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MAY 25 2010

CITY CLERK
Council

May 25, 2010

Mr. Mayor, Councillors:



My name is Doug Simonite, my wife, Barb Riley and I are the home owners that reside at 220 14th Street West, the lot directly to the west of Mr. Tesar's lot.

First, I would like to discuss the fence currently separating our two properties. This fence, entirely on our property, was built at our expense solely for the safety and security of our family. There had been a fence that pre-dated this one, it was removed at the expense of Mr. Tesar against our wishes. We installed this one as Mr. Tesar was still operating the lot without permits. We fully expect to move this fence to other portions of our lot when Mr. Tesar builds the fencing he has promised. We also expect there will be some sort of barrier to keep prying eyes and headlights from disturbing us in the front of our house.

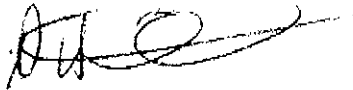
Second is the issue of security. While I do welcome Mr. Tesar's offer to put security in the lot on Friday and Saturday, that doesn't help much on Wednesday or Thursday nights. With this offer, is there anything holding Mr. Tesar to this promise as time goes by, or can he simply drop it once the lot is in place? I must

admit, I agree with Mr. Tesar on the issue of increased policing of the area. This is not to provide security for the bar or the patrons, but for the residents. I believe the city **must** take responsibility here, having granted business licenses to two bars adjoining a residential neighbourhood.

Lastly, let's talk about the proposed traffic flow. Mr. Tesar's proposal has traffic entering the lot from a residential street, the 200 block of 14th Street West and exiting on to the alley between 13th and 14th Streets, also residential with the elderly and families sharing. Let me tell you, after living near bars for the last 11 years, patrons often arrive drunk and leave drunker. This endangers residents at both ends. In his blog, Councillor Atkinson has accused local residents of being uncooperative. Well, I would like to dispel this myth by proposing a solution to this problem that may serve Mr. Tesar's needs as well.

I believe entry to and exit from this lot could be accomplished from 2nd Avenue and through the existing lot on the east side of the building. Simply knocking down the small three panel fence on the north side of the building that now separates the two lots would allow this to happen and provide for a safer residential zone.

Thank you for this opportunity to speak, I look forward to providing input at the promised public consultation.



Doug Simonite
220 14th Street West
Prince Albert, Sk


Columbian Centre
205-13th Street West
Prince Albert, SK
S6V-7N2

City of Prince Albert
1084 Central Avenue
Prince Albert, SK
S6V-7P3

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Council


25/05/10

Attention Mayor and Council

Re: Belly-up Bar & Grill parking lot development.

First of all I would like, once again, to remind the City Administration that our Organization is not being notified in a manner that allows us enough time to discuss and consider our options. We are notified and then expected to respond in one or two days before a meeting is scheduled. That is not an acceptable practice when dealing with an organization managed by a Board of Directors.

In this case we were not even officially notified. Our notification came from a neighbor who brought us a stack of letters addressed to individual residents of the building with a few addressed to "Dear Sir/Madam". That is even less acceptable. Therefore, in the future, it would be much appreciated if this could be addressed and corrected so we are given appropriate time to respond.

Council Presentation

With regards to the Parking lot Development issue it would appear that the Columbian Centre was either mistakenly or very conveniently left out of the areas where the noise and other issues need to be addressed. We are referring to the suggested sound barrier, fence, buffer strip of trees or shrubs, or whatever else has been suggested as a mean to alleviate the existing problems, noise being one of them.

Further more, it was our understanding that following the January 25th meeting all involved participants in this issue were to meet to try and find some common grounds to resolve this situation. I for one am still waiting for an invitation to this meeting. But yet here we are once more with a proposal that we have not had any input into.

The Board of Directors of KC Centre PA Inc needs and hopes it will receive the same consideration given to the neighboring property owners with respect to the proposed buffer zone and noise barrier. Access to the back alley from that proposed parking lot needs to be removed entirely.

Access to and egress from this parking lot should only be done from 14th street west. We have had near accidents a number of times in the past before the barricades were put in place. Since these barricades have been in place the majority of our problems, including some of the noise, have almost subsided. Removing them would only bring us right back where we were in the beginning.

