

## Walter, Penny

---

**From:** City Council  
**Subject:** FW: Email - Communication - Nowell Seaman - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1  
**Attachments:** Submission to CofS Municipal Planning Commission HAF letter May 26.2024.pdf

---

**From:** Web NoReply <web-noreply@saskatoon.ca>  
**Sent:** Monday, May 27, 2024 4:26 PM  
**To:** City Council <City.Council@saskatoon.ca>  
**Subject:** Email - Communication - Nowell Seaman - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:21

Submitted by user: [REDACTED]

Submitted values are:

**I have read and understand the above statements.:** Yes

**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:** Nowell

**Last Name:** Seaman

**Phonetic spelling of first and/or last name:** No-well Sea-man

**Phone Number :** [REDACTED]

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] Lake Crescent, Saskatoon, SK

**Ward:** Ward 6

**Name of the organization or agency you are representing (if applicable):** Personal as citizen, property owner and taxpayer

**What do you wish to do ?:** Submit Comments

**What meeting do you wish to speak/submit comments ? (if known)::** Municipal Planning Commission Meeting  
Tuesday May 28, 2024

**What agenda item do you wish to comment on ?:** 7.7 Housing Accelerator Fund – Permitting Four Storeys  
Within the Transit Development Area [GPC2023-0503]

**Comments:**

We were recently made aware of the proposed rezoning changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have, and the significant risks and serious long term impacts to the City, our community, and to us personally.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. In addition, I anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.

The zoning for our home (R1) was a critical consideration when we chose to buy a home in the city. Homeowners such as us rely on the City to maintain zoning over the long term that is consistent with what was in place when we bought the property. We did not anticipate that the zoning and use of our neighbourhood would be materially changed.

If zoning at the time of purchase had allowed for this broader use, then we could understand the change. However, the zoning should not be arbitrarily changed to very different zoning or usage that could have a significant impact on property value, resulting in material damages to us and many other citizens. Owning a home is a large part of many taxpayers' retirement investment. Have you studied, and can you provide, projections and estimates of the impact of this change to property owners?

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered? At no time have we been contacted to engage with the City to discuss options to address housing needs and concerns, much less have we had any opportunity to express our support on this critically important matter in the form of a vote or plebiscite.

I hope that you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

Thank you.

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

May 26, 2024

To: Municipal Planning Commission Meeting – Tuesday May 28, 2024

**Re: Concerns about Agenda Items 7.6 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503]; and 7.7 Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area [GPC2023-0503]**

My wife Sandra and I were recently made aware of the proposed rezoning changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have, and the significant risks and serious long term impacts to the City, our community, and to us personally.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. In addition, I anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.

The zoning for our home (R1) was a critical consideration when we chose to buy a home in the city. Homeowners such as us rely on the City to maintain zoning over the long term that is consistent with what was in place when we bought the property. We did not anticipate that the zoning and use of our neighbourhood would be materially changed.

If zoning at the time of purchase had allowed for this broader use, then we could understand the change. However, the zoning should not be arbitrarily changed to very different zoning or usage that could have a significant impact on property value, resulting in material damages to us and many other citizens. Owning a home is a large part of many taxpayers' retirement investment. Have you studied, and can you provide, projections and estimates of the impact of this change to property owners?

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered? At no time have we been contacted to engage with the City to discuss options to address housing needs and concerns, much less have we had any opportunity to express our support on this critically important matter in the form of a vote or plebiscite.

I hope that you will vote against proposed blanket rezoning measures to allow adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas. Thank you.

Respectfully yours,

Nowell Seaman and Sandra Blevins

█ Lake Crescent

Saskatoon SK █