

Feedback Received

Community Feedback

Community feedback is provided on the Engage Page (saskatoon.ca/HAF).

Information about the Housing Accelerator Fund (HAF) is available to the public on the City's Engage Page (saskatoon.ca/HAF), including a short video.

Residents have been informed about HAF through a variety of communications methods including:

- A citywide unaddressed mailout the week of February 26,
- Social media promotions and information sharing with Community Associations (March 11, April 18 and April 29),
- Posts on Nextdoor platform (March 11, April 18 and April 30),
- Targeted e-newsletters to over 2300 subscribers, and
- Bus advertisements starting May 27.

A feedback form on the proposed amendments is available to residents on the Engage Page.

The dates provided are as of the date of writing this report. Additional information sharing opportunities including Public Open Houses will occur in May and June in advance of a Public Hearing.

Montgomery Place Neighbourhood:

- A flyer outlining the proposed changes as they relate specifically to the Montgomery Place neighbourhood was provided to the Montgomery Place Community Association on February 23 to share on their communications platforms.

Stakeholders:

- An in-person presentation about the proposed amendments was provided to Saskatoon and Region Home Builders' Association (SRHBA) on January 15, 2024.

Technical Feedback from City of Saskatoon Divisions

This section outlines technical feedback received from various City departments.

Waste

- All units are eligible for waste carts per the Waste Bylaw. A four unit multiple-unit dwelling may require 12 carts on a site. Cart sharing opportunities are available for black bins. Tenants can refuse blue and green bins but are required to pay the fee.

Water/Sanitary/Stormwater

- Some older parts of the city have insufficient fire flow. The City has implemented a plan to upgrade the water mains in areas with insufficient fire flow over time. However, if an applicant wants to develop a site in a location where the fire flow is insufficient and upgrades have not been completed at the time of development, it will be the responsibility of developer to address it. Saskatoon Water will monitor and analyze servicing capacity for sanitary and stormwater in neighbourhoods according to City standards.
- Implementing [low impact development practices](#) can help reduce the impacts on the storm water system and prevent flooding; and
- A new four-unit dwelling infill development will be required to follow the lot grading process that is in place for new one- and two-unit dwelling infill sites. Information about this process can be found [here](#).

Power (SL&P)

- No concerns for grid capacity.

National Building Code

- Builders must be aware of easement requirements as it may impact site development.

Transportation

- A four unit dwelling would not trigger the need for a transportation impact study.

Parking

- Increased number of dwelling units may result in increased on-street parking demand; and
- The City will be exploring potential policy considerations to deal with the potential for increased on-street parking pressure.

Parks/Tree Protection

- Population/usage/demand may impact parks over time and how upgrades are prioritized to adjust service levels.

Property Assessment

- As a multiple unit dwelling up to four units will be permitted on all residential properties, property assessments are not expected to change overall. The market value impacts of these changes will be monitored and may have impacts in future reassessments;
- Where a multiple unit dwelling up to four units has one title, the entire building is assessed as one property. However, in the case of a condominium where all four units are titled separately, each unit is assessed on its own which may result in a higher assessment value for the overall site; and
- Based on market monitoring by the assessment office, generally construction of a multiple unit dwelling up to four units does not result in decreased property values for neighbouring sites.