

## Walter, Penny

---

**From:** City Council  
**Subject:** FW: Email - Communication - Heather Ryan - Corridor Growth Boundary and Land Use Amendments and HAF Official Community Plan Amendments - CK 750-1  
**Attachments:** Letter to Municipal Planning Commission.docx

---

**From:** Web NoReply <web-noreply@Saskatoon.ca>  
**Sent:** Monday, May 27, 2024 3:22 PM  
**To:** City Council <City.Council@Saskatoon.ca>  
**Subject:** Email - Communication - Heather Ryan - Corridor Growth Boundary and Land Use Amendments and HAF Official Community Plan Amendments - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:17

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, May 27, 2024

**To:** His Worship the Mayor and Members of City Council

**First Name:** Heather

**Last Name:** Ryan

**Phone Number :** 306 [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)::** May 28 Municipal Planning Commission Meeting

**What agenda item do you wish to comment on ?:** Corridor Growth Boundary and Land Use Amendments and HAF Official Community Plan Amendments

**Comments:**

I am submitting Comments for the Members of the Municipal Planning Commission, the Mayor and Councillors about the Corridor Growth Boundary and Land Use Amendments and the HAF Official Community Plan Amendments.

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

Dear Members of the Municipal Planning Commission, Mayor Clark and City Councillors:

I strongly urge you to vote No to both the Corridor Growth Boundary and Land Use Amendments, and the Housing Accelerator Fund Official Community Plan Amendments. There are a multitude of reasons why it is so important that we all acknowledge the serious deficiencies, the unfunded mandates and the negative and unintended consequences of these Amendments. As well, the speed at which they are being pushed, and the total lack of any consultation or consideration of those who will be forever negatively affected are both unacceptable.

There are a host of reasons why this Commission, and Council, should vote against both Amendments. The City has already approved significant increases in density in existing R1 and R2 neighbourhoods (minimum of 50% - 100%) through all of the increases to secondary suites, and that should be enough to satisfy the Federal Government for the HAF funding. If it isn't enough to satisfy them, then a sober review makes it clear that Saskatoon is better off without it.

City Hall cannot possibly contemplate taking our Zoning and Protections away from us in order to access at most \$10 MM per year for 4 years, while committing taxpayers to the hundreds of millions of dollars in needed infrastructure upgrades that these Amendments would create.

There must be a full budgeting provided for these infrastructure costs, and there must be ample time for serious review, corrections and deliberation before the City could possibly consider making these commitments by enacting these Amendments.

There is no need to re-Zone the whole City in order to see additional housing quickly built in Saskatoon. There is plenty of empty already-Zoned land in planned new neighbourhoods where large numbers of new housing units can be quickly added without saddling the City with unaddressed costs to upgrade infrastructure in existing low density neighbourhoods. Saskatoon is already adding thousands of units, and thousands more are planned to address the current housing shortage, a shortage that was not caused by Saskatoon's Residential Zoning, but by outside forces such as inflation, high mortgage and interest rates, a shortage of skilled labour and post-Covid repercussions.

These Amendments are highly discriminatory – houses that have had the exact same Zoning and protections for 50, 60, 70 years or more, literally on the same street, will be affected in totally different ways.

These Amendments would incentivize the tearing down of existing small homes, decreasing the supply and making them more expensive and less affordable for people to buy or rent. That is the opposite of what we need. Rental homes will be among the first homes torn down, putting rental home tenants at greater risk of being forced into apartments that don't fit their wants and needs.

Tearing down existing homes one-by-one to build 4 plex apartments or 4 Storey apartments is far less efficient, much slower, and much more wasteful than the real solution of continuing to

quickly add large numbers of purpose built rental units on already Zoned-for and serviced empty land in planned new neighbourhoods.

These Amendments would disincentivize the gradual redevelopment and expansion of the small apartment buildings in locations that are already Zoned for 4 Storeys all across Saskatoon.

Removing R1 and R2 Zoning will cause sprawl. Part of Saskatoon's attractiveness is the ability to live in Saskatoon in homes with yards, some space, quiet and privacy if that's what one needs. Take away the R1 and R2 Zoning that created and protects that and people will choose to live outside the City and commute instead.

Parking congestion is already a major issue in the neighbourhoods that would be most impacted by this re-Zoning, and they would already be trying to deal with the increase in cars that will result from the recently enacted increases in secondary suites. Re-Zoning to allow 4 Plexes and 4 Storey unlimited-unit buildings will make that exponentially worse. Residential parking permit programs do not solve these problems...having a permit doesn't mean there is actually a place to park your car.

There seems to be no consideration of the destruction of our urban forest and the impact of greatly diminished open ground. Developers will be incentivized by the site coverage increases to maximize building square footage. The majority of the remaining space on the 4 Plex and 4 Storey unlimited-unit lots would likely be paved to provide some off-street parking, leaving little open ground to absorb rain water, run off and snow melt, vastly increasing the pressure on our often already overburdened storm sewer systems. The open ground, trees, flowers and gardens of our R1 and R2 Zoning provides habitat for bees and birds and a healthier ecosystem for all. The trees on these lots help cool the City and absorb carbon.

It was never understood that our bus system would require re-Zoning of all our residential neighbourhoods. There must be full, detailed and transparent reports as to all costs of what is planned, and the future costs to operate and plans to pay for it before any wholesale re-Zoning based upon it could possibly be considered.

Please do the right thing and vote AGAINST these Amendments. The public has not been consulted about any of them, there has been no consideration of the real consequences, no transparency about any of the associated costs, and until all these shortcomings have been fully addressed and subjected to extensive real consultation, they cannot be recommended.

Thank you,

Heather Ryan