

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Patrick Hayes - Housing Accelerator Fund and Proposed Zoning Changes - CK 750-1
Attachments: rezoning proposal.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Saturday, May 25, 2024 1:49 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Patrick Hayes - Housing Accelerator Fund and Proposed Zoning Changes - CK 750-1

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

Submitted on Saturday, May 25, 2024 - 13:43

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Patrick

Last Name: Hayes

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] LAKE CRES

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 May 28th, 12:00 pm - 2:00 pm

What agenda item do you wish to comment on ?: Rezoning proposal

Comments:

I have attached a pdf of my comments regarding the rezoning proposal.

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

Dear Municipal Planning Commission.

I question the effectiveness of the zoning proposal and have concerns of the damage of the blanket removal on zoning restrictions will have on the existing communities that make up the fabric of the city. The complete abandonment of a system that has been in place for decades because of the dictates of a level of government that is removed from the local space seems to me to be folly. The one size fits all solution that is proposed does not take into consideration of local variations across the country. There are several alternative solutions that could be implemented without the wholesale destruction of existing neighborhoods. The destruction may be slow, but it will forever change the nature of city. I understand the attraction of federal funding, but is the nature of the change appropriate for Saskatoon and will it solve the housing shortage? Is there no longer a need for aspirational neighborhoods in Saskatoon? Will an attack on the idea of single family dwelling answer the need for affordable housing? There are alternative solutions that could be implemented in a uniquely Saskatoon manner. These would take into account future needs without the destruction of unfettered redevelopment.

We should pause to look at other Canadian cities that have already abandoned zoning restrictions and the problems that that has created. Local proponents of the rezoning initiatives decry the lack of enthusiasm of Saskatoon's citizens as a flaw rather than proof that we don't want to go there. The proposal increases density and removes parking restrictions. The assumption that the new residents will take the bus is delusional at best. Parking is already a problem in the neighborhood (Grosvenor Park) especially in the winter where two-way traffic is lost because of the lack of snow removal. Higher density and more cars will mean poorer air quality. More cars will put pedestrians at risk. Higher density will mean urban deforestation and fewer mature trees. Higher density will mean more noise pollution.

Another consideration is the uniqueness of neighborhoods. Grosvenor Park is a jewel of mid-century architecture and neighborhood planning. Being situated so close to campus means that many of the residents walk to work. It is a place to bring up your family close to where you work. Do we abandon our past achievements for a few funding dollars and a plan that has had limited success in other Canadian cities?

Alternative solutions would mean rejecting the one size fits all solution dictated by the federal government. It would mean building on the progress made in the past couple of decades relating to on campus student housing. It would mean the development of under used public land. It would mean the redevelopment of buildings already zoned for high density. Other cities have also allowed existing commercial buildings to be

transformed into residential spaces. If we want to have more people taking the bus, we could improve the existing service. For example, there is no bus service to the Fieldhouse, a publicly funded community space. The nearest stop is on College where there is no sidewalk. There is so much we can do with the present system that does not mean the destruction of existing neighborhoods.

Is Saskatoon so broke that we can't afford to make our own planning discussions? We need to plot our own course and learn from the mistakes that other Canadian cities have made. The allure of Federal funding has blinded the city administration to the possibility of a made in Saskatoon long term solution.

Finally, what is the rush? Why not get wider community input on the issue? Do a cost benefit study that examines alternative growth and density planning. This is a major break from the past admiration of housing in Saskatoon. There are also several elections on the horizon. In the fall we will have a new mayor. There may be a change of government at the federal level. There has been push back from other Canadian cities related to this Federal initiative. Saskatoon could be part of wider alliance of municipalities that want access to federal housing funding but on different terms. Once you kill the old system it will be difficult to reverse course. I am asking the city to pause the process and consider the possibility of alternative action.

Patrick Hayes
█ Lake Crescent