

**Notice of Contract Zone Application – File No: 15-CZ-02****Address 125 Hamilton Street & 120 Broad Street (locally know as 1925 5<sup>th</sup> Ave N)**

On behalf of myself along with current and any future taxpayers who reside in 1 or more blocks north of 5<sup>th</sup> Avenue North and 1 or more blocks west and east of 5<sup>th</sup> Avenue North, I would like to ask City Council to deny the Applicant (Eden Care Communities) proposal to rezone the above property in order to allow construction of Two Mixed Use Buildings that are 9 and 10 stories high.

Taxpayers in the area don't want to have 2 giant buildings sticking out in the middle of a residential area. Our privacy will vanish along with the sunshine and there be no view to enjoy. The traffic will increase followed by increased crime and our house prices will drop as no one will want to buy them.

I did read about the Zoning Bylaw on the City Of Regina's website and the general purpose is to "promote the public amenity, health, safety and general welfare of the residents of the City of Regina" with other purposes such as "to protect the character and maintain the stability of residential areas of the City" along with "avoid undue concentration of population by regulating and limiting the height of buildings" Perhaps I'm not fully understanding but it sounded to me that the zoning bylaw was passed to protect all the residents and ensure areas of the City were developed accordingly.

If Eden Care Communities wants to build 9 and 10 stories high buildings that will house residents, retail, clinics, daycare, and space for the Northwest Community Association and a pharmacy wouldn't it be better to be built in an area already zoned for huge buildings? The nearest building that is close to that height is the Sears building on Broad and 4<sup>th</sup> Avenue which is 8 stories high. The thought that 2 huge buildings may be built in our area angers, upsets and disappoints the taxpayers.

I did notice several properties around the City of Regina that could accommodate Eden Care's proposed Two Mixed Use buildings, one of them directly across the street from the Sears building which currently has cars from a nearby dealership parked on it. Driving west on Arcola Avenue towards Winnipeg Street has property on the right hand side with nothing on it.

The concept with what Eden Care Communities wants to house in the 2 large buildings is a good idea however, why ruin a residential area when there are many areas around Regina that would be better suited.

I still really don't understand why this residential area was chosen by Eden Care Communities. I did read the comments by CEO Alan Stephen why it was chosen "because of the high First Nations, Metis, newcomer and low income populations as well as the mix of seniors and young families" which is confusing as it doesn't describe me or my neighbors.

Just to clarify, I as a taxpayer and the taxpayers in the area are not against the idea of a senior assisted facility but why not construct a 2 – 3 storey building that will fit perfectly into a residential area. It will be a win - win situation for both current and future residents in the Regina Lutheran Home as well for the current and future taxpayers in the area who will see the beauty that the neighborhood offers.

Thanks you for your time and consideration

Susan Cibere

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