

Janzen, Heather

From: City Council
Subject: FW: Email - Communication - Jeff Wheler - Housing Accelerator Fund - CK 750-1
Attachments: HAF Letter for Public Hearing June 27 2024.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, June 24, 2024 4:53 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Jeff Wheler - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, June 24, 2024 - 16:51

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, June 24, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Jeff

Last Name: Wheler

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Bate Crescent

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: HAF Public Hearing June 27

What agenda item do you wish to comment on ?: 4.1;

Comments:

Please see attached document

Attachments:

- [HAF Letter for Public Hearing June 27 2024.pdf](#)127.16 KB

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

I live in the neighborhood of Grosvenor Park, within the proposed Corridor Residential. I attended the public engagement meeting about the Corridor Plan on Nov 9, 2023 at Center Park Mall. Less than two weeks later, on Nov 22, the plan that had been presented was completely changed, with little engagement from the residents most affected by these drastic changes.

Many areas included in the Corridor Residential are within old, established neighborhoods zoned R1 and R2. The proposed rezoning will allow a marked increase in the height and the massing of the infills which is not what these residents bought in to. The boundaries are sometimes the center of a street or back lane. People on the side of the Corridor Residential will be much more affected, yet we all live close by in the same neighborhood within the Transit Development Area. The streets and crescents within the Corridor Residential will only deteriorate: who wants to invest and upgrade a house when there is uncertainty about what will be built besides you, from a single house, to a 15 m 4 story, multiple dwellings? I am against the Corridor Growth Boundary because it separates a single neighborhood into an unfavorable and favorable areas to buy a house and live.

The proposed Corridor Growth Boundary is based on walking distance from a future rapid transit. If Saskatoon is to have an efficient transit system, with routes reaching the main corridors, the increased density should be City-wide and gentle. The Federal Fund should improve Saskatoon, not have a negative effect along the future rapid transit system which will take many, many more years to be completed.

The Federal Government has a cookie cutter approach and its demands do not belong in Saskatoon. Middle housing, with its 4 storey buildings on a 50 foot lot should be restricted to big cities, like Toronto, Montreal, along already established high density streets.

Please concentrate on areas zoned for apartment buildings, for instance the south side of Main Street at Preston Avenue. The University College Quarters Plan will see large numbers of high-density dwellings and this will also impact those living in Grosvenor Park. The newly passed bylaw allowing secondary suites will already have an effect on increased density.

Furthermore, are there any considerations for the cost of the infrastructure upgrades, local schools and green spaces to accommodate the increased density in old areas? What are the future plans for the Corridor Growth and Transit Development Areas?

There are so many important issues that have not been addressed and unknown future financial considerations. The whole process has been rushed. The only thing to do at this time is to vote against the proposed Corridor Growth Boundary and Land Use Amendments, The HAF Official Community Plan Amendments, 4 units/lot and the 4 story within the Transit Development Area so that these questions can be answered first, and then proper consultation and planning can be part of the process.