

Walter, Penny

From: City Council
Subject: FW: Email - Communication - L David Dube - Corridor Growth Boundary Amendments and Housing Accelerator Fund Official Community Plan Amendments – CK 750-1
Attachments: MPC Letter 05262024.docx

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 27, 2024 9:36 AM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - L David Dube - Corridor Growth Boundary Amendments and Housing Accelerator Fund Official Community Plan Amendments – CK 750-1

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

Submitted on Monday, May 27, 2024 - 09:30

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

Pronouns: He/him/his

First Name: L. David

Last Name: Dube

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

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Bate Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Corridor Growth Boundary Amendments and Housing Accelerator Fund Official Community Plan Amendments

Comments:

Please see the attached letter for comments.

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

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

The Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official Community Plan Amendments that were just published in the May 28 Municipal Planning Commission are utterly unjustifiable on a multitude of grounds and I would strongly urge you to vote NO on both.

These Amendments would immediately and permanently harm residents who have chosen to settle in specific neighbourhoods by removing the zoning that created and protects their properties. This is made almost unimaginably worse by the fact that the people who will be negatively affected don't even know about it. Not a single person with whom I have brought this up has had any idea that any of this has been in the works, or is even imaginable. There is no precedent I can find in Saskatoon for wholesale wiping out of existing Zoning and destroying existing neighbourhoods.

The entire process has been rushed through, it has been opaque at best, and nearly impossible to follow or understand. This is not how anything in our city, our province or our country should ever be done, let alone something with so many consequences to so many innocent homeowners and residents.

There appears to be no budget for any of the infrastructure upgrades that the City will have to pay for should these Amendments be adopted. There needs to be a full budgeting provided for the upgrades required - we all deserve full transparency and honesty about the true long term costs to the City. And then there must be meaningful time for review and deliberation about that budgeting. There must be a specific and detailed plan to pay for all of it before any of these Amendments can be presented or recommended to Council.

Both of these Amendments are highly discriminatory, with homeowners and residents on the same streets, who have exactly the same Zoning being affected in completely different ways. Entire areas of the City that just weeks ago on the City's website maps were shown as allowing 4 Storey/unlimited unit buildings have suddenly been excluded from that additional damage, but their neighbours are apparently still forced to suffer from it.

The factors that created the current shortage of housing in Saskatoon have nothing at all to do with our existing Zoning. Voting in favour of these Amendments and re-Zoning the entire City will NOT help fix it. The truth is that it will make it worse as single family homes will be torn down to build apartments. These Amendments will cause older single family homes to become scarcer and more expensive, making it harder for people to buy a home and move out of rental housing.

None of these proposals can do anything to lower mortgage rates to make homes more affordable and cause more homes to be built. Nothing in these proposals can affect the inflation in materials or the shortage of skilled labour that has slowed building the last several years.

These Amendments would destabilize new housing development which is the opposite of what Saskatoon needs. New construction now on already-serviced, ready for building, appropriately Zoned empty City land in planned neighbourhoods is what Saskatoon needs. That is the only way that large amounts of housing can be quickly added. And it does not burden the City with the huge infrastructure upgrading costs that come with increasing building density in existing neighbourhoods that were never designed for it. It's critical that large volume new construction not be disadvantaged cost-wise in favour of tearing down homes in existing neighbourhoods one-by-one.

These Amendments will also increase, not decrease, sprawl, as people who need the space and quiet and privacy that R1 and R2 Zoning created and protects, will settle where they can have that. We chose our home in Grosvenor Park and paid a premium for it specifically because of our Zoning. The City has no right to take ours or anyone else's Zoning away.

There is no(pressing) need to enact either of these Amendments. The City has already passed density increases greater than many other municipalities who still received HAF funding. So the risk of the City not receiving the \$41 MM is minimal. A number of cities have specifically not even allowed 4 units per lot and still received funding, so there is no need for Saskatoon to push that through before all of the critical budgeting and environmental elements have been produced and fully reviewed and extensive consultation has properly taken place. If somehow the Federal Government did decide to discriminate against Saskatoon and pulled the funding, that \$41 MM is a drop in the bucket compared to the hundreds of millions of dollars the City would be committing to by passing these Amendments.

It is incumbent upon the Municipal Planning Commission to vote against both the Corridor Growth Boundary Plan Amendments and the HAF Official Community Plan Amendments.

Regards,

L. David Dube

■ Bate Cresc.