We were led to believe at the beginning that this buffer zone would be put in place both on the west and north side of this parking lot. Now according to the plan, only the west side is going to have this buffer zone.

Maybe Mr. Page is right. Someone is going to have to get seriously hurt before this administration realizes the seriousness of the situation they created years ago and continue creating by allowing the parking lot to be developed. Specially the way it is presently designed.

The north side of the back alley is being used by the Columbian Centre residents, and sometimes guests, as their rightful parking area. This does not leave much room for error on the part of people coming out of a pub after a few and sometimes many hours of drinking.

Should this parking lot be given the green light to be developed, the Board of Directors of the Columbian Centre is asking the city administration to please ensure that this alley cannot be accessed from the parking lot and that the buffer zone provided on the west side of the parking lot be extended to cover the North side as well.

We question the need for angle parking on this lot. If you look at the small parking lot at the front of the Columbian Centre it is only 48 feet wide at the widest, which is the entry and exit point, and it tapers off to approx. 33 feet at its other extremity.

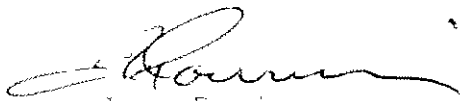
On this small parking lot we easily park 6 vehicles without any problems. These vehicles back out of their parking stall and exit by the same point of entry. Why does the Belly-up parking lot need to have a separate "entry" and "exit"?

The Columbian Centre is more than willing to cooperate with this issue, as we have been all along, but your Administration has to remember that this is a two way street so to speak. As it stands it appears to be more of a one-way street.

We have said it many times before, our seniors deserve a lot more than they are presently given. Their security, safety, and well being are of the utmost importance to us. Please help us ensure that it is provided without any further delay.

We hope that our voices are finally going to be heard, and that this issue is going to be put to bed once and for all. And we hope that it will be to the benefit of the people who lived in this area long before the building now called the "Belly-up Bar & Grill" was given a license to operate in our area. All this contrary to the statement contained in the Policy attached to By Law #2 of 1987, Article 3.1.6 assuring all residents protection against such developments.

As proud Prince Albert residents and members of the Knights of Columbus Organization which has no other interest in this issue than the welfare of the senior residents of the Columbian Centre we thank you for your time and opportunity to once again voice our concern on this matter.



Jacques Fournier
President/Chairperson

for KC Centre PA Inc.
205-13 Street West
Prince Albert, SK
S6V-7N2

cc/Wilcox-Zuk-Chauvin

H.P. FAHLMAN, P.Eng.
Manager

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MID CON ENGINEERING LTD.

CONSULTING ENGINEERING

70 - 17th STREET WEST
PRINCE ALBERT, SASKATCHEWAN
S6V 3X3

May 25th, 2010
Report # 2K9-162

Ramada South Hill Inn
3245 - 2nd Avenue West
Prince Albert, SK
S6V 7N2

Attn: Josef Tesar

Re: Parking Lot
214 - 14th Street West
Prince Albert, Saskatchewan

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The parking lot plan submitted for Council approval (Drawing No. 11333, dated May 21st, 2010) has been designed in accordance with the Prince Albert Zoning Bylaw Clauses 4.14.3 and 5.1.2. This design allows for a 2m (6'-7") buffer strip between the two properties and a gravelled parking area. The existing fence between the properties is to remain as part of the buffer strip.

