

Walter, Penny

Subject: FW: Email - Communication - Bradley Sylvester - Execution of the Housing Accelerator Fund - CK 4350-63 x 750-4
Attachments: Saskatoon Housing Accelerator Funding M AY 2024.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 13, 2024 8:57 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Bradley Sylvester - Execution of the Housing Accelerator Fund - CK 4350-63 x 750-4

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

Submitted on Monday, May 13, 2024 - 20:56

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 13, 2024

To: His Worship the Mayor and Members of City Council

First Name: BRADLEY

Last Name: SYLVESTER

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Hurley Way

Ward: Ward 10

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

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Saskatoon Changes to land use, Housing Accelerator Fund

Comments:

My comments are on the execution of the Housing Accelerator Fund

Attachments:

- [Saskatoon Housing Accelerator Funding MAr 2024.docx](#)17.82 KB

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

Saskatoon Housing Accelerator Funding

I write today as a citizen, not as an official representative of any organization that I am associated with in a volunteer capacity. I write this letter as a private citizen that has been a volunteer in the area of 'civic planning' for 22 years.

The recently announced National Housing Accelerator Fund was developed by the Federal Government, in my opinion, as a reaction to the housing shortages related to the unprecedented influx of over 1 million immigrants in the previous year. A combination of lingering inflation from supply chain issues and unprecedented increase in federal and Provincial debt levels across most jurisdictions had a major influence on both the price of home purchases and rental rates. This new population increase, combined with policies in the large destination cities of Toronto, Vancouver and Montreal, in my opinion, has led to this 'one size fits all' policy on increasing the supply of housing. Montreal is an island, Toronto is surrounded by the Green Belt, and Vancouver is limited by ocean, mountains, the US border, and Provincial policy to protect the remaining lower mainland farmland near Vancouver. I understand many of the aspects of this policy when looking at these three cities or their physical limitations. When a population does not grow OUT, then it needs to grow UP. Most cities use both, brownfield build UP, and greenfield grow OUT. In Saskatoon, in my experience, we have been building very dense as we build OUT, for several reasons. Having served on the Municipal Planning Commission (MPC) the commission at that time, approved what was then the densest neighborhood, Evergreen. Today's Aspen Ridge has been designed with an even higher density. For 90 years, the city, its leadership and planners have used time, thought, community engagement, and collaboration with the development community to follow a plan that has resulted in some great neighborhoods, to live, work and play.

The Canada Housing Accelerator Fund is going to completely negate 90 years of planning history, to solve a problem for a federal government in the three big cities as I outlined earlier. This is a "one size fits all" plan imposed on this city for \$42 million dollars of strings attached federal money. If the funding was proposed with targets of housing density which could be attained with thoughtful planning, engagement with the citizens, and the building community, that would be one thing. But to turn every all R1, R1A, R1B, into R1, R1A, R1B, R2, R2A zoning which allow 4 plexes almost in every neighborhood in the city, and in addition the plan to develop 4 story apartments within 800 meters of a transit corridor, without any parking requirements, will set in motion multiple issues that will appear long after every one of the \$42 million dollars are spent.

One of my memories from MPC is that citizens got very engaged with the city and planners, and the leadership when their homes were impacted by whatever change was being proposed. Parking and traffic were always the biggest issues on any street where zoning would be changing. Building a number of 4 plexes along a section of 'Park St', for example, will have serious implications for those current and future residents. Parking would be on the street. Transit services will not be readily available this example of a street nor the vast majority of our city residential streets. It will also have an interesting look with 4 Black, 4 Blue, and 4 Green cans lined up in the front of the structure,

similar to what we see today in Brighton in the row housing that makes up a dense neighborhood. And as the country moves to EV's and hybrids, where do the vehicles park, and charge?

As this dense 4 plex environment is put into place, and the city will experience increased friction between neighbors, with zero recourse on a 4 plex being built next door to their 60 year old house, as an example, many will opt to live in the region. Warman, Martensville are not introducing the Housing Accelerator Fund directives, and will be very appealing to those not happy with the direction of Saskatoon. More development will likely happen south of Saskatoon in the RM of Corman Park. This will create more traffic and commuting into the city for work, or play, creating negative trends for CO2 production. Those that can move away from this Federal Imposed planning situation, may choose this option. Many will in my opinion. Those citizens that cannot move for whatever reason, will be talking to the leadership of the city. These conversations will likely be challenging.

Saskatoon participates in a regional partnership through the Partners 4 Growth (P4G) regional Planning. That partnership has helped the city to secure the planning to grow to 500,000 residents, and potentially to 1 million. That growth planning was based on a city that is currently planned and growing in a dense manner. This change will have some implications for that partnership, as it has the likely potential to change where citizens may choose to live, and therefore to work.

This is the biggest change in city planning and land use in 90 years. It will have implications for the next 50+ years. **Where has been the public engagement?** A drop card and a web page are not engagement on a plan that will change the face of this city. The citizens of this city are not aware of this change or its implications. Before final policy decisions are made, which will affect the city for the next 50+ years, citizens must be engaged.

We can grow dense. We can grow OUT and UP and manage that to attain the goals of an efficient use of land, the services for citizens, and develop an inclusive full spectrum of housing options. In a dense manner. This is an imposed, with a carrot, management of growth program. It is a Square peg for our round hole challenge.

I would encourage this council to engage with citizens, in a fulsome manner, and indicate to the Federal government that we are interested in building a lot more housing, but in a style that works for Saskatoon, not what is a system that works for Vancouver, Toronto, and Montreal. What works here has never been an answer in those markets. And vice versa.

Not sure why the Federal Housing Accelerator Fund would be considered a solution for Saskatoon. But I am sure it is **not** a solution for Saskatoon.

We can do much better.

Bradley (Brad) S. Sylvester, C.Dir, S.V.M.

██████████ Hurley Way

Saskatoon, SK ██████████

Walter, Penny

Subject: FW: Email - Communication - Christine Timblin - Housing Accelerator Fund - CK 4350-63

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Saturday, May 18, 2024 5:54 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Christine Timblin - Housing Accelerator Fund - CK 4350-63

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

Submitted on Saturday, May 18, 2024 - 17:54

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: Saturday, May 18, 2024

To: His Worship the Mayor and Members of City Council

First Name: Christine

Last Name: Timblin

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 7th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal planning commission meeting

What agenda item do you wish to comment on ?: Rezoning to CS1

Comments:

I was recently made aware of the proposed changes in my neighborhood associated with the Housing Accelerator

Fund and I (we) are extremely concerned about the adverse effects that this will have.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. The no off-street parking requirements will create problems and conflicts.

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered?

I hope you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

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

Walter, Penny

Subject: FW: Email - Communication - Timothy Timblin - Housing Accelerator Fund - CK 4350-63

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Saturday, May 18, 2024 5:51 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Timothy Timblin - Housing Accelerator Fund - CK 4350-63

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

Submitted on Saturday, May 18, 2024 - 17:50

Submitted by [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: Saturday, May 18, 2024

To: His Worship the Mayor and Members of City Council

First Name: Timothy

Last Name: Timblin

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 7th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal planning commission meeting

What agenda item do you wish to comment on ?: Proposed rezoning to CS1

Comments:

I was recently made aware of the proposed changes in my neighborhood associated with the Housing Accelerator

Fund and I (we) are extremely concerned about the adverse effects that this will have.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. The no off-street parking requirements will create problems and conflicts.

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered?

I hope you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

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

Walter, Penny

Subject: FW: Email - Communication - Larissa Nunweiler - Housing Accelerator Fund - CK 4350-63

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, May 20, 2024 8:08 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Larissa Nunweiler - Housing Accelerator Fund - CK 4350-63

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

Submitted on Monday, May 20, 2024 - 19:43

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.: Yes

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, May 20, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Larissa

Last Name: Nunweiler

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 5th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal planning commission meeting may 28

What agenda item do you wish to comment on ?: 4 dwelling units/4 storey units in transit development area

Comments:

As members of the Haultain neighbourhood, that will be part of the Corridor Growth Area, we would like to express our concerns on the proposals of 4 units/4 storey multi units being accepted in the neighbourhood. We recently purchased a home in this neighbourhood because of the quiet, inviting nature, large mature trees and the mix of houses; both new and well cared for older houses.

Allowing these types of buildings in the neighbourhood would be detrimental to the current residents, it would affect the decade old trees in the area, the many newly built houses, as well as the older houses that many people in the area love and put time and effort into restoring. This is a well cared for and loved area that this will harm. Allowing developers to build large 4 storey buildings will discourage people from buying and investing in the area and restoring the houses as well as building, as it won't be appealing to build/buy if there could be a 4 storey building beside; blocking sunlight, removing the well loved trees, causing increased noise and parking issues.

If the plan is for increased units and housing, I would propose that the "as of right" portion would be removed, as this is irresponsible to allow developers to have free-reign as there could be unintended negative outcomes as listed above. I would also propose that the multi-level buildings begin on larger, more developed streets such as 8th street, Cumberland, Clarence and Main, and progress back as housing needs are reevaluated over the years.

We would please ask that you consider the unintended consequences that allowing this could bring.

Kindly,
Larissa and Brad

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

Walter, Penny

Subject: FW: Email - Communication - Lisa Schira - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 4350-63 x 750-1
Attachments: HAF Letter (2) (1).pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Tuesday, May 21, 2024 2:07 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Lisa Schira - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 4350-63 x 750-1

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

Submitted on Tuesday, May 21, 2024 - 13:48

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: Tuesday, May 21, 2024

To: His Worship the Mayor and Members of City Council

First Name: Lisa

Last Name: Schira

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Munroe Avenue South

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting
Wednesday May 28, 2024

What agenda item do you wish to comment on ?: HAF and de zoning

Comments:

We would like to submit these comments and concerns regarding the HAF and the conditions the federal government require the city of Saskatoon need to comply with.

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

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

Date: May 28, 2024

We are writing in response to the proposed Housing Accelerator Fund. As homeowners in areas that may be affected by this initiative we have the following concerns:

- The availability of single-owner family dwellings will *decrease*
- The availability of rental properties will *increase*
- The number of infills is already increasing. These bring increased density, higher price tags (ie less affordable), less restrictions regarding overall land usage, and the possibility of increased on-street parking
- Decreased property values. Research indicates that “regardless of the type of rental, adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes, lowers home values, especially if the rental unit is of lower quality.”¹ “Affordable” can be interpreted as “lower quality”.
- If this initiative were to go ahead, selling existing owner-occupied properties may be valued only on the worth of the property with the homes and outbuildings seen as teardowns ultimately ending up in the city dump.
- The number of potential buyers of properties for sale in the de-zoned “corridors” will most likely decrease or change from buyers wanting a family home in a quiet mature neighborhood to developers wanting a parcel of land. As a person’s home is one of their largest investments, this will severely handicap and disadvantage existing homeowners in the proposed “corridors”.
- With the proposed addition of structures that currently would exceed height limits, there would be decreased privacy, and would negatively impact the continued enjoyment of a person’s home and garden.
- A personal, but not an atypical example, if a 4 storey apartment building or a 4-plex with 10 m side wall was built on a property immediately adjacent to my home over 20 years of landscaping, time, and money would be wasted due to the lack of sun reaching my gardens.
- We are already seeing increased street parking with infills and basement suites. Traffic becomes one-way when cars are parked on both sides of the street. Munroe Avenue is a perfect example of this congestion. We can expect to see increased street parking if there are more rental units available. Since the current HAF ²proposal states that there would be no requirement for off-street parking, we can expect to experience increased on-street congestion contributing to unsafe roadways for pedestrians, young children, and cyclists.

¹ Ihlanfeldt, K. (2019). Not In My Neighborhood: The Effects of Residential Rentals on Single-Family Home Values.

² Not to be confused with a HAF-baked proposal.

- In 1926, a Supreme Court’s landmark ruling³ established the basis for single-family zoning in America. The judge stated the following in his final ruling: “... *very often the apartment house is a mere parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district. Moreover, the coming of one apartment house is followed by others, interfering by their height and bulk with the free circulation of air and monopolizing the rays of the sun which otherwise would fall upon the smaller homes, and bringing, as their necessary accompaniments, the disturbing noises incident to increased traffic and business, and the occupation, by means of moving and parked automobiles, of larger portions of the streets, thus detracting from their safety and depriving children of the privilege of quiet and open spaces for play, enjoyed by those in more favored localities — until, finally, the residential character of the neighborhood and its desirability as a place of detached residences are utterly destroyed.*”
- In the stated case for adding new “missing middle housing”⁴ “[m]edium-density housing is characterized by a range of multi-family or clustered housing types that are still compatible in scale and heights with single-family or transitional neighborhoods.”⁵ For example, three and four story buildings are not compatible with existing structures in the Haultain area. They are, in fact, currently not allowed.
- Michael Andersen, a senior housing researcher at the non-profit Sightline Institute in Portland, states that, “Middle housing is not a silver bullet. Anybody who claims that two, three, fourplexes are enough to bring housing costs down and house everyone who needs it ... is mistaken.”⁶
- [Adding Density Destroys Neighborhoods One House at a Time](#) (2014) states the following in the opening paragraph: “*Density is the Holy Grail of New Urbanism, from creating new zoning for granny flats, rooming houses, townhouses, duplexes, fourplexes and backyard two-story rental houses in established neighborhoods to encouraging dense mixed use development on undeveloped or redeveloped land. The advantage of urban density and the idyllic effect of density has been the battle cry of urbanists and city planners for decades. However, very little has been said about the destructive force of density. For this reason I have made a list of two dozen ways adding density to a neighborhood diminishes and ultimately destroys a neighborhood one house at a time. Hopefully, if our City Council, planners and thought leaders are aware of the potential destructive force of density, they will pull back from the current call to blanket every neighborhood with more density.*”
- Meaghan Dalton, in her working paper *Density and Housing Affordability*⁷, states that (1) “*Interviews with ninety-two practicing planners and twenty-four relevant planning documents reveal a heavily entrenched discourse and faith that densification is the best form of urban design for environmental, economic, and social reasons. The arguments in the interview transcripts and the planning documents are not grounded in critical*

³ [Is it time to end single-family zoning?](#)

⁴ [Putting the Housing Accelerator Fund into Action for Saskatoon](#)

⁵ Parolek, Daniel (2020). *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*. Washington DC: Island Press. p. 15.

