

Walter, Penny

Subject: FW: Email - Communication - Bradley Sylvester - Execution of the Housing Accelerator Fund - CK 4350-63 x 750-4
Attachments: Saskatoon Housing Accelerator Funding M AY 2024.docx

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 13, 2024 8:57 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Bradley Sylvester - Execution of the Housing Accelerator Fund - CK 4350-63 x 750-4

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

Submitted on Monday, May 13, 2024 - 20:56

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 13, 2024

To: His Worship the Mayor and Members of City Council

First Name: BRADLEY

Last Name: SYLVESTER

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] Hurley Way

Ward: Ward 10

Name of the organization or agency you are representing (if applicable): Volunteer

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 ?: Saskatoon Changes to land use, Housing Accelerator Fund

Comments:

My comments are on the execution of the Housing Accelerator Fund

Attachments:

- [Saskatoon Housing Accelerator Funding MAy 2024.docx](#)17.82 KB

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

Saskatoon Housing Accelerator Funding

I write today as a citizen, not as an official representative of any organization that I am associated with in a volunteer capacity. I write this letter as a private citizen that has been a volunteer in the area of 'civic planning' for 22 years.

The recently announced National Housing Accelerator Fund was developed by the Federal Government, in my opinion, as a reaction to the housing shortages related to the unprecedented influx of over 1 million immigrants in the previous year. A combination of lingering inflation from supply chain issues and unprecedented increase in federal and Provincial debt levels across most jurisdictions had a major influence on both the price of home purchases and rental rates. This new population increase, combined with policies in the large destination cities of Toronto, Vancouver and Montreal, in my opinion, has led to this 'one size fits all' policy on increasing the supply of housing. Montreal is an island, Toronto is surrounded by the Green Belt, and Vancouver is limited by ocean, mountains, the US border, and Provincial policy to protect the remaining lower mainland farmland near Vancouver. I understand many of the aspects of this policy when looking at these three cities or their physical limitations. When a population does not grow OUT, then it needs to grow UP. Most cities use both, brownfield build UP, and greenfield grow OUT. In Saskatoon, in my experience, we have been building very dense as we build OUT, for several reasons. Having served on the Municipal Planning Commission (MPC) the commission at that time, approved what was then the densest neighborhood, Evergreen. Today's Aspen Ridge has been designed with an even higher density. For 90 years, the city, its leadership and planners have used time, thought, community engagement, and collaboration with the development community to follow a plan that has resulted in some great neighborhoods, to live, work and play.

The Canada Housing Accelerator Fund is going to completely negate 90 years of planning history, to solve a problem for a federal government in the three big cities as I outlined earlier. This is a "one size fits all" plan imposed on this city for \$42 million dollars of strings attached federal money. If the funding was proposed with targets of housing density which could be attained with thoughtful planning, engagement with the citizens, and the building community, that would be one thing. But to turn every all R1, R1A, R1B, into R1, R1A, R1B, R2, R2A zoning which allow 4 plexes almost in every neighborhood in the city, and in addition the plan to develop 4 story apartments within 800 meters of a transit corridor, without any parking requirements, will set in motion multiple issues that will appear long after every one of the \$42 million dollars are spent.

One of my memories from MPC is that citizens got very engaged with the city and planners, and the leadership when their homes were impacted by whatever change was being proposed. Parking and traffic were always the biggest issues on any street where zoning would be changing. Building a number of 4 plexes along a section of 'Park St', for example, will have serious implications for those current and future residents. Parking would be on the street. Transit services will not be readily available on this example of a street nor the vast majority of our city residential streets. It will also have an interesting look with 4 Black, 4 Blue, and 4 Green cans lined up in the front of the structure,

similar to what we see today in Brighton in the row housing that makes up a dense neighborhood. And as the country moves to EV's and hybrids, where do the vehicles park, and charge?

As this dense 4 plex environment is put into place, and the city will experience increased friction between neighbors, with zero recourse on a 4 plex being built next door to their 60 year old house, as an example, many will opt to live in the region. Warman, Martensville are not introducing the Housing Accelerator Fund directives, and will be very appealing to those not happy with the direction of Saskatoon. More development will likely happen south of Saskatoon in the RM of Corman Park. This will create more traffic and commuting into the city for work, or play, creating negative trends for CO2 production. Those that can move away from this Federal Imposed planning situation, may choose this option. Many will in my opinion. Those citizens that cannot move for whatever reason, will be talking to the leadership of the city. These conversations will likely be challenging.

Saskatoon participates in a regional partnership through the Partners 4 Growth (P4G) regional Planning. That partnership has helped the city to secure the planning to grow to 500,000 residents, and potentially to 1 million. That growth planning was based on a city that is currently planned and growing in a dense manner. This change will have some implications for that partnership, as it has the likely potential to change where citizens may choose to live, and therefore to work.

This is the biggest change in city planning and land use in 90 years. It will have implications for the next 50+ years. **Where has been the public engagement?** A drop card and a web page are not engagement on a plan that will change the face of this city. The citizens of this city are not aware of this change or its implications. Before final policy decisions are made, which will affect the city for the next 50+ years, citizens must be engaged.

We can grow dense. We can grow OUT and UP and manage that to attain the goals of an efficient use of land, the services for citizens, and develop an inclusive full spectrum of housing options. In a dense manner. This is an imposed, with a carrot, management of growth program. It is a Square peg for our round hole challenge.

I would encourage this council to engage with citizens, in a fulsome manner, and indicate to the Federal government that we are interested in building a lot more housing, but in a style that works for Saskatoon, not what is a system that works for Vancouver, Toronto, and Montreal. What works here has never been an answer in those markets. And vice versa.

Not sure why the Federal Housing Accelerator Fund would be considered a solution for Saskatoon. But I am sure it is **not** a solution for Saskatoon.

We can do much better.

Bradley (Brad) S. Sylvester, C.Dir, S.V.M.

██████████ Hurley Way

Saskatoon, SK ██████████