

**Janzen, Heather**

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**From:** City Council  
**Subject:** FW: Email - Communication - James Walters - Housing Accelerator Fund - Changes to Community Plan and Zoning - CK 750-1  
**Attachments:** HAF Zoning Letter to City Council - James Walters.pdf

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**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 - James Walters - Housing Accelerator Fund - Changes to Community Plan and Zoning - CK 750-1

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

Submitted on Monday, June 24, 2024 - 15:29

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:** James

**Last Name:** Walters

**Phone Number :** [REDACTED]

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] Rempel Lane

**Ward:** Ward 7

**Name of the organization or agency you are representing (if applicable):** none

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

**What agenda item do you wish to comment on ?:** Proposed Zoning Changes Related to the Housing Accelerator Fund

**Comments:**

See attached letter

**Attachments:**

- [HAF Zoning Letter to City Council - James Walters.pdf](#)95.79 KB

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

June 24, 2024

His Worship the Mayor and Members of City Council

**RE: Proposed Zoning Changes Related to the Housing Accelerator Fund**

I am writing you to express my opposition to the proposed zoning changes being considered in response to the Federal Government's Housing Accelerator Fund (HAF). Primarily I am concerned about allowing four unit dwellings in all residential zoning districts. Allowing for higher density development near transit corridors is a secondary concern.

Allowing for four unit dwellings in all residential zoning districts is the opposite of planning. This approach is arbitrary and does not consider many factors including lot location (i.e. corner lot vs interior lot), infrastructure capacity, traffic, community impact and parking. I believe parking is going to be looked at by Council in July, but allowing multiple unit dwellings with no off-street parking requirement would be a mistake (if that is what in fact is proposed).

For more than 100 years the City of Saskatoon, including elected officials, professionals and community members, have planned, developed or ensured that new neighbourhoods are designed thoughtfully. They have been designed using best practices, incorporating local conditions and community values, with the interests of future residents, businesses and organisations in mind. Since the late 1990's, the City has been revisiting plans for older, established neighbourhoods to ensure new issues and potential changes are managed in a positive way. The Local Area Planning Section for the City has completed these plans with local community members at the table.

This is why we live in a great City.

The HAF program requirements are the same across the country and apply to Toronto (the 4<sup>th</sup> largest City in North America), and other large Canadian cities with over 1,000,000 population. I do not live in Toronto so I can't say whether this is appropriate for that City, but Saskatoon is not the same. The current federal HAF program is bad for Saskatoon. Future federal governments that continue with this arbitrary approach would also be bad for Saskatoon. While the federal government's policy aims to address housing shortages and affordability by increasing density, implementation without considering local planning factors, other related matters including, infrastructure, building material costs and capacity is misguided.

A better approach would involve setting broad federal guidelines for increasing density but allowing municipalities the flexibility to implement these changes in ways that make sense for their specific contexts. This would ensure that the goals of increased housing supply and affordability are met while preserving the integrity, sustainability and neighbourhood character of Saskatoon. In short, I believe the City should not accept the changes that are being imposed by the federal government. The City should look at increasing density with a plan and using common sense.

\$41,000,000 is a lot of money. The value of 100 years of City planning, design, development is closer to priceless than it is to \$41,000,000. I think the approach being imposed by the federal government will be looked at in the future, by Saskatoon, as a huge, costly mistake.

I have lived in Saskatoon for nearly 50 years in Confederation Park, Mayfair and College Park. I currently live in a 5-unit dwelling, within a townhouse complex in Stonebridge. My home is on a bus route, near parks, shopping, services, higher density development and it works great because it was planned this way. I believe the City can look at factors such as these when identifying areas for increased density.



James Walters



Rempel Lane