⁶ [Why some B.C. municipalities are split over proposal to end single-family zoning](#)

⁷ [Density and Housing Affordability](#)

evidence, but are often anecdotal. And (2) “The fetish of density may be due to the pervasive forces of neoliberalism and may be the one tool planners feel they can cling on to for potential positive impacts. In a climate where governments have rolled back support for public housing, planners may feel they have no direction to turn except for the contested economic argument that greater density (thus more supply of housing) will lead to more affordable housing prices.”

Perhaps city-owned and vacant properties could be developed first. For example, Taylor St and Broadway Ave; 8th Street and Broadway Ave have been vacant for several years and would be ideal for rental units. Or areas already zoned for multiple units such as 7th Street (East of Cumberland along 8th Street or Main St). Keeping multiple unit dwellings within a block of major bus routes could be developed first to see if this addresses the shortage of reasonably-priced rental units.

We recognize that increasing the density in our neighborhood will be advantageous for developers and will increase the potential revenue through taxes collected by The City, but at what cost to the citizens who pay these taxes? In conclusion, we recognize that we have made the assumption, and come from the perspective, that home ownership is preferable to rental and that low density is preferable to high density. Even given this bias, it is heart-wrenching to see that with the proposed changes in zoning and the lifting of restrictions, our quiet well-established neighborhood will see tremendous and irreversible decline should the allowance increase go forward.

Sincerely,

Lisa Schira [REDACTED] Munroe Ave. S. [REDACTED]
Mike Meriam [REDACTED] Munroe Ave. S., [REDACTED]
Sheryl Mills [REDACTED] Cairns Avenue [REDACTED]
Ella Mae Stowasser [REDACTED] Munroe Ave. S. [REDACTED]
Jurgen Stowasser [REDACTED] Munroe Ave. S. [REDACTED]
Allison Currie [REDACTED] 10th St E [REDACTED]
Laurie Currie [REDACTED] 10th St E [REDACTED]

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Barbara Szpunar - Housing Accelerator Fund - Rezoning with Reduced Car Parking Space - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, May 21, 2024 9:39 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Barbara Szpunar - Housing Accelerator Fund - Rezoning with Reduced Car Parking Space - CK 750-1

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

Submitted on Tuesday, May 21, 2024 - 21:09

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: Tuesday, May 21, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Barbara

Last Name: Szpunar

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Copland Crt

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: Cities For People Not Cars | Culdesac, rezoning with reduced car parking space

Comments:

Replace not approved by residents additional parking behind backyards of Copland Crt. by bicycles and electric scooters parking. This is not acceptable to allows cars parking just behind backyards. We also request action and have our Copland Court converted partially to culdesac like in California and

Europe: Cities For People Not Cars | Culdesac. I support the elimination of parking space requirements which caused in Grosvenor Park increased traffic and please replace them with bicycle parking. In California and Europe, there are new neighborhoods, which are car-free: culdesack and I request rezoning of Copland Crt. to local parking only.

Please see also post on my web and recommendations from COP23 for Canada where we are well behind to fulfill commitments:

http://www.barbara-research.ca/Fund_cures_not_wars.pdf

In summary Human Rights, City of Saskatoon, Police failed to address the issues of prevention of Climate Change: pollution, unacceptable car traffic, idling in Grosvenor Park.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Mirela David - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Wednesday, May 22, 2024 10:15 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Mirela David - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Wednesday, May 22, 2024 - 21:50

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: Wednesday, May 22, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Mirela

Last Name: David

Phonetic spelling of first and/or last name: Dahvid (not like the man name)

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: 943 Haslam Cres

Ward: Ward 5

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal planning commission- on transit corridor

What agenda item do you wish to comment on ?: 4 storey buildings and developing transit corridor

Comments:

When I read of your plan to develop transit corridors I was happy to find out maybe some development will come in our suburb of Silverspring I imagined coffee shops, doctor offices, a grocery store but not necessarily a 4 storey building. My house falls into this transit corridor towards the outer edge but it's a side street that we hope will remain the same single family houses. I see some development possible on the main roads like rever road konihowsky etc.. but my question is where will this development happen? Everything is already developed here but we have no conveniences/ amnesties...I take the bus and don't drive but I can get nowhere by foot to buy something . there is a small park at the beginning of the neighborhood on attridge that seems empty but apart from that where? Is there no restriction to keep the 4 storey buildings on main roads? Our houses have attached garages but some on the main roads have back garages where secondary suits could be inslalled. In the meantime next door the university north management area has a plan that is supposed to be developed in the future together with the city but it seems so far away. Instead of mutilating our neighborhood with 2-4 storey buildings why not develop this empty area that is smack in the middle of the city. There needs to be a rule about that .If close to attridge/ circle drive you had shops, cafes, doctors offices, grocery stores we could walk there It should be walkable all the way to Preston crossing and the university but not through a field ...I would like to walk to the university where I teach but now it's not reasonable. we want amnesties and development but not to fundamentally alter our neighborhood. Our neighborhood has unique access to green spaces , our housing has a good value. People are afraid developing these affordable apartments would lower the property value. I think it will not if they are build in the right place like on main roads or on fallow university lands that are still incredibly well situated in the city. We would like to maintain our house value but also gain access to more shopping opportunities especially grocery stores, cafes, restaurants stores. I think developing the university sector plan would achieve adding affordable housing but also enrich current communities that are somewhat cut off from the city. I might be one of the few that takes the bus from Silverspring and only because I work at the university. Otherwise apart from downtown transit does not work from here. If you want people to use it more make it more efficient to get from one side of the city to another. Thank you for reading my thoughts on this.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Darcie Earle - Housing Accelerator Fund and Corridor Residential - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Wednesday, May 22, 2024 10:19 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Darcie Earle - Housing Accelerator Fund and Corridor Residential - CK 750-1

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

Submitted on Wednesday, May 22, 2024 - 21:47

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: Wednesday, May 22, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Darcie

Last Name: Earle

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Elliott St

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: Housing Accelerator Fund and Corridor Residential

Comments:

After reviewing the information on the proposed changes for the Corridor Growth Area we are compelled to submit comments for your consideration. We understand the need to increase housing density and are agreeable to some of the proposed changes however we are strongly opposed to the allowance of Four Storey Residential Developments ANYWHERE within the Corridor Residential area where our home resides. Passing this change would inevitably reduce the market value of our property, which already has an exceptionally high Assessed value from the CofS and is taxed at a high rate (\$7,900 annually). It would increase the amount of transient traffic (walking and vehicle), reduce our privacy, and generate more noise. It would deter young families from moving into the neighborhood as streets and alleyways would be even busier than they already are with current USask traffic, parking, and commuting. The rental units currently on our block have to manage garbage and recycling bins carefully to allow bins to be picked up from one side of the alleyway. Oftentimes the existing multi-unit rentals have unsightly bins that are overflowing with garbage and are subsequently not picked up by the city, lending itself to further overflow and attracting pests. These units already exist amongst a dozen or more million-dollar homes. Adding more multi-unit dwellings will exacerbate the problems we are already seeing and without a doubt create more.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Ryan Scott - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts and Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Wednesday, May 22, 2024 9:48 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Ryan Scott - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts and Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Wednesday, May 22, 2024 - 21:38

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: Wednesday, May 22, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Ryan

Last Name: Scott

Phonetic spelling of first and/or last name: Rye-ann Scott

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:
Address: [REDACTED] Avenue L South
Ward: Ward 2

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MUNICIPAL PLANNING COMMISSION

What agenda item do you wish to comment on ?: 7.6 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503] 7.7 Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area [GPC2023-0503]

Comments:

I think that allowing up to four units and up to four stories in all residential zoning is an important step for this city towards a more realistically sustainable future. We need more housing in this city, and we can't only do that by adding another subdivision stretching the resources of the city even further away. These proposals would allow us to focus on improving services within the community such as transit and maintenance, without adding additional new regions at similar lower population densities. Denser neighborhoods allow for walkability. More housing makes housing more affordable. More affordable housing helps alleviate homelessness. This is a key step towards building stronger neighborhoods throughout Saskatoon in my opinion.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Logan Campbell - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Thursday, May 23, 2024 9:46 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Logan Campbell - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Thursday, May 23, 2024 - 09:39

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, May 23, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Logan

Last Name: Campbell

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 3rd St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MUNICIPAL PLANNING COMMISSION

What agenda item do you wish to comment on ?: Housing Accelerator Fund

Comments:

I am in support of the housing accelerator fund. The plan will allow for 4 units and 4 stories by the coming Bus Rapid Transit corridor. Higher density means better ridership, better service, and transit expansion.

Side and front setbacks have no place in commercial corridors and should be reduced even in residential areas. More density.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Aaron Genest - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Thursday, May 23, 2024 12:25 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Aaron Genest - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Thursday, May 23, 2024 - 12:24

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, May 23, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Aaron

Last Name: Genest

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 6th St. East

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Housing Accelerator Fund: Amendments for consideration

Comments:

As a resident and homeowner in the affected area, I strongly support the proposals for increasing densification and eliminating parking requirements. I encourage the city to continue to look at how to improve public and active transportation systems to ensure that the increased density doesn't reduce the quality of life and mobility of citizens.

Density is the key ingredient for a fiscally sound city and for vibrant communities. Mixed use zoning and high density around transportation corridors will make our city far more likely to be able to provide high-quality services, a good business environment, and - ultimately - competitive tax structures.

The most successful and exciting cities around the world have adopted these policies and are thriving as a result. I'm thrilled to see that the Federal Government is providing resources to facilitate addressing housing challenges.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Jeff and Kathy Keogan - Home Builders Association - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Thursday, May 23, 2024 4:47 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Jeff and Kathy Keogan - Home Builders Association - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts - CK 750-1

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

Submitted on Thursday, May 23, 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, May 23, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: They/them/theirs

First Name: Jeff & Kathy

Last Name: Keogan

Phonetic spelling of first and/or last name: Kee-o-gan

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 7th St E, Saskatoon

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: The Housing Accelerator Fund

Comments:

I was recently made aware of the proposed changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. The no off-street parking requirements will create problems and conflicts. The rezoning will also lower the property values of homes around these 4-story buildings.

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. With this rushed approach to changes comes major implications for the environment, drainage, roads, sewage, water, policing & schools.

I hope you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Larry Yakimoski - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Thursday, May 23, 2024 9:29 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Larry Yakimoski - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Thursday, May 23, 2024 - 09:19

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, May 23, 2024

To: His Worship the Mayor and Members of City Council

First Name: Larry

Last Name: Yakimoski

Phonetic spelling of first and/or last name: Yakimoski

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Main St

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting
Tuesday May 28/24

What agenda item do you wish to comment on ?: Changes to permitting in my area, the Corridor Growth Area

Comments:

I have two concerns:

- 1) The lack of requirements for off street parking is going to make for a very congested street. Parking in front of our houses will be impossible as people park their two and three cars around their complex if there is no onsite parking.
- 2) A mechanism must be provided so that a lone bungalow is not sandwiched between two tall buildings. A procedure needs to be set up in the permitting process to prevent this from happening.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Michael Bischoff - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 10:01 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Michael Bischoff - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Friday, May 24, 2024 - 10:01

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

First Name: Michael

Last Name: Bischoff

Phonetic spelling of first and/or last name: [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:
Address: [REDACTED] Lake Cr Saskatoon
Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning meeting May 28th

What agenda item do you wish to comment on ?: Housing Accelerator Fund: Amendments for consideration

Comments:

I am writing this in opposition to the changes proposed in the Housing Accelerator Amendments for Consideration and specifically the CR2 designation with respect to allowing 4 unit and 4 story apartments on 15M wide lots, in Ward 6, specifically Grosvenor Park. I live on Lake Cr , where most lots are 15M wide or more. The picture of a bungalow beside a 4 unit and/or a 15M apartment building says it all. Massing, Shading, Removal of trees, Privacy and lack of parking are all major concerns. Not to mention the negative impact on the value of my property that I paid a premium for and have continued to invest in over the years because of the certainty of the zoning. I find it unbelievable this is even being proposed and that any one can consider this reasonable. I would ask in the short term that all 4 unit and 4 story buildings be placed on corners or lots of least disruption of a neighborhood, Preferably right on the transit corridor. The 800-meter encroachment into residential areas is completely unreasonable. I would further propose that the neighborhoods most impacted by this should have proper consultation and feedback opportunities before moving a MAJOR change like this forward. Let people have a say and a vote. Very discouraging to see this proposal being put forward. I would ask all of you in good conscious to reject the proposal and allow for proper consultation in determining what would be an acceptable way to increase density. By allowing the garden suites the density allowable has already more than doubled in Grosvenor park. The proposed Amendments go way to far. As this is all linked to Federal Funding there should be dialogue and consultative approach and not the “do this or else approach”. Please reject this Amendment as presented.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Kyle Gerwing - Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official Community Plan Amendments -CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 4:11 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Kyle Gerwing - Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official Community Plan Amendments -CK 750-1

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

Submitted on Friday, May 24, 2024 - 15:58

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Kyle

Last Name: Gerwing

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Stonebridge Common

Ward: Ward 7

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: May 28 Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: The Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official Community Plan Amendments

Comments:

I am opposed to the proposed changes to the zoning bylaws. For a number of reasons:

- These changes are much too broad, they virtually cover the whole city
- We have residential zoning bylaws for a reason to protect numerous different aspects of our community. These rule changes will effectively remove any zoning protections in the city.
- How will our current utility infrastructure be able to support this?
- There is a reason that Cities dictate their own zoning in this country, and not the Federal Gov't. This type of "one size fits all" approach to zoning will not work.
- The City is turning its zoning bylaws upside down for approx. \$40million. That amount of money will not have a material effect on the average residents life in Saskatoon. This zoning change will have a material affect on peoples lives.

