

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Grant McKercher - Corridor Growth Boundary and Land Use Amendments – CK 750-1
Attachments: Corridor Residential Objection Letter 2024-05-27.pdf

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 27, 2024 3:49 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Grant McKercher - Corridor Growth Boundary and Land Use Amendments – CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:47

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: Grant

Last Name: McKercher

Phone Number : 639 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Garrison Cres

Ward: Ward 6

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

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Rapid Transit/Corridor Residential

Comments:

See attached letter.

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

2024-05-27

█ Garrison Crescent
Saskatoon SK S7H 2Z9

Saskatoon City Council
222 Third Avenue North
Saskatoon SK S7K 0J5

RE: Rezoning of Established Neighbourhoods Due to Rapid Transit Grant Application

Dear Mayor and Councilors,

I'm writing to request a change of the proposed boundary for the proposed 8th Street corridor at the Grosvenor Park neighbourhood.

Grosvenor Park is an established neighbourhood built in the 1950s. We bought into this neighbourhood because of its community feel, walkability, proximity to the U of S, larger lots, and mature trees. The proposed re-zoning to Corridor Residential (CRES) will reduce the area of R1 housing to about half of the current size. This will permanently change the neighbourhood. I feel that planning due diligence has not been performed by the City on how to make sweeping changes to established neighbourhoods. It appears that the City is only trying to adhere to the requirements of the federal grant application, and doing so as quickly and efficiently as possible.

Calgary has a land use bylaw rather than a zoning bylaw, and they have long been using a special manual and regulations for new development in established neighbourhoods. They also have a community association structure where the community association has a role in planning decisions in their communities. I had the role as head of the West Hillhurst Planning Committee while living in Calgary, and we reviewed every land use change and new development application, including temporary homeless shelters, which were much contested by some. The point of comparison is that established neighbourhoods were treated with a higher standard of care, given their long-standing in the community.

Saskatoon, in contrast, has developed no such means for communities to be engaged or treated with a sense of fairness given the sweeping changes the City is proposing to make under the grant application.

My request is to leave Grosvenor Park intact, from 14th Street south to Main Street, and from Preston west to Leslie Avenue. I'm especially concerned by the added area of the Proposed Corridor Growth Area (CGA), as it further diminishes the neighbourhood for no apparent reason and is also fairly distant from the circular buffer zones. Added density could easily be added in existing R2 areas which are predominant along the north and south of the 8th Street Corridor.

The City's documentation is scant when describing the reasons for where boundaries are drawn, only citing vague terms around 'continuity'. However, I question who the holders of the knowledge of continuity are and how these new boundaries have been applied. It appears the boundaries are only a reaction to the federal funding program's framework and are not based in the best outcomes for established communities.

The City itself has been making only meager increases to density in the development of its new neighbourhoods, and still consistently uses R1A zoning and low density housing in new areas. This indicates the City is concentrating on property tax revenues and other factors in the creation of its new neighbourhoods, and density is not the primary driver. This is in stark contrast to the proposed forced rezoning under the rapid transit grant.

Further, the work with Saskatoon, Martensville, Warman, and Corman Park through the Saskatoon North Partnership for Growth (P4G) does not appear to be fostering higher density and is allowing lower density development away from Saskatoon's downtown.

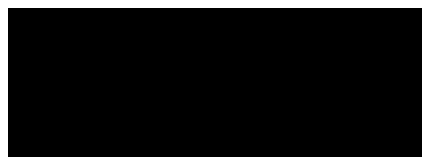
There are already large areas designated for higher density commercial uses along 8th Street, and one could ask why such development has not already occurred. Typically, under zoning bylaw governance, market forces will dictate, and the high cost of these existing lands relative to the development potential must make redevelopment unattractive to investors and developers. If the economic drivers aren't there to promote the density, then it may be some time before the density is achieved in the very long term, if ever.

This letter is to voice my disagreement with the destruction of our established neighbourhood, Grosvenor Park, with the following requests:

- Re-draw the boundaries for CRES zoning around Grosvenor Park
- Reject the additional area of the Proposed CGA
- Re-assign higher density to other R2 zoning areas, to meet the goals of the grant application

There are many other ways to evolve established neighbourhoods rather than forcefully allowing significantly higher density developments on a grand scale within distinct and established neighbourhoods, and I hope the City will choose to explore and evolve their own planning processes.

Respectfully yours,



Grant McKercher
Homeowner