

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Matthew Paige - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 9:27 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Matthew Paige - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 09:26

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: Matthew

Last Name: Paige

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 10th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Proposed changes re. Housing Accelerator Fund and Transit Development Area

Comments:

My understanding is that there are proposed changes that will allow four-unit dwellings and four storey residential

developments on the south side of 10th street, with no street parking.

I am strongly opposed to this proposal as they would result in a major change to the character of the neighbourhood and negatively affect the overall quality of life of me and my neighbours. I also have concerns over potential traffic safety issues and parking. This is not an appropriate change and I do not support this.

In further detail, my family moved onto 10th Street several years ago, when a high rise in Nutana, which essentially looked down over my previous home, was built. A major factor for choosing 10th Street because it was exclusively single-family residences. Increasing density on this street would entirely change the neighbourhood for us and we would need to consider leaving. This is a quality-of-life issue. A large increase in the number of people living in a neighbourhood designed and originally zoned for single-family residences would be a major disruption and that is not acceptable when there are many better alternatives. There are many streets on Saskatoon that already have multi-unit dwellings on them and would not be significantly changed by simply adding more. A more thoughtful planning process would build more multi-units in these areas instead of intruding into existing, quiet, single-family home areas and making them significantly less desirable. I appreciate there is a mandate from the federal government to rapidly increase housing capacity, but ruining existing neighbourhoods because it might be the fastest approach is not a good plan. Doing this thoughtfully is.

There are also traffic safety concerns that should make this a non-starter. There is already significant pedestrian traffic (children and families) in this area because of the Bishop Murray School (30 km/h zone), the Saint Peter's and Paul church and the front of the Raoul Wallenberg park. Adding additional high-density housing makes the likelihood of a pedestrian-vehicle incident even higher, particularly during church services and school opening and closing. Street parking is already problematic during church events, especially given there are multiple churches within several blocks, and there is no additional capacity for parking. The chances of a vehicle-pedestrian collision would be made even worse if there were greater competition from residents for street parking.

To be clear, my primary objection is not financial here. While I would anticipate that such a change would make my neighbourhood less desirable and therefore there would be a decrease in property value, this is not the major issue for me. I do note that I would expect property taxes to be significantly decreased if such a change were made, but the character and the traffic issues are the major concerns.

In short, this proposed change would have a major negative impact on the quality of life in this neighbourhood and would greatly increase the chances of a bad vehicle-pedestrian encounter. Densification should not be approved in this neighbourhood.

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