I understand the need for densifying our city and increasing housing. But this poorly thought out zoning change will have negative repercussions for the residents of Saskatoon long after the \$40 million is spent.

Thank you.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Landry Klapwijk - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 8:46 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Landry Klapwijk - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts - CK 750-1

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

Submitted on Friday, May 24, 2024 - 08:43

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

First Name: Landry

Last Name: Klapwijk

Phonetic spelling of first and/or last name: Clap-wick

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 6th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: 7.6 & 7.7

Comments:

Front setbacks need to be reduced in conjunction with these plans

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Sherry Olson - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 11:10 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Sherry Olson - Housing Accelerator Fund - Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Friday, May 24, 2024 - 10:55

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Sherry

Last Name: Olson

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Pinehouse Drive

Ward: Ward 5

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Housing Accelerator Fund

Comments:

It has become well known that Saskatchewan is an unfortunate leader in carbon dioxide emissions per resident across Canada. As the world has been over the Paris Accord 1.5 C target for a year now, I am happy to see a strategy proposed in Saskatoon that will reduce sprawling, increase densification, and decrease reliance on personal vehicles. I understand residents may share concern over decreases in property value as zoning changes may impact them; however, I trust that investors will act to maintain value for the neighborhood and thereby their properties. I encourage the Municipal Planning Commission to support HAF.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Terry Olver - Greystone Community Association - Housing Accelerator Fund - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:40 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Terry Olver - Greystone Community Association - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:40

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

First Name: Terry

Last Name: Olver

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: HAF meetings/May 28

Comments:

I am the current president of the Greystone Community Association. Our community consists of single-family dwellings, multi-unit dwellings, including multiple types of condo/apartment buildings. I have spoken with many people within my community and in neighbouring communities about the proposed changes brought on through the

housing accelerator fund – NONE so far are in support. Most community members were not aware of the proposed changes until they received a flyer from a concerned citizen. After finding out, many felt somewhat deceived and alienated by the city for not informing them directly and not having clear routes for communication to object to the proposed changes. Many voices are not being heard. We can have both more housing and good urban form – but that is not achieved with the proposed changes. Below, I have tried to summarize general themes of the discussions I have had/concerns I have listened to from community members, highlighting lack of consultation, lack of flexibility, environmental impact, and infrastructure capacity.

The housing accelerator fund proposes significant long-lasting and irreversible changes to residential communities but involves little or no consultation with residents from those communities. This is not in the spirit of democracy. The housing accelerator fund program is a one-size fits all plan, the success of which has not been tested. It is being initiated to get federal funds, not to strengthen our communities. The city needs to slow down this process (particularly rezoning in corridor and surrounding areas) and engage in more direct/accessible public consultation with affected communities. By slowing down and incorporating stakeholder feedback from communities/citizens, the success/failures of similar changes happening in cities elsewhere can be evaluated and the plan can be adjusted accordingly. Further, by integrating feedback from relevant stakeholders, the plan can be further tailored to meet the unique desires/needs of each community. For example, some of the proposed changes will involve the destruction of vital green spaces, trees, neighbourhood parks and urban ecosystems. These changes are irreversible and the impacts of these changes on the overall health of the community are not being considered. Before we destroy our environmental spaces, perhaps we should see first how destroying them affects community health in other cities, and we should also ask residents whether these environmental spaces are vital for recreation and foster a stronger community. At the same time, these changes will bring about increases in population density with no clear plan for address the environmental impact by replacing or increasing recreational green space, trees and parks which are vital for physical and mental health. There is also no clear plan for providing the necessary infrastructure support (i.e., schools, hospitals, roads, sewers, parking etc...). Over the last several months we have experienced our hospital emergency rooms closed in part due to density, our schools closed in part due to classroom sizes and associated complexities, residential flooding etc... Adding density in these areas without the proper infrastructure in place, while removing environmental green spaces, will compound these problems. Given there are many alternative approaches to increase affordable housing while maintaining good urban form that the municipal planning commission has not considered, and this approach is not tailored in any way to the needs of our community, the need to change zoning is premature. There is NO rush, and we only stand to gain perspective and support by slowing this down and making more environmentally and community-informed decisions. To optimize successful changes, major questions concerning land use (loss of parks, trees, green spaces, etc.), key infrastructure, resources/services, and community feedback should be addressed, and solutions should be in place, before any rezoning is permitted. The proposed changes serve planners, but not communities.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Don and Marg Ravis - Corridor Growth Boundary and Land Use Amendments - CK 750-1
Attachments: Council Letter.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 9:38 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Don and Marg Ravis - Corridor Growth Boundary and Land Use Amendments - CK 750-1

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

Submitted on Friday, May 24, 2024 - 09:33

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

First Name: Don & Marg

Last Name: Ravis

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Lake Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission May 28, 2024

What agenda item do you wish to comment on ?: 7.4

Comments:

Please see the attached letter

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

██████ Lake Cres.
Saskatoon SK ██████
May 24, 2024

Dear

We are deeply concerned with the proposed zoning changes related to the Transit Development Area that City Council is considering. It appears that proposed changes were triggered by the Housing Accelerator Fund that the Federal Government is setting in motion. This is an unbelievable major change in zoning for some areas of Saskatoon without proper consultation with residents that will be impacted. To be blunt, it appears this decision is being made in haste to obtain federal dollar funding. Selling a city's soul for a few million dollars smacks of ill-foresight, knee-jerk planning, and not protecting Saskatoon's reputation as a well-planned city on the prairies. Has there been meaningful consultation with school boards and what about infrastructure over-capacity? The proposed change for no off-street parking also has no foresight particularly for those residents already dealing with overcrowded street parking near the University of Saskatchewan.

Saskatoon is a beautiful city with many character homes built decades ago and are within the 800 metre range of the Transit Development Area. One such example is Grosvenor Park where approximately 90% of the homes are bungalows and pride of ownership and upkeep is the hallmark of the neighborhood. In the 200-300 block of Lake Cres alone there have been at least a dozen major renovations or infills by new young families knowing they are investing in an R1 zoning area. Allowing multi-family development of four or eight plex dwellings is not what any owners or former city planners ever imaged in Grosvenor Park. We live in a city where much land is owned by the City of Saskatoon and hundreds of multi-family units are under construction without destroying stable established neighborhoods.

It is interesting that we just received a fourth notice from the Saskatoon Water Department regarding the water management project with the University of Saskatchewan storm retention pond for Cumberland and 14th Street. Now, that is communication and keeping residents up-to-date with the project! Perhaps the Planning Department could take some lessons from the Water Department.

Saskatoon, like many cities our size, is facing public transit challenges. We encourage you to separate the transit issues and zoning changes for higher density when dealing with these matters.

We implore you to have second thoughts of these ill-planned changes and vote against these changes.

Regards,
Don & Marg Ravis
██████████

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Jack Manning - Proposed Zoning Changes - Housing Accelerator Fund and Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, May 24, 2024 3:53 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Jack Manning - Proposed Zoning Changes - Housing Accelerator Fund and Transit Development Area - CK 750-1

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

Submitted on Friday, May 24, 2024 - 15:36

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: Friday, May 24, 2024

To: His Worship the Mayor and Members of City Council

First Name: Jack

Last Name: Manning

Phone Number [REDACTED]

[REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:
Address: [REDACTED] Garrison Crescent
Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Proposed Zoning Changes - Housing Accelerator Fund and Transit Development Area

Comments:

I am writing to express my opposition to the proposed changes to the Zoning Bylaw having to do with the Transit Development Area. Having consulted the map provided, I note that the Development Area encompassed a very large area.

My main concern with allowing a Four Unit Dwelling with a maximum height of 8.5m and Four Storey Residential Units with a minimum of 5 units and a height of 15m has the potential to tally destroy the character of existing neighbourhoods. One of the primary purposes of a zoning bylaw is to group compatible uses together and separate incompatible uses. While the uses proposed are broadly speaking residential uses, the scale of the proposed allowable development puts these uses in an entirely different category. The lack of parking requirements only adds to the problem. The existing zoning bylaw provisions about infill development provide for increased density (in most cases) which is compatible with the existing building forms except for the modernization of design. The proposed changes allow potentially incompatible uses to be developed as of right. This incompatibility can change the nature of a residential block and, if there is a spate of construction, the nature of the entire neighbourhood.

In my view the proposed regulations were developed for much larger urban areas. They are not necessary in Saskatoon which has plenty of opportunity for more density given current and currently proposed (prior to this proposal) regulation. These regulations are being imposed on Saskatoon by the Government of Canada in return for a funding program. While Saskatoon has a housing problem, it is not nearly on the scale of larger jurisdictions. While it is not necessarily a matter for the MPC, apart from anything else, these proposed regulations are an unwarranted intrusion into municipal jurisdiction.

I urge the MPC to recommend these regulations not be adopted. A zoning provision which simply allows uses such as these anywhere in a residential zone is not planning. The results, if these provisions proceed, will eventually result in neighbourhoods which physically reflect that they were poorly planned or not planned at all.

Thank you.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Darcy Albright - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Saturday, May 25, 2024 3:44 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Darcy Albright - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 15:28

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Darcy

Last Name: Albright

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Ave. G South

Ward: Not Sure

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: 7.5-7.7

Comments:

Dear members I am writing to support items 7.5-7.7 These modest changes, to allow 4 units by right and 4 stories near transit, are crucial to a better budget, a more affordable city, and a walkable, climate friendly environment. Saskatoon should be open to more density near transit to support its upcoming BRT project and to help maximize its impact. The current method of suburban expansion does not work, and while newer suburbs are more dense, nothing compares to the core neighborhoods' existing walkability and bike lanes. More people should have access to these high- quality spaces. Removing artificial roadblocks to housing is important to increase affordability and this plan is a good start. I look forward to our beautiful city being prosperous and affordable. Sincerely, Darcy Albright

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Mercy Harris - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, May 26, 2024 6:54 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Mercy Harris - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Sunday, May 26, 2024 - 18:54

Submitted by user: Anonymous

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: Sunday, May 26, 2024

To: His Worship the Mayor and Members of City Council

First Name: Mercy

Last Name: Harris

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:
Address: [REDACTED] Cumberland Ave S
Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: 7.7 Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area [GPC2023-0503]

Comments:

Dear Planning Commission,

I am writing to SUPPORT the aspect of the Housing Accelerator Fund that would allow up to four storeys near transit corridors. As a renter who has experienced the difficulty in finding affordable housing that is located near transit and services, I believe that this is an important step forward.

Permitting four storey buildings along the transit areas that are being developed will allow more people to live near important services. Sometimes the needs of those without a personal vehicle -- students, those with modest incomes -- are overlooked. The development of the upcoming Bus Rapid Transit (BRT) lines will improve the mobility of these people. However, the utility of the BRT lines will be greatly hampered if they're not accessible to a large number of people! People need to be based near the BRT lines in order to use them -- and without people using them, the success of BRT goals like alleviating congestion and reducing emissions will be limited. Allowing four storey buildings along the BRT lines seems like a common-sense step to make sure that people access and use these areas. These changes will allow more people to live in core neighbourhoods and go car-less. Many other cities have permitted increased housing density near transit lines, so this is a logical, tried-and-true approach.

Four storey buildings are already common along some streets in the city, such as Clarence Ave. and Main Street. These streets are vibrant residential areas, so I see no reason to believe that allowing taller buildings would harm the neighbourhoods that abut the transit corridors. After all, the transit corridors are being developed along existing major thoroughfares! Allowing taller buildings will simply allow more people to have easy access to transit services.

Thank you for considering my comments. Please remember that not everyone has the luxury of having a vehicle or funds to afford the housing that exists in the downtown or core neighbourhoods. We need to promote access to transit, services, and affordable housing. I believe this proposed change will help that happen.

Thank you,
Mercy Harris

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Patrick Hayes - Housing Accelerator Fund and Proposed Zoning Changes - CK 750-1
Attachments: rezoning proposal.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Saturday, May 25, 2024 1:49 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Patrick Hayes - Housing Accelerator Fund and Proposed Zoning Changes - CK 750-1

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

Submitted on Saturday, May 25, 2024 - 13:43

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Patrick

Last Name: Hayes

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] LAKE CRES

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission May 28th, 12:00 pm - 2:00 pm

What agenda item do you wish to comment on ?: Rezoning proposal

Comments:

I have attached a pdf of my comments regarding the rezoning proposal.

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

Dear Municipal Planning Commission.

I question the effectiveness of the zoning proposal and have concerns of the damage of the blanket removal on zoning restrictions will have on the existing communities that make up the fabric of the city. The complete abandonment of a system that has been in place for decades because of the dictates of a level of government that is removed from the local space seems to me to be folly. The one size fits all solution that is proposed does not take into consideration of local variations across the country. There are several alternative solutions that could be implemented without the wholesale destruction of existing neighborhoods. The destruction may be slow, but it will forever change the nature of city. I understand the attraction of federal funding, but is the nature of the change appropriate for Saskatoon and will it solve the housing shortage? Is there no longer a need for aspirational neighborhoods in Saskatoon? Will an attack on the idea of single family dwelling answer the need for affordable housing? There are alternative solutions that could be implemented in a uniquely Saskatoon manner. These would take into account future needs without the destruction of unfettered redevelopment.

