

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Jack Manning - Proposed Zoning Changes - Housing Accelerator Fund and Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 3:53 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Jack Manning - Proposed Zoning Changes - Housing Accelerator Fund and Transit Development Area - CK 750-1

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

Submitted on Friday, May 24, 2024 - 15:36

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

First Name: Jack

Last Name: Manning

Phone Number [REDACTED]
[REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:
Address: [REDACTED] Garrison Crescent
Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Proposed Zoning Changes - Housing Accelerator Fund and Transit Development Area

Comments:

I am writing to express my opposition to the proposed changes to the Zoning Bylaw having to do with the Transit Development Area. Having consulted the map provided, I note that the Development Area encompassed a very large area.

My main concern with allowing a Four Unit Dwelling with a maximum height of 8.5m and Four Storey Residential Units with a minimum of 5 units and a height of 15m has the potential to tally destroy the character of existing neighbourhoods. One of the primary purposes of a zoning bylaw is to group compatible uses together and separate incompatible uses. While the uses proposed are broadly speaking residential uses, the scale of the proposed allowable development puts these uses in an entirely different category. The lack of parking requirements only adds to the problem. The existing zoning bylaw provisions about infill development provide for increased density (in most cases) which is compatible with the existing building forms except for the modernization of design. The proposed changes allow potentially incompatible uses to be developed as of right. This incompatibility can change the nature of a residential block and, if there is a spate of construction, the nature of the entire neighbourhood.

In my view the proposed regulations were developed for much larger urban areas. They are not necessary in Saskatoon which has plenty of opportunity for more density given current and currently proposed (prior to this proposal) regulation. These regulations are being imposed on Saskatoon by the Government of Canada in return for a funding program. While Saskatoon has a housing problem, it is not nearly on the scale of larger jurisdictions. While it is not necessarily a matter for the MPC, apart from anything else, these proposed regulations are an unwarranted intrusion into municipal jurisdiction.

I urge the MPC to recommend these regulations not be adopted. A zoning provision which simply allows uses such as these anywhere in a residential zone is not planning. The results, if these provisions proceed, will eventually result in neighbourhoods which physically reflect that they were poorly planned or not planned at all.

Thank you.

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