small bungalow to fit our needs. The free standing garage was transported to the farm property and professionals were hired to completely remodel the 600 sq ft bungalow to 1200 sq ft, with attached garage to be enjoyed in such a wonderful location- with proximity to Rexall drugs, many eating establishments and very good neighbours. Fast forward to 2020- and we are confronted with a request to allow two properties on the west side of the street to be changed to commercial!

Please know that we are concerned and oppose a change that could considerably alter the value of our property as a place for private dwellings.

Thank you for your consideration,

Donald & Dorothy Swenson

Jan 3, 2020

City of Moose Jaw

Re: Intention to amend zoning Bylaw No 5346- 834 Alder Ave/ 844 Alder Ave

To whom it may concern,

I, Leanne Stadnyk, as owner of Alder Ave, my family and I oppose the bylaw to rezone these two lots to C2- High Density Commercial District. We feel that this will significantly decrease the value of our property as we will be surrounded on each side by commercial businesses. The C2 zoning bylaw permits a wide variety of businesses that would not be favourable in the area. We are concerned with the increased traffic as well as the noise it may produce. The noise level is already significant with snow removal at all hours, large trucks in the back alley and deliveries in this area already with the existing businesses, which will only increase if these two lots were to become commercial space.

The children in this area get on and off the bus at the north corner of the block and we are worried for their safety if the traffic were to increase as well as the presence of more crime.

We noticed there is enough commercial space available while driving down main street today, that are vacant and are available for sale or lease. The City of Moose Jaw shouldn't need to rezone to make more commercial space.

We would like you to consider our opinions in this matter and put yourself in our shoes when making your decision.

Thank you for your consideration on this matter,

Leanne Stadnyk, Dan Stadnyk

From: Malor Arroyo

Sent: January 5, 2020 10:47 AM

To: ContactPlanning&Development <planning@moosejaw.ca>; Crystal Froese <CFroese@moosejaw.ca>; Fraser Tolmie <FTolmie@moosejaw.ca>; Scott McMann <SMcMann@moosejaw.ca>; Chris Warren <CWarren@moosejaw.ca>; Brian Swanson <BSwanson@moosejaw.ca>; Dawn Luhning <DLuhning@moosejaw.ca>; Heather Eby <HEby@moosejaw.ca>

Subject: Letter to Oppose Rezone of 834 and 844 Alder Ave

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To whom it may concern,

My name is Malor Arroyo a Permanent resident in Saskatchewan. I love to live here in Canada that is why i have achieved my goal to get my family here last April of 2018 The Saskatchewan specially Moose Jaw is a very nice place to live in. My next goal was to buy a house and i saw one in Alder Avenue. And by 2019 of Dec 20 i got the house. Therefore i live in Alder Avenue and I am so happy to have it called home. It was a nice neighborhood, a quite place and have a nice community. That is when i heard about the bad news that one the house which is 834 was becoming a commercial. I feel sad about it and I'm against it. It was already a busy road then if you add another commercial building then our safety of our children will be more affected. It will become a more crowded place. I think its already too much for our area to have another commercial building. I choose to get my family back home to have peaceful place to live in and i don't want them to feel uncomfortable of the place i choose for them just because it will become a busy, noisy and crowded, the traffic will be more worst.

I begging you to please give my family a chance to have a nice place to live in as I'm afraid of loosing my house again for the next years. or transfer to other province if that will going to happen. Im trying to settle here in Moose Jaw and that is my last wish and last goal for my self. To have a better place to live in for me and my family and with all the families of my neighbors too.

Keep everything safe, quite and peaceful. protect us from danger and live happy.

Hoping for your kind consideration

Malor Arroyo

Alder Avenue