We should pause to look at other Canadian cities that have already abandoned zoning restrictions and the problems that that has created. Local proponents of the rezoning initiatives decry the lack of enthusiasm of Saskatoon's citizens as a flaw rather than proof that we don't want to go there. The proposal increases density and removes parking restrictions. The assumption that the new residents will take the bus is delusional at best. Parking is already a problem in the neighborhood (Grosvenor Park) especially in the winter where two-way traffic is lost because of the lack of snow removal. Higher density and more cars will mean poorer air quality. More cars will put pedestrians at risk. Higher density will mean urban deforestation and fewer mature trees. Higher density will mean more noise pollution.

Another consideration is the uniqueness of neighborhoods. Grosvenor Park is a jewel of mid-century architecture and neighborhood planning. Being situated so close to campus means that many of the residents walk to work. It is a place to bring up your family close to where you work. Do we abandon our past achievements for a few funding dollars and a plan that has had limited success in other Canadian cities?

Alternative solutions would mean rejecting the one size fits all solution dictated by the federal government. It would mean building on the progress made in the past couple of decades relating to on campus student housing. It would mean the development of under used public land. It would mean the redevelopment of buildings already zoned for high density. Other cities have also allowed existing commercial buildings to be

transformed into residential spaces. If we want to have more people taking the bus, we could improve the existing service. For example, there is no bus service to the Fieldhouse, a publicly funded community space. The nearest stop is on College where there is no sidewalk. There is so much we can do with the present system that does not mean the destruction of existing neighborhoods.

Is Saskatoon so broke that we can't afford to make our own planning discussions? We need to plot our own course and learn from the mistakes that other Canadian cities have made. The allure of Federal funding has blinded the city administration to the possibility of a made in Saskatoon long term solution.

Finally, what is the rush? Why not get wider community input on the issue? Do a cost benefit study that examines alternative growth and density planning. This is a major break from the past admiration of housing in Saskatoon. There are also several elections on the horizon. In the fall we will have a new mayor. There may be a change of government at the federal level. There has been push back from other Canadian cities related to this Federal initiative. Saskatoon could be part of wider alliance of municipalities that want access to federal housing funding but on different terms. Once you kill the old system it will be difficult to reverse course. I am asking the city to pause the process and consider the possibility of alternative action.

Patrick Hayes
█ Lake Crescent

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Shelby Knapman - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Saturday, May 25, 2024 3:00 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Shelby Knapman - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 14:49

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Shelby

Last Name: Knapman

Phonetic spelling of first and/or last name: Shel-bee Nap-min

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 4th Ave N

Ward: Ward 1

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MPC May 28th

What agenda item do you wish to comment on?: Items 7.6-7.7

Comments:

Dear members of the Saskatoon MPC,

As a proud homeowner in the vibrant City Park neighbourhood of Saskatoon, I am eager to express my support for items 7.5-7.7.

These proposed adjustments, particularly permitting 4 units as of right and allowing 4 stories near transit hubs, are pivotal steps towards fostering a healthier budget, constructing a more accessible city, and nurturing a pedestrian-friendly, environmentally conscious atmosphere.

Embracing increased housing density near transit corridors is imperative as Saskatoon prepares for its forthcoming Bus Rapid Transit (BRT) initiative, ensuring optimal utilization and impact.

The current pattern of suburban expansion is unsustainable, and while newer suburban areas may boast higher density, they pale in comparison to the existing walkability of core neighbourhoods like City Park, Nutana, Caswell Hill, and Buena Vista as well as others. It's essential to extend access to these exceptional urban spaces to a broader population.

These measures will also help Saskatoon reach our growth plan goals in regard to neighbourhood infill and strategic infill, versus greenfield development.

Eliminating arbitrary barriers to housing is paramount in enhancing affordability, and this proposal represents a promising advancement. While some may oppose these measures for various reasons, it's important that your committee and City Council continue to be bold in changing policy like this so we can avoid the current sprawl issues faced in communities ahead of our curve, like Calgary, Edmonton, and Winnipeg.

Warm regards,
Shelby Knapman

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Chris Jarvis - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Saturday, May 25, 2024 9:40 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Chris Jarvis - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 09:39

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Chris

Last Name: Jarvis

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Glasgow St

Ward: Ward 7

What do you wish to do ?: Submit Comments

Comments:

Dear members of the MPC,

I am writing to support items 7.5-7.7.

These modest changes, to allow 4 units by right and 4 stories near transit, are crucial to achieving a better budget, a more affordable city, and a walkable, climate friendly environment.

Saskatoon should be open to more density near transit to support its upcoming BRT project and to help maximize its impact.

The current method of suburban expansion does not work, and while newer suburbs are more dense, nothing compares to the core neighborhoods' existing walkability. More people should have access to these high-quality spaces.

Removing artificial roadblocks to housing is important to increase affordability. And this plan is a good start. Future consideration should be given to reduce front setbacks in commercial areas.

Best,

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lynee Meredith - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Saturday, May 25, 2024 10:36 AM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Lynee Meredith - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 10:35

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Lynne

Last Name: Meredith

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Isabella St E

Ward: Ward 7

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Tuesday
May 28, 2024

What agenda item do you wish to comment on ?: 7.5-7.7

Comments:

I'm would like to comment in favour of these proposals to allow 4 units and 4 stories near transit. The current method of development doesn't work. The more urban sprawl you have the more expensive the infrastructure is to build and maintain. If Saskatoon is to become a vibrant, walkable city we need more density in the core. Removing artificial roadblocks to housing is important to increase affordability and this plan is a good start.

Lynne Meredith

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Nowell Seaman - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts - CK 750-1
Attachments: Submission to CofS Municipal Planning Commission HAF letter NS SB May 26.2024.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:20 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Nowell Seaman - Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:19

Submitted by user: A [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

First Name: Nowell

Last Name: Seaman

Phonetic spelling of first and/or last name: No-well Sea-man

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Lake Crescent, Saskatoon, SK

Ward: Ward 6

Name of the organization or agency you are representing (if applicable): Personal as citizen, property owner and taxpayer

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting
Tuesday May 28, 2024

What agenda item do you wish to comment on ?: 7.6 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503]

Comments:

My wife Sandra and I were recently made aware of the proposed rezoning changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have, and the significant risks and serious long term impacts to the City, our community, and to us personally.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. In addition, I anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.

The zoning for our home (R1) was a critical consideration when we chose to buy a home in the city. Homeowners such as us rely on the City to maintain zoning over the long term that is consistent with what was in place when we bought the property. We did not anticipate that the zoning and use of our neighbourhood would be materially changed.

If zoning at the time of purchase had allowed for this broader use, then we could understand the change. However, the zoning should not be arbitrarily changed to very different zoning or usage that could have a significant impact on property value, resulting in material damages to us and many other citizens. Owning a home is a large part of many taxpayers' retirement investment. Have you studied, and can you provide, projections and estimates of the impact of this change to property owners?

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered? At no time have we been contacted to engage with the City to discuss options to address housing needs and concerns, much less have we had any opportunity to express our support on this critically important matter in the form of a vote or plebiscite.

I hope that you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

Thank you.

Yours respectfully,

Nowell Seaman and Sandra Blevins

█ Lake Crescent

Saskatoon SK S7H █

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

May 26, 2024

To: Municipal Planning Commission Meeting – Tuesday May 28, 2024

Re: Concerns about Agenda Items 7.6 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503]; and 7.7 Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area [GPC2023-0503]

My wife Sandra and I were recently made aware of the proposed rezoning changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have, and the significant risks and serious long term impacts to the City, our community, and to us personally.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. In addition, I anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.

The zoning for our home (R1) was a critical consideration when we chose to buy a home in the city. Homeowners such as us rely on the City to maintain zoning over the long term that is consistent with what was in place when we bought the property. We did not anticipate that the zoning and use of our neighbourhood would be materially changed.

If zoning at the time of purchase had allowed for this broader use, then we could understand the change. However, the zoning should not be arbitrarily changed to very different zoning or usage that could have a significant impact on property value, resulting in material damages to us and many other citizens. Owning a home is a large part of many taxpayers' retirement investment. Have you studied, and can you provide, projections and estimates of the impact of this change to property owners?

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered? At no time have we been contacted to engage with the City to discuss options to address housing needs and concerns, much less have we had any opportunity to express our support on this critically important matter in the form of a vote or plebiscite.

I hope that you will vote against proposed blanket rezoning measures to allow adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas. Thank you.

Respectfully yours,



Nowell Seaman and Sandra Blevins

█ Lake Crescent

Saskatoon SK S7H █

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Maher Senoussi - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Saturday, May 25, 2024 12:32 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Maher Senoussi - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 12:30

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

First Name: Maher

Last Name: Senoussi

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 3rd Ave N

Ward: Ward 1

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MPC May 28th

What agenda item do you wish to comment on ?: Agenda Items 7.6-7.7

Comments:

Dear members of the MPC,

I am writing to support items 7.5-7.7.

These modest changes, to allow 4 units by right and 4 stories near transit, are crucial to achieving a better budget, a more affordable city, and a walkable, climate friendly environment.

Saskatoon should be open to more density near transit to support its upcoming BRT project and to help maximize its impact.

The current method of suburban expansion does not work, and while newer suburbs are more dense, nothing compares to the core neighborhoods' existing walkability. More people should have access to these high-quality spaces.

Removing artificial roadblocks to housing is important to increase affordability. And this plan is a good start. Future consideration should be given to reduce front setbacks in commercial areas.

Best,
Maher Senoussi

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Fouad Tannous - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area – CK 750-1
Attachments: Scrap the R4 and Parking restriction.pdf

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Saturday, May 25, 2024 9:30 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Fouad Tannous - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 21:22

Submitted by [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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

First Name: Fouad

Last Name: Tannous

Phonetic spelling of first and/or last name: Foad Tannoos

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Osler Street

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MUNICIPAL PLANNING COMMISSION
May 28th 2024 at 12pm

What agenda item do you wish to comment on ?: I would like to comment on 4 units per lot size item 7.6

Comments:

I would like my letter to be read to the city and I would like proof that it was read and acknowledged. I request that my name to be used is Fred Anthony.

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

Dear Cynthia Block, Mayor Clark, City Councilors, and Varsity View Residents:

I am a proud 31-year resident of Varsity View and I have seen this neighborhood since the early 1990's. It has become my favorite neighborhood even with all my travels around the globe. I have been to various cities in over fourteen different countries and over 50 different cities. This neighborhood has by far the most unique characteristics, the most walkable to amenities, the most peaceful, the safest, the prettiest, and the most livable. I was born in the Royal University Hospital, and studied at the University of Saskatchewan and I still am a resident of this neighborhood. I have brought friends from Europe, Asia, and Latin America and they all agree with me.

I am strongly opposed to the new zoning laws of the neighborhood for multiple reasons which will be covered in this letter. The reasons are as follows which will be explained later in this letter:

1. There is already a lot of congestion and noise in the neighborhood from the Luther Tower which brings forth litter throughout the year.
2. The multiunit houses are not selling.
3. The residences will not sell their cars to add additional units for residential use.
4. Most of the University of Saskatchewan and the future Saskatchewan Polytechnic students are from out of the city and all drive. They are also all exempt from the transit passes.
5. There has been multiple incidents, injuries, and collisions due to congestion in the neighborhood.
6. Reckless driving in the neighborhood continues to be a problem.
7. This will only enrich the property developers who will only build unaffordable housing and leave land unused (similar to reason number 2)
8. This plan will ultimately hurt the people who you are trying to help.

My first point and reason the city must scrap the plan for R4 Zoning in Varsity View, is that the Luther Tower is already causing lots of congestion and chaos. Throughout the year, garbage is left on my lawn from the employees who work at the tower. This past May long weekend, I picked up about 6-8 pieces of garbage on my lawn. They dump their cigarette butts all over the ground and leave them to blow in the wind and potentially cause fire. I saw a neighbor walking his dog around the neighborhood. He had two bags with him, one for his dog and the other for picking up trash around the neighborhood. He picked up multiple pieces of garbage around the Luther Tower. This small example proves that there will be

an increase in garbage and pollution around the neighborhood if there are more dense housing and apartments. The garbage has been an ongoing problem ever since I can remember living in Varsity View during my 31-year tenure.

Another thing the tower did is put extremely bright lights around the perimeter of the psychology ward. The light bleeds through my curtains and I usually wake up in the middle of the night. I fear that the buildings will implement multiple extremely bright lights on their buildings causing further light pollution and nuisance.

Last summer, during the heat wave the industrial sized air conditioning unit on the Luter Tower was running at increased capacity and causing a lot of noise pollution in the neighborhood. I assume, that the R4 units would all have AC units all running during the summertime which will cause even more noise pollution.

In addition, during the visitations to the Luther Tower, the guests constantly park in front of my driveway blocking my entry and exit. I fear if the city removes the off-street parking requirements, it will cause even more congestion with university students, hospital workers, and Luther Care home workers parking around the neighborhood.

The city will argue that the BRT will allow people to take the public transportation, but the central locations including Varsity View already have adequate public transportation. The BRT does not account for people visiting from out of Saskatoon, University students from out of town and hospital workers from out of town. The city is also not accounting for different shifts from those workers who come and go at various times.

Don't forget that the residence of varsity view have cars, boats, trailers, and RVs. The residents of varsity view venture to the lake, the cottage, Calgary, and Edmonton. We do shopping and transport various gear for skiing, mountain climbing and camping. You cannot access those sites by transit and need a car. Some residents have multiple cars for various needs. My neighbor owns a farm, my other neighbors take pride in their contractor work and gardening. They all have equipment which cannot be stored on the street. It is necessary for them to have space for their equipment and cars.

Therefore, please consider the Luther Tower as an example of the congestion throughout this neighborhood if the density is increased. This project will only increase the pollution, traffic, light, and noise pollution in the neighborhood.