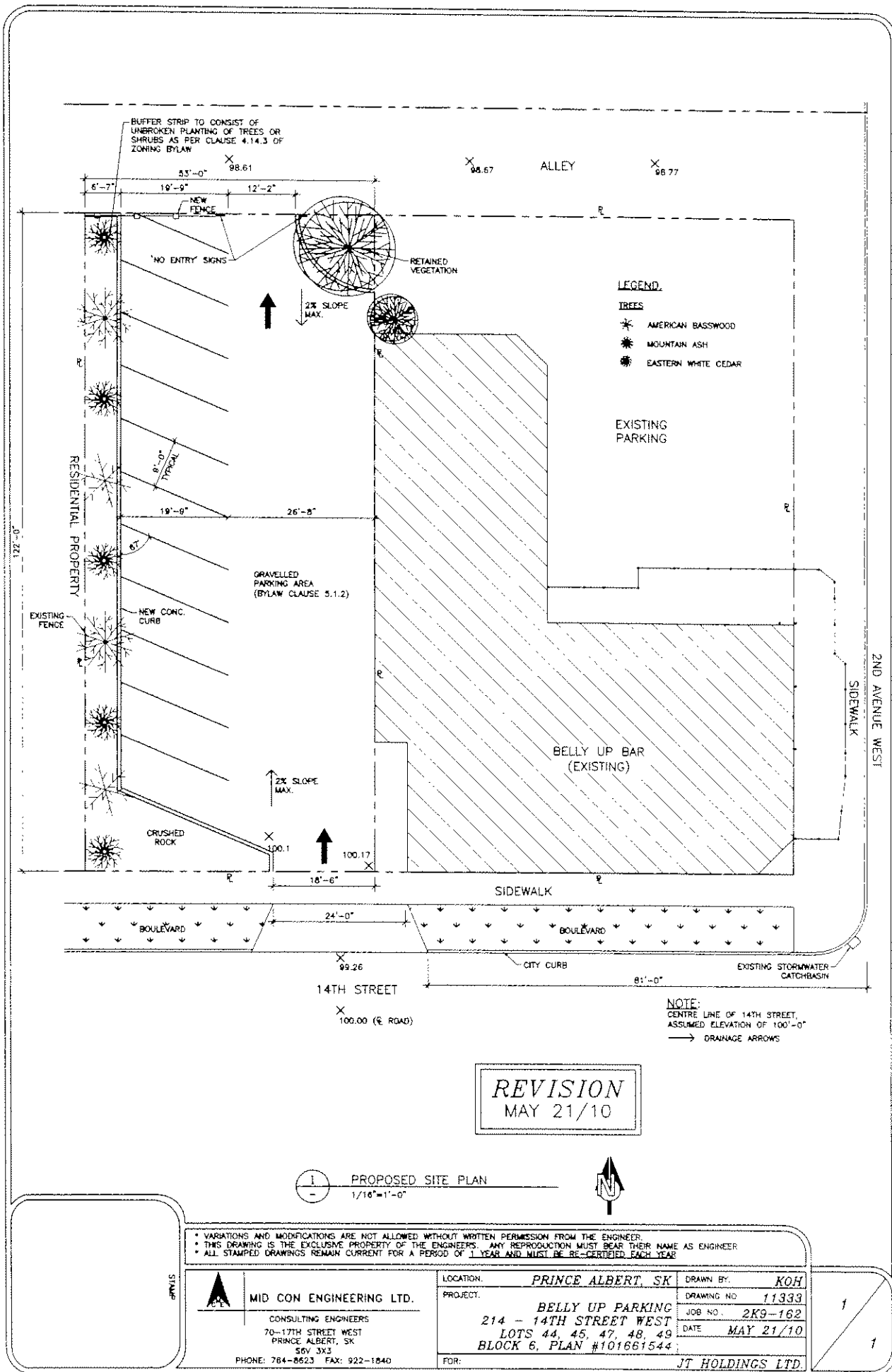
An alternative proposal is to increase the height of the fence to 2.44m (8'-0") and omit the buffer strip entirely. The higher fence will reduce the amount of noise and light from the parking lot reaching the adjacent residence.

Please contact us should you require any further information.

Yours truly,

Hilary P. Fahlman, P. Eng.
Mid Con Engineering Ltd.

Kelly Heron, E.I.T.
Mid Con Engineering Ltd.



REVISION
MAY 21/10

1
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PROPOSED SITE PLAN
1/16" = 1'-0"



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 CONSULTING ENGINEERS
 70-17TH STREET WEST
 PRINCE ALBERT, SK
 S6V 3K3
 PHONE: 784-8623 FAX: 922-1840

LOCATION: **PRINCE ALBERT, SK**
 PROJECT: **BELLY UP PARKING**
214 - 14TH STREET WEST
LOTS 44, 45, 47, 48, 49
BLOCK 6, PLAN #101661544
 FOR:

DRAWN BY: **KOH**
 DRAWING NO: **11333**
 JOB NO.: **2K9-162**
 DATE: **MAY 21/10**
JT HOLDINGS LTD.