
From: Nick Sackville <nsackville@saskatoonhomebuilders.com>
Sent: Tuesday, April 28, 2020 7:17 AM
To: City Council
Subject: Email - Communication - Nick Sackville - Saskatoon and Region Home Builders Association - Comprehensive Zoning Bylaw Review - Amendment Package One - CK 4350-70
Attachments: zoning_bylaw_review_1st_round_comments.pdf

Submitted on Tuesday, April 28, 2020 - 07:17

Submitted by anonymous user: 174.2.70.107

Submitted values are:

Date Tuesday, April 28, 2020

To His Worship the Mayor and Members of City Council

First Name Nick

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Name of the organization or agency you are representing (if applicable) Saskatoon & Region Home Builders' Association

Subject Letter for MPC item 7.2

Meeting (if known) Municipal Planning Commission

Comments

Please find attached a letter for item 7.2 of the MPC agenda - Comprehensive Zoning Bylaw Review Attachments

[zoning_bylaw_review_1st_round_comments.pdf](#)



April 27, 2020

Christine Gutmann
Senior Project Planner, Planning & Development Division
City of Saskatoon
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Re: Zoning Bylaw Review – Comments on First Set of Amendments

Dear Ms. Gutmann,

The Saskatoon & Region Home Builders' Association has been pleased to work with your team thus far on the Comprehensive Zoning Bylaw Review project. The Association first hosted a meeting to kick off the project and collect some initial feedback from the residential construction industry in May 2019, so it is gratifying to see the first round of amendments being presented to the Municipal Planning Commission on April 28th, 2020.

We are also thankful to have received a draft copy of the proposed amendments in advance of public circulation. The Association is monitoring this file closely, and this kind of information helps us adjust expectations if required, as well as make sure certified builders are well informed as the project progresses.

From the outset of this project, the Association consulted with the Building Industry Liaison Committee to create a comprehensive list of priority items from our sector's perspective that would be most impactful and address some of the ongoing pain points created by the bylaw. These priorities centered around parking requirements, building height, and setback requirements. While other priorities for industry were passed along to your team, these were identified as having the most potential.

The Association has reviewed the first round of amendments and is happy to provide the perspective of industry on these proposed revisions. The changes proposed are generally housekeeping items, including cleaning up of definitions and adjustment for alignment with the National Building Code, or items that do not have a direct impact to residential construction. While the Association is in support of these changes and recognizes their importance as a first step to the overall process, it is important to note that their impact to the industry is low. The Association is looking forward to seeing the priority items industry has identified addressed in subsequent rounds of amendments and understands that the longer timeframe to implement these changes is reflective of the complexity of the work involved.

We have heard from our professionals that the zoning bylaw amendments should create efficiencies and optimize the regulations so they can serve the dual purpose of protecting the form and function of our communities, while at the same time being flexible enough to respond to the needs of certified builders and developers as they build homes that meet the needs of consumer demand within an environment where housing affordability is an ongoing issue. The true challenge of this project is in finding the balance between these two goals, and while we are well on the way, I am not sure we have struck that balance yet with this first round of amendments.

The Association looks forward to continuing to work with your team on this project. If you have any questions or concerns, please feel free to reach out.

Sincerely,

Nick Sackville
Government Relations & Member Engagement Manager