My second point is that multi-unit houses are overpriced, substandard quality and are not selling. I think the city knows which unit I will draw my example from, it is the 4-unit town houses at the end of Osler street on the corner of Osler and Clarence. It is Newbury Condos that the City of Saskatoon mistakenly approved for the neighborhood. These townhouses have been sitting unsold since they were put up for sale in 2021. There were several open houses in the summer time, and not a single person walked in to view the townhouses. This indicates that buildings like these will completely waste precious land. These condominiums are still empty and have not been bought. I am sure the developer is losing money and is hurting financially because the City of Saskatoon blindly wanted to increase the density without proper consideration of the Saskatoon housing market. Now these condominiums are currently sitting empty and being used as an AirBnb which are taking housing away from the residents of the community.

Let this be a foreshadow to what will happen with the future plans. I am sure the City council does not want vacant houses in the neighborhood and want Varsity View to be a ghost town. I certainly would rather have houses be occupied by a resident to enjoy the beautiful neighborhood.

The residents of Varsity View will not sell their cars and in fact there will be more cars from the students, nurses, and Luther Care workers. As I mentioned previously, the residents of Varsity View all have varying jobs. I have met farmers, contractors, business owners, and various other professions who all need cars. Some of them also store trailers, equipment, and machinery on their properties. This all requires space on their property. Removing the parking restrictions of the property will effectively put more cars parked on the roads and cause more congestion.

In addition, most of the students are from rural areas in Alberta, Saskatchewan, and Manitoba. They all drove to Saskatoon for school. They all need a place to park. As previously mentioned, a lot of the visitors of the Luther Tower are from out of the City limits of Saskatoon and choose to drive to see their loved ones. They will all need parking. I know many students living in Varsity View who are from rural areas or even international students all with cars because they tend to work and drive home in the summers. Removing parking requirements will further cause congestion on the streets. The residents will not be able to do their work as mentioned above, some of them require vehicles for their work.

Currently at the University of Saskatchewan, the students from out of Saskatoon are exempt from using the bus pass. These students can opt out from using the bus pass. If they have a vehicle, they can simply (and do so) drive to where they

need to go somewhere. I was a student and friends with many students from outside of Saskatoon who did just that.

In the neighborhood of Varsity View, there is heavy traffic from the numerous services and businesses around the neighborhood. Reckless driving continues to be a problem. Motorists are still speeding through the neighborhood to avoid the congestion on Clearence and college. They speed through the section of University Drive and usually someone runs the stop sign daily nearly striking students, residents, and hospital workers in the process. I encourage the City of Saskatoon to monitor the traffic in the neighborhood. I have seen people run the stop sign on Mackinnon and Temprence numerous times. I have seen people run yield signs and speed through the neighborhood trying to avoid traffic on College Drive. There has already been a tragedy at the hands of the city, and I do not want another. Not to mention the countless other motor vehicle collisions in the neighborhood. Adding more density and more traffic will only increase the congestion and incidents at the hands of the city.

This plan will ultimately hurt the people you are trying to help because the land values will only increase and therefore will only drive the housing prices up. The developers would like that very much but it hurts the people who don't already own a house. By increasing the density of the land you are by turn increasing the values of the property further driving up the housing prices for young people. Take for example, the Newbury Condos. The developer bought the land for approximately \$400,000+ in 2020. They are pricing the units for approximately \$769,900. In today's housing builders market, the price per square foot for a *NORMAL* family house is \$250/square foot. The square footage of one of the town houses is 1608ft squared. This cost the developer \$402,000 to built if it was a normal family house. Since this a brick facia, the total cost is approximately \$430,000. Since the total land is approximately \$100,000 per unit, this brings the total estimated cost to \$530,000. Since the developer is a business and needs to make a profit, they must sell it at a higher price. Currently, there are no persons willing to pay \$770,000 for a quarter lot house without any yard, deck and living beside a noisy street. There are certainly no young people that can afford such a condominium. The houses that typically sell, are the houses priced in the range of below \$600,000 that are single unit dwellings and *ONLY* if they have a yard, a fence, a deck, and various other features. These high density, high luxury houses are not selling. These new listings as of May 24th, 2024, have been on Realtor.ca for 135 days. I know they were listed before that. They have been on the market since 2021. There are also many newly built, single-family houses for sale in this neighborhood that are simply not selling. People cannot afford such houses.

The city says that they will bring affordable houses. You have gotten a glimpse of the economics of house building and the bare minimum for a developer to build to make profit for a single unit on a four unit house is to price the apartment above \$550,000 and these are numbers based on 2020 land prices and we in the room all know that land prices have increased dramatically.

In addition, when talking with realtors, property developers, and home builders they were all saying and I quote: "that this development is already approved by the city, they simply need to sign on it." Another property developer was saying: "they already approved it for the entire city." This means that the only people who are keen on it are realtors and property developers so that they can build more and expensive units on the properties of Varsity View. This proposal has not been approved yet because we are clearly having this discussion about it.

The City of Victoria built affordable housing units who's intention was to allow first time homebuyers to buy those properties, own them, and live in them. Instead what ended up happening is a real-estate development and holding company bought all the properties and were renting out the units which were not the intention of the City of Victoria. The City of Victoria was unaware. The only time when the City of Victoria found out, is when a tenant of the town houses, called the City of Victoria because of a utility problem. The City worker, realized that the utility bill was not under the tenant's name (intended owner's name). The City of Victoria worker probed and found out that the tenant was not indeed the owner, and a property developer owned all those condominiums where the intention of them was to be owner occupied. There is an ongoing investigation and lawsuit on this matter. I warn the city of Saskatoon, that if they are not careful this will end up happening in Varsity View and it will completely ruin the neighborhood, similar to what was done with the Newbury Condos.

Source: <https://www.cbc.ca/news/canada/british-columbia/affordable-home-housing-lawsuits-1.7131524> : Source 2 : <https://www.cbc.ca/news/canada/british-columbia/affordable-homes-vivid-lawsuits-china-1.7138560>

My suggestion is that the city should first improve the transit system based on the infrastructure we already have and not completely rezone the city. Currently, I can walk faster from downtown to Varsity View than the bus can transport me from downtown to my neighbourhood. The city has plenty of ways in which to improve the transit without completely rezoning the neighbourhoods. Why don't the city already have a BRT, see if there is demand, and then maybe plan something new. This should have been implemented a long time ago. Starting in

small steps will avoid costly mistakes (such as the Newbury Condos) and generally improve the overall transit experience. This is what people wanted in the first place. We don't want horrible cookie-cutter, subpar quality housing. The transit system should be the first thing that needs to improve. During my travels there are many examples of good transit systems and there was no complete rezoning of cities. For example, Washington DC has a great transit system without completely rezoning the entire neighbourhoods. They take great advantage of both buses and subways. Waterloo Ontario is also a fantastic example of this because of its similar size to Saskatoon. They have great bike lanes, proper bus, and tram systems. In fact, it's even easier for the cars to get around because the bikes, pedestrians, and trams have their own route. In fact, the City of Waterloo implemented the tram recently. The City of Waterloo did not rezone entire neighbourhoods for large buildings. They used the infrastructure which they already had. I challenge the city to look at the examples of Waterloo and Washington DC for their ideas. Especially the City of Waterloo where they mostly added bikes lanes and improved the transit system first. The City of Waterloo rezoned some parts but only along busy streets and **not** where there are already residents living.

As a 31-year resident of Varsity View, I implore and strongly advise the City of Saskatoon against this R4 rezoning of Varsity View. We have been paying our taxes for many decades, we have taken pride in this community, and many have called it our own throughout the years and decades. Do not make the mistakes of the past in the future. I also suggest the City of Saskatoon to learn from other cities who have done similar things but did it with only slight modifications to the existing infrastructure.

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Merlin Toth - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Saturday, May 25, 2024 11:03 AM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Merlin Toth - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Saturday, May 25, 2024 - 11:02

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: Saturday, May 25, 2024

To: His Worship the Mayor and Members of City Council

First Name: Merlin

Last Name: Toth

Phonetic spelling of first and/or last name: Toth

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Isabella St E

Ward: Ward 7

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Tuesday
May 28th, 2024

What agenda item do you wish to comment on ?: Items 7.5 to 7.7

Comments:

I would like to comment in favour of these proposals to allow 4 units and 4 stories near transit. The current method of residential development has proven that it doesn't work. It simply results in more urban sprawl which results in more expensive infrastructure to build and maintain. If Saskatoon is to become a vibrant, walkable city we need more density in the core. Removing artificial roadblocks to higher density housing is important to increase affordability and this plan is a good start.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Brennan Field - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, May 26, 2024 9:20 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Brennan Field - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Sunday, May 26, 2024 - 20:42

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: Sunday, May 26, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Brennan

Last Name: Field

Phone Number [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 12th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission, Tuesday May 28th 2024

What agenda item do you wish to comment on ?: 7.6 Housing Accelerator Fund (permitting 4 units in all residential zoning), 7.7 Housing Accelerator Fund (permitting 4 storeys within transit development)

Comments:

I'm writing to voice my support for recent proposals to make changes to Saskatoon's zoning regulations. I was dismayed to find a letter in my mailbox recently encouraging residents of Varsity View to speak against sensible proposals related to the Housing Accelerator Fund, related to changing restrictions on zoning. It inspired me to submit my own comments in favour of density.

I strongly support these efforts to allow greater density, not only because it will meet the requirements for the federal Housing Accelerator Fund, but also because these changes are sound policy which should be adopted regardless of the availability of federal funding. Saskatoon has an opportunity to avoid the mistakes of the past by moving away from continued urban sprawl, and build the "missing middle" that has been absent in so many Canadian cities.

Doing so will increase affordability in housing by adding more housing supply, without the pressure on the municipal budget that comes from building entirely new infrastructure in sprawling new subdivisions. It will provide greater opportunities for walkable neighborhoods to support local businesses. In my neighbourhood of Varsity View in particular, greater density presents better options for students to live closer to campus as well. Now is the time to adopt these changes (4 units, 4 storeys / rapid transit) to make our city a more livable, vibrant, and affordable place to live.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Mercy Harris - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, May 26, 2024 6:35 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Mercy Harris - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Sunday, May 26, 2024 - 18:35

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: Sunday, May 26, 2024

To: His Worship the Mayor and Members of City Council

First Name: Mercy

Last Name: Harris

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Cumberland Ave. S.

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: 7.6 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503]

Comments:

Dear Planning Commission,

I am writing to express my support FOR the aspect of the Housing Accelerator Fund which will allow up to four units in residential areas. As a renter with a modest income, I believe it is crucial that the City do all it can to promote affordable housing.

Saskatoon has a shortage of affordable housing, and as such, we must increase the supply of housing. I believe that allowing four units in residential areas will help alleviate this crisis.

Four-unit buildings are not the menace that some make them out to be. A four-unit structure is easily no larger than a medium or large single-family home. For example, think of what a two-story duplex or two adjoining infills look like; now imagine the top floor as a separate unit from the bottom floor. Changes like that will hardly ruin single-family home neighbourhoods.

Permitting more units will allow there to be greater population density in our downtown and core neighborhoods. This in turn will open up more housing -- that doesn't cost an arm and a leg -- in the highly desirable areas near downtown and the university. Greater core population density will reduce people's need for cars, and therefore reduce congestion. Would we rather have more people crammed on College Drive coming in from future new developments like Brighton? Or would we rather have more people walking, biking, and busing to downtown from Haultain and City Park? Additionally, having greater population density in existing neighborhoods will help reduce sprawl and slow the need for the city to extend costly services such as water into new developments on the outskirts of town.

Thank you for considering my comments. As a young renter with a modest income, finding an affordable place to live is daunting. Making it possible to have four-unit dwellings will open up a whole new sector of potential housing for people like me.

Thank you,
Mercy Harris

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Matthew Perret - Housing Accelerator Fund - Corridor Growth Area in Brevoort Park – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, May 26, 2024 12:23 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Matthew Perret - Housing Accelerator Fund - Corridor Growth Area in Brevoort Park – CK 750-1

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

Submitted on Sunday, May 26, 2024 - 12:23

Submitted by user: Anonymous

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: Sunday, May 26, 2024

To: His Worship the Mayor and Members of City Council

First Name: Matthew

Last Name: Perrett

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Pl

Ward: Ward 6

Name of the organization or agency you are representing (if applicable): Tax paying citizen in Brevoort Park

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting, Tuesday May 28th, 2024

What agenda item do you wish to comment on ?: Corridor Growth Area in Brevoort Park

Comments:

My family and I moved to this neighborhood, Brevoort Park, two years ago because my children go to school here, we have many friends in the area, it's quiet, and full of mature trees. The proposed changes to the zoning will eliminate at least two of those four reasons. The neighborhood will become substantially busier and the first thing any developer will do is cut down any mature trees in their way. In my opinion, this will also drive down the value of houses. As a homeowner that purchased in the last two years, this is also not good for the neighborhood. The housing market and interest rates are already a challenge for many people. Combine all this with there being no need to provide off street parking, and that makes this area even less desirable. We are having difficulty seeing any positive implications this will have to existing families and homeowners in the neighborhood. It also would have been a nice gesture by the City of Saskatoon to have informed us of these proposed changes rather than a concerned neighbor taking their time to find this information, compiling it, and printing it off to hand out in the neighborhood. Thank you for listening.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Nicole Saretsky-Perkins and James Perkins - Letter Against Proposed Changes to Zoning Bylaw - CK 750-1
Attachments: May 2024 Letter Against changes to Corridor Residential.pdf

-----Original Message-----

From: James Perkins <[REDACTED]>
Sent: Sunday, May 26, 2024 8:27 PM
Subject: Letter Against Proposed Changes to Zoning Bylaw

Good evening group,

Please accept our comments on the proposed changes to zoning.

Respectfully,

Nicole Saretsky-Perkins & James Perkins

James Perkins & Nicole Saretsky Perkins

██████████ Copland Cres.
Saskatoon, SK ██████████

Attention:

Mayor Charlie Clark
Councillor Cynthia Block
VVCA President Matthew Wiens
VVCA Past President Jon Naylor
CC: zoningbylaw@saskatoon.ca

RE: ReZoning Spurred by the Housing Accelerator Fund and Changes to Corridor Residential

Dear Worship, Counsellor, and good sirs,

We were recently made aware of the proposed changes in my neighborhood associated with the Housing Accelerator Fund. We are extremely concerned at the short-sighted venture and the adverse effects that this plan will bring if passed.

