

Janzen, Heather

Subject: FW: Email - Communication - Chris Guérette - Saskatchewan Realtors Association - Options for the Review of Minimum Parking Regulations - CK 4350-70
Attachments: SRA LETTER TO YXE RE PARKING MINIMUMS (2023.12.04)[41].pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, December 18, 2023 12:31 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Chris Guérette - Saskatchewan Realtors Association - Options for the Review of Minimum Parking Regulations - CK 4350-70

--- Replies to this email will go to chrisguerette@sra.ca ---

Submitted on Monday, December 18, 2023 - 12:31

Submitted by user: [REDACTED]

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, December 18, 2023

To: His Worship the Mayor and Members of City Council

First Name: Chris

Last Name: Guérette

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: chrisguerette@sra.ca

Address: 1705 McKercher Drive

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H 5N6

Name of the organization or agency you are representing (if applicable): Saskatchewan Realtors Association

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Wednesday, December 20, 2023

What agenda item do you wish to comment on ?: Item 9.3.1: Options for the Review of Minimum Parking Regulations [MPC2023-0502]

Comments:

Please see attached letter.

Attachments:

- [SRA LETTER TO YXE RE PARKING MINIMUMS \(2023.12.04\)\[41\].pdf](#) 182.46 KB

Will you be submitting a video to be vetted prior to council meeting?: No

December 18, 2023

Office of the City Clerk
City of Saskatoon
222 3rd Avenue North
Saskatoon, SK

RE: Item 9.3.1: Options for the Review of Minimum Parking Regulations [MPC2023-0502]

Dear Councillors,

I write today on behalf of the Saskatchewan REALTORS® Association to express our support for Open Option Parking and the removal of parking minimums in the City of Saskatoon. Our Association represents approximately 1,700 members who trade in real estate, including residential, commercial, and farm, throughout the province. They are heavily invested in advancing sound policy solutions to promote affordability and increased access to housing in our province.

Many of our real estate partners have eloquently expressed their arguments for this choice, which we also support. Without repeating what others have covered, the following three points are also worth noting:

1 >> Affordability & Choice

While Saskatchewan is the most affordable province in the country to call home, that falls pretty flat when people struggle. Despite Saskatoon being affordable, you would think home ownership rates would be higher here. They are not. So, that means the affordability crisis is just as painful here as it is in the most unaffordable provinces. Removing requirements means the developer can have more room to innovate, reduce costs and serve a more diverse base. Why does this matter? Government regulations disproportionately impact the affordable segments of the market.

2 >> Government Regulations

It is well known that the largest barrier to getting homes to market faster is government regulation and fees. Anything governments can do to remove barriers, will go a long way to assist the housing crisis. Parking requirements are a very painful part of government regulations when developing projects, and it has not evolved well over time. While municipalities have an appetite for an increase in public transportation and encouraging alternative ways to move around in a city, they have also not looked at the other side of that coin: a reduction in parking needs.

3 >> Inventory

We are in a housing inventory crisis. Saskatoon has fallen below two months of inventory this year and has experienced market challenges not felt since 2007. We are responsible for allowing more homes to be built, faster. Most importantly, our inventory crisis is really an affordable inventory crisis. At the same time, that makes it more of a challenge for builders – it is riskier to build in an affordable segment. An impact that helps builders is the removal of regulations and fees. That's within a government's control and can directly alleviate a builder's risk, thus incentivizing the production of more inventory.

I appreciate your consideration. We realize this is not a politically popular decision. Innovation in housing is increasingly requiring a lot of heavy lifting by our elected officials as they take the brunt of the heat on tough decisions. We thank you in advance for embarking on this journey to remove red tape for housing and ensure Saskatoon can increase its housing inventory faster and with an increased diversification of choice.



As always, we remain available to answer any questions you may have and look forward to working in collaboration with your administration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Guérette". The signature is fluid and cursive, with a small dash at the end.

Chris Guérette
Chief Executive Officer