

Walter, Penny

Subject: FW: Email - Request to Speak - Nicole Burgess - Saskatoon and Region Home Builders Association - Housing Accelerator Fund – Zoning Bylaw Text Amendment - CK 4350-63 x 750-4
Attachments: Letter to Council on ADU.pdf

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

Sent: Monday, April 22, 2024 7:37 AM

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

Subject: Email - Request to Speak - Nicole Burgess - Saskatoon and Region Home Builders Association - Housing Accelerator Fund – Zoning Bylaw Text Amendment - CK 4350-63 x 750-4

--- Replies to this email will go to ceo@saskatoonhomebuilders.com ---

Submitted on Monday, April 22, 2024 - 07:33

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, April 22, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Nicole

Last Name: Burgess

Phonetic spelling of first and/or last name: Nicole Burjess

Phone Number : [REDACTED]

Email: ceo@saskatoonhomebuilders.com

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Cope Cres.

Ward: Ward 7

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

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: April 24 - City Council Public Hearing

What agenda item do you wish to comment on ?: 6.1.11 Housing Accelerator Fund – Zoning Bylaw Text Amendment [MPC2024-0305]

Comments:

Request to speak.

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



April 22, 2024

His Worship the Mayor & Members of City Council
City of Saskatoon
222 – 3rd Ave N.
Saskatoon, SK S7K 0J5

RE: 6.1.11 Housing Accelerator Fund – Zoning Bylaw Text Amendment [MPC2024-0305]

The Saskatoon & Region Home Builders' Association fully supports the proposed zoning bylaw amendments regarding Accessory Dwelling Units (ADUs) and the removal of barriers to facilitate increased housing supply through gentle density across the City.

We acknowledge concerns raised about the elimination of parking minimum requirements and aim to offer industry insight on these proposed changes. Currently, zoning regulations do not mandate on-site parking provision for 1- and 2-unit dwellings, as well as semi-detached dwellings. Nevertheless, it's noteworthy that in the majority of new builds, parking is still accommodated. Presently, homeowners and developers determine parking needs based on personal requirements and market demand.

It is an important distinction to note that while the amendments remove the minimum parking requirements for future ADU development, this will not mean that any actual existing parking will be removed. In fact, municipalities across Canada have indicated that removing parking minimum requirements has resulted [in an insignificant decrease in parking spaces overall](#), and that no real impact has been noticed. Moreover, this change will grant flexibility to homeowners and builders to assess their parking needs, facilitate the creation of "missing-middle" housing options, provide a revenue stream for homeowners in a challenging economic climate, and promote purposeful land use, prioritizing housing over parking and boosting property tax revenue for the City. Furthermore, it's also worth highlighting that the anticipated adoption of ADUs within established neighborhoods across the city will be minimal at best, even with the proposed amendments to the zoning bylaw. This is primarily due to the significant cost barriers associated with retrofitting them into existing infrastructure.

The purpose of the Housing Accelerator Fund initiatives is to drive transformational change, by removing barriers and encourage local initiatives to build more homes, faster, and to overall increase housing supply and the development of communities that are more affordable, diverse and climate-resilient. Removing minimum parking requirements on ADU's will NOT eliminate all parking spots immediately, it will instead create opportunity for a slow, gradual, and transformational shift in how we build homes for everyone, now and well into the future.

We recommend that City Council approve the recommendations in the report, and fully support these amendments.

Sincerely,
Nicole Burgess, BA, CAE
Chief Executive Officer