Just over a decade ago, VVCA led the discussion on Infill guidelines in our city, advancing key philosophies such as neighbourhood and block sensitive infills, pattern books to inform builders, and a thoughtful approach to garage and garden suites. Led by a mantra of finding a win-win solution for all stakeholders, VVCA and other community associations challenged previous councils to model our growth after leading world cities. Saskatoon's current Neighbourhood Level Infill Development Strategy is a balanced result of these advocacy efforts and reflective approach.

We are of the view that the Housing Accelerator Fund and proposed changes casts aside all previous work of VVCA, our allied community associations, and like-minded allies. An "anything goes anywhere" approach is completely counter to the progress Saskatoon has made. The willy-nilly development of 8.5 m buildings, four units per site, no off-street parking requirements all wildly defy what makes Varsity View & Grosvenor Park neighbourhood gems and would irrevocably destroy sensitive infills we have worked together to actualize.

Having spent years shaping good growth in our city, we expect that you will **vote against** blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas. We must inform you that this will be a pivotal issue to us in the 2024 Municipal election.

Respectfully,

██████████

Nicole Saretsky-Perkins

██████████

James Perkins

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Evan Taylor - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, May 26, 2024 11:33 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Evan Taylor - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Sunday, May 26, 2024 - 23:32

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: Sunday, May 26, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Evan

Last Name: Taylor

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Temperance St

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MUNICIPAL PLANNING COMMISSION
Tuesday May 28

What agenda item do you wish to comment on ?: Items 7.5-7.7

Comments:

Dear members of the municipal planning commission,

I am writing in strong support of all the housing accelerator fund agenda items. The proposed density increases are extremely modest and long overdue. The legacy of 1970s low density car-centered city planning continues to haunt Saskatoon and other cities in Canada. The proposed changes are just a small step in the right direction that begin to undo these past mistakes.

I am asking the commission to consider the numerous benefits that density provides: increased walkability, efficient use of infrastructure & transit services, and most importantly allowing people to live where they want to live. Now consider what important public good is achieved by limiting density and building height? Is there anything that comes even close to the benefits previously mentioned? Are there even any benefits at all other than placating angry people that are resistant to any form of change?

I personally live in a neighborhood I love which is close to the university and in a zone that is proposed to allow 4 story buildings. I am thrilled that these buildings could allow housing choices for more people to benefit from this neighborhood and its close proximity to amenities and services. I urge the commission to make choices that prioritize inclusivity vs. exclusivity.

Thank you for considering my remarks.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Paul Christensen - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area – CK 750-1
Attachments: Letter to MPC - May 27, 2024.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 10:39 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Paul Christensen - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area – CK 750-1

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

Submitted on Monday, May 27, 2024 - 10:36

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

First Name: Paul

Last Name: Christensen
[REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Munroe Ave S

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission meeting, May 28, 2024

What agenda item do you wish to comment on ?: Items involving the Housing Accelerator Fund (7.3 - 7.7)

Comments:

Please see attached letter.

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

Date: May 27, 2024

To: Municipal Planning Commission (MPC), City of Saskatoon, SK

From: Paul Christensen, [REDACTED] Munroe Ave. S., Saskatoon, SK

RE: Proposed zoning / development changes under Housing Accelerator Fund (HAF) considered at the MPC meeting of May 28, 2024 (Agenda items 7.3-7.7)

Dear Sirs/Madams,

I am writing to express concerns regarding proposed changes to zoning within the City of Saskatoon under the HAF. In particular, proposed changes falling under the Corridor Residential within the Transit Development Area:

- Permitting four dwelling units per site.
 - Minimum site width of 15m (50ft)
 - Maximum permitted height of 10m
 - Maximum site coverage of 50% of the lot
- Permitting four storey residential development (5 units minimum with no maximum number of units, rental or condos) anywhere (elsewhere in Transit Development Area, only on lots fronting arterial and connector streets)
 - Minimum site width of 15m (50ft) – elsewhere is 21m (69ft)
 - Maximum permitted height of 15m
 - Maximum site coverage 50% of the lot – 60% at corners
- Permitting semi-detached and two-unit dwellings per site (new to R1 zone)
 - Minimum lot width 7.5 and 15m (50ft)
 - Maximum height of 8.5m
- No off-street parking requirements to be provided by builders

These changes strike me as rather dramatic, ill-considered, and not in keeping with the character of our neighbourhoods.

Consider a practical example. In our neighbourhood, some older homes on 50ft or wider lots are being purchased and replaced by two houses with legal basement suites – representing a 4-fold increase in housing density. They're obviously taller than the home that preceded them, but in my opinion at least, they look good. And they're in keeping with the character of our established neighbourhoods. They're also practical. Consider the following:

- The availability of a basement suite acts as a “mortgage helper” for home buyers.
- The basement suite offers more affordable housing for people who want to live in older, established neighbourhoods nearer a range of amenities.
- The (detached) garages offer space for at least two vehicles, each.
- The street frontage is sufficient to host two additional vehicles.
- Although a little tight, the alleyway behind the houses can host the 12 disposable bins (3 bins for each individual household).

Now imagine that suites were added above the (double) garages. There would then be 6 households. If, on average, each household represents one vehicle, then 6 parking spots would be required. And, in

total, the alleyway would have to host 18 disposal bins (unless there are plans for some sort of “consolidation” across households). In my mind, at least, this raises a few practical concerns:

- Where are the additional two vehicles going to park?
 - If these homes sit on a corner lot, then perhaps they can park on the street perpendicular to the front street.
- When temperatures plunge to -30C for a couple of weeks (like they do every winter), how are all occupants meant to reach their block heaters?
 - For cars parked in the garages, no problem.
 - For cars parked in front of the houses, a couple of extension cords will do the trick.
 - For the additional vehicles parked elsewhere (e.g., around the corner), access to an outlet will prove somewhat challenging.
- If EVs are in our future (and given the rapid pace of tech development and cost-effectiveness in that arena, EVs will definitely displace internal combustion engine-powered vehicles in time), households will in practice require Level 2 home charging capabilities (approximately 32-40 amp draw per charger at 240v).
 - Although households don’t need one Level 2 charger per vehicle (range capacities are already pretty good, and are just getting better), all vehicles will require periodic access to a Level 2 charger.
 - Installing Level 2 chargers in a garage is no problem. But what about the additional (4) cars parked outside the garages? Does the City plan on installing Level 2 chargers in front of homes (or, rather, update planning rules to insist that developers do so)?
- Where will these households store their 18 disposal bins?
 - Since they can’t be stored in front of the garage doors, there is very limited space for hosting all those bins in the alleyway.

Personally, I’m not opposed to the “3 suites per split lot” option. A 6-to-1 increase in density, a range of housing alternatives for differing people, and a “look” that is in keeping with our neighbourhoods. But I think practical questions like these need to be answered in order to ensure we’re not overwhelmed by cars, bins and extension cords.

Now let’s take this to the extreme (one that developers may find very attractive). A 4-story, 15m tall apartment building on a 50-foot frontage with inadequate parking. For sake argument, let’s assume that the apartment building has 16 suites (4 per floor) and four surface-level parking spots out back (accessed from the alleyway). In my mind, this raises some really pressing concerns:

- If, again, we assume an average of one vehicle per household, where will the additional vehicles park?
 - Each vehicle accounts for approximately 25 feet of lineal parking space. That means that 12 vehicles will consume approximately 300 feet of lineal space. That’s pretty much the length of an entire city block.
- How will these vehicles access outlets for block heaters during the winter?
 - Are we going to run 1000s of feet of extension cords along sidewalks or through the Elm trees?
 - Are occupants going to have to rearrange those extension cords every day depending on where they find a parking space?

- Where is anyone else meant to park?
 - Our streets already host quite a lot of cars belonging to existing households. Where will they park now?
- As we transition to EVs, where will we host the Level 2 chargers that will – for all practical purposes – absolutely be required?
- If each household represents 3 disposal bins (although, again, some degree of consolidation may be possible), that’s now 48 disposal bins.
 - Where are those 48 bins going to go?

With regards these practical concerns, there seems to be some notion that people within the proposed TDA will somehow cast aside their cars in favour of a bus pass. This is simply wishful thinking. Even if people use the bus for commuting purposes, for example, they will still own a car. (My wife and I lived in Vancouver’s West End for years. And despite excellent public transit, we – like almost everybody else – owned a car.) And those cars WILL need to be parked somewhere. And they WILL need reliable access to extension cords or Level 2 chargers.

In addition to these practical concerns, there are obvious aesthetic and other issues that affect the well-being of existing homeowners. For example:

- While a 2-storey home rises to about 7 meters, a 4-plex will reach about 10 meters, while a 4-storey unit will reach about 15 meters.
 - They will simply tower over existing homes and block out the sun almost entirely.
- While new 2-storey homes generally look pretty good and are in keeping with the character of our neighbourhoods, 10- and 15-meter-tall blocky apartment buildings are definitely NOT in keeping with the character of our neighbourhoods. They’ll stick out like a sore thumb.

Given all this, I’m personally dumbfounded by the City’s decisions in this regard – despite the obvious financial carrot dangled by the Federal government. They don’t appear to make much sense at all. And they will diminish the appeal of our neighbourhoods.

Thank you for offering me the opportunity to submit this letter. And I do appreciate the work you do on behalf of the citizens of Saskatoon.

Paul Christensen

CC: Cynthia Block (cynthia.block@saskatoon.ca) and Charlie Clark (mayors.office@saskatoon.ca).

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Jeff Flynn - Federal HAF within Corridor Residential - Growth Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:17 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Jeff Flynn - Federal HAF within Corridor Residential - Growth Area - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:00

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

First Name: Jeff

Last Name: Flynn

Phone Number : [639](#) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Bate Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission meeting Tuesday May 28th, 2024

What agenda item do you wish to comment on ?: Federal HAF within Corridor Residential (Growth Area)

Comments:

To the Municipal Planning Commission:

I have lived in Grosvenor Park and travelled throughout Greystone, College Park and surrounding east areas all of my life. There is a reason why we are willing and have chosen to pay higher taxes in these mostly single dwelling areas. The main reason is we love the peaceful fabric amongst neighbors, streets and areas that we take pride in together.

The new proposed HAF changes to our peaceful streets and neighborhoods will be adding more residents, congestion, and non property taxpayers to your proposed areas, thus diminishing the real fabric of our neighborhoods streets and communities Pride! We did not ask for this.

I certainly feel that this HAF proposal needs a more public disclosure as it has been not fully disclosed to the residents fully. In fact very few neighbors and streets are aware of it or had the time to consider the future ramifications of this ill conceived plan lacking common sense.

To be blunt this seems to have been sneakily prepared and proposed without full disclosure and possible future ramifications to our communities.

As the Municipal Planning Commission have you done your due diligence on this proposal and it's future ramifications? One being ... is the present infrastructures able to handle this added population? Please advise as I have searched and found nothing in regards to any future considerations and consequences of over populating our close knit communities that as taxpayers we take great pride in.

I can see the script of this movie...rush this proposal through without full disclosure to public and due diligence, then over populate the selected pristine neighborhoods and then need to raise taxes for updated infrastructures, etc. all for a small med sized Federal compensation that only non common sense futuristic cities would consider. Saskatoon has always shined and has differentiated itself as better, special and different through thoughtful planning and close knit neighborhoods. This whole HAF proposal I do not see anything positive coming out this, nor do others.

I hope my script is wrong and you have done your due diligence with common sense and reconsider this proposal and do a full disclosure to the public.

Respectfully,
Jeff Flynn

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Kristen Bergan - Saskatoons Housing Action Plan - Rezoning of 8th Street Corridor - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:50 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Kristen Bergan - Saskatoons Housing Action Plan - Rezoning of 8th Street Corridor - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:44

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: She/her/hers

First Name: Kirsten

Last Name: Bergan

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: Saskatoon's Housing Action Plan - Rezoning of 8th Street Corridor

Comments:

I am writing to express my strong opposition to the proposed zoning changes in our neighbourhood. As a property owner, I am deeply concerned about the lack of information circulated to those directly affected. The potential impact of these changes on my property due to higher-density housing is alarming. We bought our home and chose to raise our family in this neighbourhood because of its character and density.

I am concerned about the increase in density, the potential increase in traffic, and the lack of adequate parking that will come with this development. These issues will negatively impact the existing residents and the safety of the children in the neighbourhood. The rezoning process is moving too quickly, which leaves very little time for reasonable public education, consideration, and engagement.

The proposed changes do not match the current character of our community, and I implore the City Council to reconsider this proposal and consider the residents' concerns. I strongly urge you to engage with the community before making any decisions that could directly impact the quality of life of those living in this neighbourhood.

Regards,
Kirsten Bergan

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lana Binning - Housing Accelerator Fund - Increase the density in our Area - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:55 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Lana Binning - Housing Accelerator Fund - Increase the density in our Area - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:50

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

First Name: Lana

Last Name: Binning

Phone Number : [306-](tel:306-)[REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Dr

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Municipal Planning Commission Tuesday May 28

Comments:

We are discouraged that we were not made aware of the proposed changes to our neighbourhood to increase the density in our area. We have lived here for more than 25 years and have put our hard earned dollars into our home and with this potential change it will decrease the value of our home. Now that we are entering into our retirement years this is not acceptable. There are plenty of multi unit dwellings on 7th street and with the increase in low rental dwellings this will drastically decrease our homes value. We do not want to look out our windows to see a side of tall building and have no privacy in our backyard. We do not want any changes to our beautiful neighbourhood.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Cary Blatchford - Housing Accelerator Fund - Holland Park - CK750-1
Attachments: HAFOpposition2024.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:52 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Cary Blatchford - Housing Accelerator Fund - Holland Park - CK750-1

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

Submitted on Monday, May 27, 2024 - 15:51

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, May 27, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Carey

Last Name: Blatchford

Phonetic spelling of first and/or last name: 306 [REDACTED]

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Tomorrow's meeting

What agenda item do you wish to comment on ?: Bylaws regarding Holland Park

Comments:

Please see attached file as to the reasons why I oppose the HAF initiative.

