

**Janzen, Heather**

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**From:** City Council  
**Subject:** FW: Email - Communication - Patricia and Earl Warwick - Housing Accelerator Fund - CK 750-1

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**From:** Web NoReply <web-noreply@Saskatoon.ca>  
**Sent:** Monday, June 24, 2024 4:31 PM  
**To:** City Council <City.Council@Saskatoon.ca>  
**Subject:** Email - Communication - Patricia and Earl Warwick - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, June 24, 2024 - 16:30

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:** Thursday, June 20, 2024

**To:** His Worship the Mayor and Members of City Council

**First Name:** Patricia and Earl

**Last Name:** Warwick

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] Calder Terrace

**Ward:** Ward 7

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

**What meeting do you wish to speak/submit comments ? (if known)::** Public Hearing Special Meeting of City Council - June 27, 2024

**What agenda item do you wish to comment on ?:** Agenda Items 4.1.2, 4.1.3, 4.1.4

**Comments:**

We do not support the proposed zoning changes related to the HAF funding. The blanket changes to allow 4-plexes

in all residential areas has the potential of negatively impacting the amenity of most areas of the City. This blanket zoning does not properly consider possible servicing, parking, noise, nuisance, site lines, and other planning issues. As Council is aware zoning decisions must only be made for valid planning considerations. It could be argued that receipt of funding from the Federal Government (which only benefits a few), does not qualify as a valid planning consideration for a city wide change to zoning. The blanket nature of the residential zoning change presents another problem. People who have invested in their single dwelling unit (or two unit dwelling) neighbourhoods will be left with the "luck of the draw" if other owners in their neighbourhood decide they want to develop a 4-plex or multiple 4-plexes in a neighbourhood. After making the single biggest investment in most of our lives, our investments and our quality of life will be decided by others. This seems fundamentally unfair to current owners and taxpayers who purchased their homes under the current, historical zoning rules.

Respecting 4-story apartment buildings along transit corridors in residential areas, the same concerns apply. Plus, the impact to quality of life and the negative planning-related consequences multiply.

We would urge you to remember other important zoning decisions Council has made and the time and thought that went into them and contrast that with what is happening here. In considering densification of the Broadway area, the City conducted a several years' long project and ultimately made some decisions. Council has approved several Direct Control Districts in Saskatoon including in south downtown. This was after many consultations, much work and extensive deliberations. Also, in order to revitalize downtown, Council made the very difficult zoning decision to not allow movie theatres anywhere in the City except the downtown. Again, this was after much consultation and many deliberations. The success of this elegant zoning decision was readily apparent until recently (when our downtown has taken a turn for the worse). Finally, remember the City's regional planning project. Again, that was another several years' long careful process which has set our region up for many decades to come. The point is that none of these historic zoning decisions were made on an expedited basis and with the threat of non-receipt of Federal funding on a deadline. These other examples were well-thought out decisions made after thorough consultations and review and analysis.

Please consider making rules that support density on a go-forward basis, such that areas are zoned to support density before the areas are populated. Using that methodology, buyers and owners will be aware ahead of time what zoning they are subject to. The result of zoning supporting densification will already be priced into the purchase, as opposed to having the potential to affect current owners after the fact, with only this hearing to provide a say.

The City is in a relatively unique position, having Saskatoon Land as an arm or tool. With a bylaw change, Saskatoon Land can be used to effect or support further densification in neighbourhoods yet to be developed, as opposed to affecting the use and enjoyment of property current owners have. This could be a subsidy or whatever a future Council decides.

Further, in 2023 2,293 new residential units were developed in Saskatoon. We are doing a good job as a community providing units for our on growth. Accepting one-time money that does not broadly benefit all residents of Saskatoon is short-sighted and avaricious.

The timing of this decision is problematic as well. The municipal election is drawing near and many members of Council including the Mayor will not be sitting in their chairs come winter. We are asking that this soon to be replaced Council, not be enticed to make this decision for the sake of a few million dollars. Let's find a more thoughtful and elegant solution to the issues of affordable housing and public transit.

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