

Lasby, Mary

Subject: FW: Email - Communication - Helene Philibert - Housing Accelerator Found- Neighbourhood Character Protection - CK 750-4

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

Sent: Monday, March 4, 2024 1:50 PM

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

Subject: Email - Communication - Helene Philibert - Housing Accelerator Found- Neighbourhood Character Protection - CK 750-4

--- Replies to this email will [REDACTED] ---

Submitted on Monday, March 4, 2024 - 13:36

Submitted by user: Anonymous

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, March 04, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: H  l  ne

Last Name: Philibert

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Bate Crescent

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: March 6.

What agenda item do you wish to comment on ?: 7.3.1.Housing Accelerator Found- Neighbourhood Character Protection

Comments:

We live on Bate Crescent in Grosvenor Park and have been residents of this neighborhood since 2001. We are not completely against increasing density but we are concerned that the new zoning regulation will affect the overall appearance and feeling of the neighborhood. Many houses in Grosvenor Park are bungalows or spit levels, with fewer two-story houses. The houses are set back from the street. Now with the most recent corridor maps, large areas of Grosvenor Park are designated as Residential Corridor. With the new zoning (CR1), the front yard can be reduced to 3 m for sites with a back lane. Therefore, new developments won't necessarily have the same set back. Height is a concern especially with the minimum side yard 0.75 m with having a tall building towering over bungalows with loss of privacy and sunlight in backyards. Besides the designation of CR1, the four-story multiple unit dwellings allowed within 800 m of a bus station is also a concern. A four-story multiple unit dwelling is at least 12 m high. The CR1 is to encourage "gentle density" such as 2 to 3 unit dwellings with a maximum height of 10m, except at corners where 12 m is allowed. Does this mean that a four-story multiple unit dwelling be built only on a corner or it could be present in the middle of a street or crescent between two much lower buildings ? In addition, removing the requirements for on-site parking will be disastrous. There are many areas that already struggle with street parking. The University, downtown, religious buildings and some existing neighborhoods (Evergreen) all have challenging temporary need for additional street parking. While removing this demand for on-site parking is a benefit and incentive for developers, it is a powder keg for conflict between residents, neighbors and/or people temporarily parking in the area. Realizing that this whole effort is a push for green and that idea is to live near rapid transit so as not to need a vehicle, that endeavor would likely take years to materialize. If the push for electric cars as mandated by the Federal Government ever becomes a thing, where are people going to charge their vehicles if they have to park a block down from where they live?

The proposed Transit Development Area affects the core of Saskatoon and the older and established neighborhoods. You have to follow the cookie cutter approach of the Federal Government. A four story multiple dwelling units on a 45 to 50 foot lot may be acceptable for the center of very large cities, but it is not for Saskatoon. We are hoping that the City of Saskatoon will do whatever is necessary to keep the beauty of the old neighborhoods while keeping with the mandate of increasing housing density.

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