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

May 27th, 2024

To The HAF Committee,

I'm writing to appeal to the Counsel that we maintain Holland Park in Greystone Heights Community.

Holland Park helps reduce the city's heat island, absorb pollution thus improving air quality, supports pollinators like bees as well as promote biodiversity. In a country where we are being taxed for carbon, I think efforts to maintain spaces like Holland Park are essential.

Holland Park is also beneficial for our community's mental and physical health. Saskatoon citizens already experience more environmental harm than those that live in the countryside. Holland Park is used both formally and informally by the community for soccer practices, Girl Guide activities, and baseball practice. Having a recreational green space is associated with humans thriving. To lose this space in Greystone would be detrimental to all decreasing quality of life and increasing the already heavy weight on the health care system. If the pandemic has taught us anything, it's that green spaces are essential. Residents have been asking the Community Association if we could install Outdoor Volleyball Courts and additional Community Gardens in Holland Park.

Maintaining Holland Park as we add density to Greystone will be essential for ensuring a resilient and equitable neighborhood. Natural spaces can help those with low income/apartment dwellers become less vulnerable to health and climate risks as they will have a space they can access.

Greystone is already a dense community with many apartment buildings. Putting additional strain on the community would affect the school which is already overburdened compared to neighbor communities.

The way this initiative has been communicated has been flawed. The Community Association was never consulted. There are mixed messages. Some believe the park will be preserved. I had to direct email the city to find that it is not. Please see the snapshot of the email communication I have received from Andy Collins with Planning and Development.

Sincerely upset,

~Carey Blatchford

█ Kirk Crescent

(306) █

Holland Park is within the Corridor Growth Area, so would be impacted by the proposed amendment packages, allowing for the following:

Lands designated [Station Mixed Use and Corridor Mixed Use](#)

Minimum Permitted Height	8m
Maximum Permitted Height	22m or 6 Storeys
Minimum Site Width	15m

Please let me know if you have any other questions.

Thanks, Andy

Andy Collin | tel 306.986.5788

Manager, Customer Services, Planning and Development Department

City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5

Treaty 6 Territory & Homeland of the Metis

andy.collin@saskatoon.ca

www.saskatoon.ca

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Trevor Blum - Saskatoons Housing Action Plan - Zoning changes - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:33 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Trevor Blum - Saskatoons Housing Action Plan - Zoning changes - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:26

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: Trevor

Last Name: Blum

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Crescent

Ward: Ward 8

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Saskatoon's Housing Action Plan - Zoning changes

Comments:

Hello,

I am writing to express my strong opposition to the proposed zoning changes in our neighbourhood. As a property owner, I am deeply concerned about the lack of information circulated to those directly affected. The potential impact of these changes on my property due to higher-density housing is alarming. We bought our home and chose to raise our family in this neighbourhood because of its character and density.

I am concerned about the increase in density, the potential increase in traffic, and the lack of adequate parking that will come with this development. These issues will negatively impact the existing residents and the safety of the children in the neighbourhood. The rezoning process is moving too quickly, which leaves very little time for reasonable public education, consideration, and engagement.

The proposed changes do not match the current character of our community, and I implore the City Council to reconsider this proposal and consider the residents' concerns. I strongly urge you to engage with the community before making any decisions that could directly impact the quality of life of those living in this neighbourhood.

Regards,
Trevor Blum

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Erin Case - Housing Accelerator Fund - Proposed Zoning Changes - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 2:31 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Erin Case - Housing Accelerator Fund - Proposed Zoning Changes - CK 750-1

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

Submitted on Monday, May 27, 2024 - 14:31

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: She/her/hers

First Name: Erin

Last Name: Case

Phone Number : [306](tel:306) [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):: Municipal Planning Commission Meeting
Tuesday May 28

What agenda item do you wish to comment on ?: Proposed Zoning Changes

Comments:

Last fall I was made aware of the proposed changes in my neighborhood associated with the Housing Accelerator Fund and I am extremely concerned about the adverse effects that this will have.

Though I am not opposed to some densification along busy traffic corridors and in some underused spaces, I can't believe that the city is willing to rezone for infills of four storey buildings with multiple dwellings within 250 meters of either side of the BRT corridors. This will in effect decimate the neighbourhood of Grosvenor Park and all of the beautiful mid-century modern architecture, trees and gardens that exist there.

More so, I feel like there has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes. I have spent hours talking to my neighbours and handing out flyers educating them about the upcoming changes. Almost none of them were aware about the upcoming changes.

My children go to our neighbourhood school, Brunskill, which has had an increase in approximately 30 students in the past 3 years resulting in both of my kids being in split classes of 33+ students. Have you considered what this densification will mean to neighbourhood schools already bursting at the seams?

I beg of you to vote against blanket rezoning and adding four units/lot and in the Transit and Corridor Development Areas. I hear that other cities in Canada have negotiated with the Federal Government for different zoning changes that protect some of their neighbourhoods, or have refused the funding outright because of the astronomical changes that this money is tied to.

Please reconsider.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Kelli Chelsom - Housing Accelerator Fund - Holland Park Rezoning - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:48 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Kelli Chelsom - Housing Accelerator Fund - Holland Park Rezoning - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:42

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

First Name: Kelli

Last Name: Chelsom

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Council meeting may 28th

What agenda item do you wish to comment on ?: Holland park rezoning

Comments:

Holland park has the potential to be rezoned to allow apartment buildings. I am highly against this as it would change the make up of the Greystone neighborhood. Currently the neighbourhood is family homes that have been here for the last 40+ yrs. It is the reason why we moved here. We have an elementary school on main and having increased traffic would not only hinder the neighbourhood but the safety of our kids walking. Not to mention we have two homes on kirk cres and we purchased them believing that the zoning would stay the same. Apartment buildings will impact infrastructure and will bring down the value of our homes. This would be a huge impact to us and our investments.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Phoenix Clarke - Housing Accelerator Fund and Transit Development Area - CK 750-1

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 27, 2024 10:39 AM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Phoenix Clarke - Housing Accelerator Fund and Transit Development Area - CK 750-1

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

Submitted on Monday, May 27, 2024 - 10:22

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

First Name: Phoenix

Last Name: Clarke

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Garrison Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: Housing Accelerator Fund and Transit Development Area

Comments:

I am writing to express concern as well as oppose the proposed amendments that address the Federal Housing Accelerator Fund. I live in Grosvenor Park in a modest home that I have invested in so that I may live in an area that is quiet, safe and close to amenities. I bought my home 13 years ago intending to retire here. I am very concerned that all of my hopes and future enjoyment of my neighbourhood will vanish because of the accelerator fund. Our neighbourhood is a well-established low-density and low-structural community that homeowners have invested significantly into. Myself, I am a single mother that has invested all of my earnings into my home and the accelerator fund if followed through, will diminish my financial livelihood. Not only will this Federal program hurt homeowners financially, but it will change the face of the area completely. Our mid-century landscape which is over 60 years old, will now look like every other large city that will destroy the beauty of our history in Saskatoon. I ask you to please reconsider and not allow Grosvenor Park to be included in the Transit Development Area.

Kind regards,

Phoenix Clarke

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Elaine Crocker - Proposed Changes to zoning within the Residential Corridor - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 1:41 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Elaine Crocker - Proposed Changes to zoning within the Residential Corridor - CK 750-1

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

Submitted on Monday, May 27, 2024 - 13:24

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

First Name: Elaine

Last Name: Crocker

Phonetic spelling of first and/or last name: 306 [REDACTED]

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 5th Street E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting
Wednesday May 28,2024.

What agenda item do you wish to comment on ?: Proposed Changes to zoning within the Residential Corridor

Comments:

I am bitterly opposed to most of the proposed changes, namely:

1. 4 storey buildings to maximum of 50 feet would dominate my bugalow, create a wall in front of my house blocking light and view, change the ambiance of the street and be out of character for the area
2. Negating the requirement for offstreet parking is denying the reality that the 1000 block of 5th and adjacent MacKinnon Ave are already maxed out for parking spaces. For example, the house across from me with no offstreet parking has four tenants with 4 cars with 4 boyfriends with cars plus parents with vehicles. Our street is always full of parked vehicles after 5 o'clock. This provision is acceptable for a city like Toronto where the majority of people walk or take public transit, but not for Saskatoon.
3. Fourplex to height of 10m. This building would have 5-10 vehicles associated with it and is also too high for the street and neighborhood.

I suggest that the City needs to implement this type of drastic change in gradual steps and assess the consequences of each increment, but not institute the entire package at once.

I ask you to not accept these zoning changes in their current form but to reconsider a more gradual, less harmful approach.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Bill Dean - Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official community plan Amendments - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 10:37 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Bill Dean - Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official community plan Amendments - CK 750-1

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

Submitted on Monday, May 27, 2024 - 10:25

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: Bill

Last Name: Dean

Phonetic spelling of first and/or last name: Dean

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Drive

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official community plan Ammendments

Comments:

I was recently made aware of the proposed changes in my neighbourhood associated with the Housing Accelerator Fund and I am extremely concerned about the adverse effects that this will have.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. The no off-street parking requirements will create problems and conflicts.

The lack of transparency around this issue is unacceptable.

There has been no communication from the City on these issues. The consultation with the residents in Saskatoon most affected by these proposed changes and the process has been unnecessarily rushed. The consequences such as infrastructure over capacity and overcrowded local schools has not been communicated with residents.

I hope you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Kate Dean - Housing Accelerator Fund and Corridor Residential - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:51 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Kate Dean - Housing Accelerator Fund and Corridor Residential - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:45

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: She/her/hers

First Name: Kate

Last Name: Dean

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Drive

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: Housing Accelerator Fund and Corridor Residential

Comments:

I have great concern for the proposed changes in Brevoort Park area which would allow for the building of multilevel and multiunit complexes in the area. Without acceptable additional parking the neighbourhood will be overcrowded with vehicles and traffic will become a greater concern than it already is.

In addition, the loss of mature trees in the area to allow for such buildings is something that will not be able to be replaced in the next 20 years. Please don't pave, congest and over populate our neighbourhood.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Tammi Denby - Housing Accelerator Fund and Corridor - CK 750-1
Attachments: Saskatoon Housing Accelerator Fund and Corridor.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 2:20 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Tammi Denby - Housing Accelerator Fund and Corridor - CK 750-1

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

Submitted on Monday, May 27, 2024 - 14:13

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

First Name: Tammi

Last Name: Denby

Phonetic spelling of first and/or last name: Ta-me Den-be

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Garrison Crescent Saskatoon SK S7H [REDACTED]

Ward: Not Sure

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

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: May 28, 2024 Planning Commission

What agenda item do you wish to comment on ?: 7.4 through 7.7

Comments:

Please see attached letter

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

Attention: Municipal Planning Commission, Mayor Clark, Ward 6 Councillor Cynthia Block and all Councillors

Saskatoon Housing Accelerator Fund and Corridor

This letter is to respond to two City of Saskatoon planning initiatives; the Housing Accelerator Fund, and the Rapid Transit System Corridor Growth Area. These initiatives are intertwined in regard to planning.

The City of Saskatoon has fast-tracked important planning decisions in response to the Federal Housing Accelerator Fund. The first decision was to double the density in specific neighbourhoods. This seems like a reasonable decision, however it was done under pressure. Thoughtful planning over time was thrown out the window to ensure the funding could be achieved. It does not appear to be a holistic, deeply thought-out plan but more of a reactive plan.

Saskatoon seems to be putting the cart before the horse. Established areas that operate as a cohesive community should not be blankly targeted. Each community needs to be reviewed in detail. The zoning changes and density changes really appear to have been done by simply looking at a map and transit stops. The coloured plan looks impressive, but it only makes sense as a drawing, and does not realistically work. Each area needs to be reviewed in terms of 'community', character, population using transit, etc. Zoning was created to provide safe cohesive communities. This goes back in history to city planning including Jane Jacobs book, 'The Death and Life of Great American Cities'. Also, density is often not a solution in all areas and needs to take into account infrastructure, environmental, social and economic impacts.

The City of Calgary has densified areas in relation to the C-train, which has been successful and created little villages within the city. The areas have a mix of retail, commercial, and residential with varying building typologies. The important thing to remember is that this is a train system carrying much higher populations and the train system was already in place and/or was planned over time in conjunction. Calgary is also a much larger city with a growing population. Also, park and ride areas were established initially, not as an afterthought. Three key considerations are the larger population, train system and coordinated planning.

Saskatoon is a smaller city with a growing population. Yet our downtown is dying, and the city continues to sprawl. Focus of healthy growth needs to happen gradually with phased planning. The downtown needs to be a priority. The idea of developing villages similar to a larger city like Calgary does not make sense if our downtown is not thriving and providing housing to increase growth. Saskatoon is not Calgary.

With the rapid transit system, the City had proposed 8th Street as a prime area to increase densification and provide multi-use buildings (retail on main level, commercial on 2nd, 3rd

levels with residential above. Yet, one storey retail units continue to be approved and constructed. It makes more sense to densify 8th Street as an initial place to start and take more time to consider future densification. Why do other areas in Saskatoon such as the north of the city along Warman Road not have increased density planning? Many people are commuting to work and school, so why was this not considered? For a rapid transit system to be successful, it does not mean that all zoning along the route must be changed and densified. Each area needs to be reviewed in detail.

This also brings up the question of park and ride lots, where are they? It is very hopeful and naïve to plan without parking and consideration of vehicles. Our climate is harsh for several months of the year and people rely on their vehicles. It is great that more are walking and cycling but the vehicle remains the most common choice of transportation. The first thing most people coming to our city look for is a vehicle if they do not already have one. Also, those communities further from Downtown and the University are more likely to take transit than the closer neighbourhoods. It makes much more sense to provide park and ride areas for communities further from the centre, and from industry hubs.

Allowing 4-plexes without consideration for parking is a recipe for disaster. There are already multiple families living in single family residential homes with multiple vehicles. Without parking there will be issues. Street parking cannot be the answer for everything related to parking.

The zoning changes target lower density areas such as Grosvenor Park as an R1 neighbourhood. This neighbourhood has larger lots so seems like it should be densified. However, the houses are also larger, the trees are mature and numerous, and people have invested in the area. It is unlikely that developers will be able to economically provide multi-family housing in this area. Grosvenor Park is a unique neighbourhood in Saskatoon and was the first suburb in the city. It should be acknowledged as a part of Saskatoon's history and not changed for the sake of rushed planning. It should also be considered a community. Grosvenor Park tends to be considered an in-between area. Not Greystone and not Varsity View but an area in-between. It is a cohesive neighbourhood and wants to be treated as one. Neighbours know one another, have neighbourhood parties, walk in the neighbourhood and speak to one another like other neighbourhoods (maybe more so since we are smaller). Families are moving into the neighbourhood as the existing population ages because of the characteristics of the neighbourhood.

The Housing Accelerator Fund is a great incentive, however, it is unfortunate that there has to be such a timeline associated with it. Developers will be happy to have the money to develop more housing, but is the housing meeting what Saskatoon needs for housing? Will there be a concentration on higher end housing such as semi-detached to ensure there is higher profit? (most of these new homes in areas such as Varsity View are more expensive than existing single-family housing).

Also, fitting a 4-6 storey multi-family building in a 50' lot will cause neighbours to live in shadows. There is not enough footprint area to cost effectively step back units to prevent this. Time is needed to ensure the increased density and development is done sensitively to result in happy communities and successful growth. Blanket zoning decisions are not the right answer for success and beautiful neighbourhoods.

Higher density development can be successful when existing neighbourhood character is considered. Why did the City fund the various Community Development Plans in the recent past? Blanket zoning erases the time, effort and consideration put into these plans, not to mention the cost.

Is the Housing Accelerator Fund actually improving the City? Or is this funding going to be like the federal money that was provided to family physicians? The owners of the clinics benefited, not the physicians.

Time and energy is needed to plan a city. Rushed decisions result in a poorly planned city.

Regards,
Tammi Denby

Walter, Penny

From: City Council
Subject: FW: Email - Communication - L David Dube - Corridor Growth Boundary Amendments and Housing Accelerator Fund Official Community Plan Amendments – CK 750-1
Attachments: MPC Letter 05262024.docx

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 27, 2024 9:36 AM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - L David Dube - Corridor Growth Boundary Amendments and Housing Accelerator Fund Official Community Plan Amendments – CK 750-1

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

Submitted on Monday, May 27, 2024 - 09:30

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: Monday, May 27, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: L. David

Last Name: Dube

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Bate Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Corridor Growth Boundary Amendments and Housing Accelerator Fund Official Community Plan Amendments

Comments:

Please see the attached letter for comments.

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

Dear Mayor Clark, Councillors and Members of the Municipal Planning Commission:

The Corridor Growth Boundary Amendments and the Housing Accelerator Fund Official Community Plan Amendments that were just published in the May 28 Municipal Planning Commission are utterly unjustifiable on a multitude of grounds and I would strongly urge you to vote NO on both.

These Amendments would immediately and permanently harm residents who have chosen to settle in specific neighbourhoods by removing the zoning that created and protects their properties. This is made almost unimaginably worse by the fact that the people who will be negatively affected don't even know about it. Not a single person with whom I have brought this up has had any idea that any of this has been in the works, or is even imaginable. There is no precedent I can find in Saskatoon for wholesale wiping out of existing Zoning and destroying existing neighbourhoods.

The entire process has been rushed through, it has been opaque at best, and nearly impossible to follow or understand. This is not how anything in our city, our province or our country should ever be done, let alone something with so many consequences to so many innocent homeowners and residents.

There appears to be no budget for any of the infrastructure upgrades that the City will have to pay for should these Amendments be adopted. There needs to be a full budgeting provided for the upgrades required - we all deserve full transparency and honesty about the true long term costs to the City. And then there must be meaningful time for review and deliberation about that budgeting. There must be a specific and detailed plan to pay for all of it before any of these Amendments can be presented or recommended to Council.

Both of these Amendments are highly discriminatory, with homeowners and residents on the same streets, who have exactly the same Zoning being affected in completely different ways. Entire areas of the City that just weeks ago on the City's website maps were shown as allowing 4 Storey/unlimited unit buildings have suddenly been excluded from that additional damage, but their neighbours are apparently still forced to suffer from it.

The factors that created the current shortage of housing in Saskatoon have nothing at all to do with our existing Zoning. Voting in favour of these Amendments and re-Zoning the entire City will NOT help fix it. The truth is that it will make it worse as single family homes will be torn down to build apartments. These Amendments will cause older single family homes to become scarcer and more expensive, making it harder for people to buy a home and move out of rental housing.

None of these proposals can do anything to lower mortgage rates to make homes more affordable and cause more homes to be built. Nothing in these proposals can affect the inflation in materials or the shortage of skilled labour that has slowed building the last several years.

These Amendments would destabilize new housing development which is the opposite of what Saskatoon needs. New construction now on already-serviced, ready for building, appropriately Zoned empty City land in planned neighbourhoods is what Saskatoon needs. That is the only way that large amounts of housing can be quickly added. And it does not burden the City with the huge infrastructure upgrading costs that come with increasing building density in existing neighbourhoods that were never designed for it. It's critical that large volume new construction not be disadvantaged cost-wise in favour of tearing down homes in existing neighbourhoods one-by-one.

These Amendments will also increase, not decrease, sprawl, as people who need the space and quiet and privacy that R1 and R2 Zoning created and protects, will settle where they can have that. We chose our home in Grosvenor Park and paid a premium for it specifically because of our Zoning. The City has no right to take ours or anyone else's Zoning away.

There is no(pressing) need to enact either of these Amendments. The City has already passed density increases greater than many other municipalities who still received HAF funding. So the risk of the City not receiving the \$41 MM is minimal. A number of cities have specifically not even allowed 4 units per lot and still received funding, so there is no need for Saskatoon to push that through before all of the critical budgeting and environmental elements have been produced and fully reviewed and extensive consultation has properly taken place. If somehow the Federal Government did decide to discriminate against Saskatoon and pulled the funding, that \$41 MM is a drop in the bucket compared to the hundreds of millions of dollars the City would be committing to by passing these Amendments.

It is incumbent upon the Municipal Planning Commission to vote against both the Corridor Growth Boundary Plan Amendments and the HAF Official Community Plan Amendments.

Regards,

L. David Dube

■ Bate Cresc.

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Deborah Dube-Dean - Corridor Growth Boundary Amendments and the Housing Fund Official Community Plan Amendments - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 10:55 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Deborah Dube-Dean - Corridor Growth Boundary Amendments and the Housing Fund Official Community Plan Amendments - CK 750-1

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

Submitted on Monday, May 27, 2024 - 10:54

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: She/her/hers

First Name: Deborah

Last Name: Dube-Dean

Phonetic spelling of first and/or last name: DU-bay-Dean

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Drive

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Corridor Growth Boundary Amendments and the Housing Fund Official Community Plan Amendments

Comments:

I was recently made aware of the proposed changes in my neighbourhood associated with the Housing Accelerator Fund and I am extremely concerned about the adverse effects that this will have.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. The no off-street parking requirements will create problems and conflicts.

The lack of transparency around this issue is unacceptable.

There has been no communication from the City on these issues. The consultation with the residents in Saskatoon most affected by these proposed changes and the process has been unnecessarily rushed. The consequences such as infrastructure over capacity and overcrowded local schools has not been communicated with residents.

This will be an impactful issue in the up-coming election and should not be passed surreptitiously prior to the electorate having their say in the outcome.

I am extremely unhappy with the way this is being handled without the input of the residents being affected.

I hope you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Carla Dubyk - Rezoning in Brevoort Park - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 1:39 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Carla Dubyk - Rezoning in Brevoort Park - CK 750-1

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

Submitted on Monday, May 27, 2024 - 13:38

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

First Name: Carla

Last Name: Dubyk

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Conn Ave

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Re-zoning in Brevoort Park

What agenda item do you wish to comment on ?: Re-zonging

Comments:

I strongly disagree with rezoning Brevoort Park. This is a beautiful part of Saskatoon and has been for over 70 years. changing the look and feel of this community will harm the single family dwellings that have been here for

decades. There is plenty of land available surrounding Saskatoon . . . make a new area full of apartments and complexes if you need to, but leave the beauty of existing neighborhoods alone.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lesia Dubyk - Housing Action Plan concerning Brevoort Park - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 1:27 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Lesia Dubyk - Housing Action Plan concerning Brevoort Park - CK 750-1

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

Submitted on Monday, May 27, 2024 - 13:24

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

First Name: Lesia

Last Name: Dubyk

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Potter Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting, May 28 2024

What agenda item do you wish to comment on ?: Housing Action Plan concerning Brevoort Park

Comments:

I am a lifelong resident of Brevoort Park and I would like it to be known that my family and I are vehemently opposed to the proposed rezoning of our neighbourhood to allow four storey apartment units and other multi-unit dwellings. This will not only destroy the appeal of the neighbourhood and decrease the value of our single family homes, but will create an industrial impression with overcrowded streets, and residents— many young families or elderly— being unable to park near their own homes. This concept is ludicrous and completely unacceptable.

The reason that mature areas like Brevoort Park have remained such coveted places in which to live, is because of their intimate and peaceful qualities. There is inherent and immeasurable value in maintaining one of the few remaining neighbourhoods that truly represents a slower-paced, home-focused way of living.

This neighbourhood still has quaint, small town qualities that many of us desire; it is why we chose to live in this area and why we paid more for our homes than we could have in other areas of the city. Individuals who want to live in busier, fuller, “big city” type of areas are not suited for this neighbourhood, and it is not suited for them; that is what downtown and our newer areas are for. We need to keep those two starkly different ideologies completely separate in order to serve ALL kinds of people’s needs and desires. Not invade the quaint neighbourhoods with the already overwhelming, overpopulated way of life that some neighbourhoods have.

That is precisely what these new dwellings (and all the additional people and traffic that comes with them) will be: an invasion.

In passing this bylaw, it will actively drive out the families and the individuals that make this neighbourhood the rich and valuable place that it is, and it will become yet another banal, uninviting and congested space that is all-too-quickly becoming the norm in many areas of our city. Saskatoon is still a city with qualities that appeal to a wide variety of people; we cannot allow it to become yet another unremarkable, overrun metropolis that chokes out the people that have made it what it is.

If we create an environment where individuals are drawn here for temporary, inexpensive apartment-style housing, the area will lose those qualities that make it valuable. These are not the individuals who will maintain and take pride in their property as we do now; this is an area to strive for, not to casually occupy. The people who live here now are here BECAUSE of the type of neighbourhood that it is, and making such dramatic changes is a mistake that cannot be undone.

Right now, this neighbourhood attracts successful, motivated people who value a Real sense of community and neighbourliness. Young families want to raise their children here and send them to our local schools and parks, and families that have lived here for years have well-established this beautiful and invaluable space and want to keep it that way. It is unjust to tear that quality of life out from underneath us when we have worked so hard to achieve it.

Lastly, in addition to all of this, removing the off-street parking requirements is beyond ridiculous. We are already a full community with tight parking as it is- if new buildings are to be erected, proper and adequate parking is simply a must-have.

Please take these thoughts into consideration, as my family and neighbours all express the same feelings. Sadly, we have close friends and family whose neighbourhoods have already been put in the same position as what this bylaw is suggesting, and the consequences for them have been everything that we in Brevoort Park are hoping to avoid.

Thank you for your time

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Sarah Godson - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1
Attachments: HAF response.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 10:27 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Sarah Godson - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 10:24

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

First Name: Sarah

Last Name: Godson

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning commission Meeting, Tuesday May28

What agenda item do you wish to comment on ?: 4 dwelling units & 4 storey multiple units

Comments:

Please share the attached file at Municipal planning meeting on Tuesday May 28, 2024.

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

We were recently made aware of the proposed changes in our neighborhood associated with the Housing Accelerator Fund and I (we) are extremely concerned about the adverse effects that this will have.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact our whole neighborhood and individual homes due to the much larger height and mass of these buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. The lack of off-street parking requirements will create problems and conflicts.

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools been considered?

There are numerous assumptions about how the developers will proceed with the bylaw changes.

One goal of the HAF is to increase affordable housing, but the city website documents note that the proposed changes “do not directly dictate affordability of new developments”.

Regarding parking, the HAF Parking FAQ states, “it is expected that new developments will develop the appropriate amount of parking for themselves”. If the city is predicting some on-site parking will be provided, why not develop reduced parking requirements to ensure it occurs to prevent on street parking congestion. Reductions could be adjusted over time as public transit use increases.

We advocate for a considered approach with a controlled transition to meet housing goals rather than a “transformational” throw away the rules and hope for the best outcome. Thus, we encourage you to vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Virginia Heron - Corridor Growth Area - Holland Park - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 1:57 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Virginia Heron - Corridor Growth Area - Holland Park - CK 750-1

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

Submitted on Monday, May 27, 2024 - 13:51

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, May 27, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Virginia

Last Name: Heron

Phonetic spelling of first and/or last name: +1 306 [REDACTED]

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 14th St E

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: May 28

What agenda item do you wish to comment on ?: Corridor Growth Area - Holland Park

Comments:

As a parent and community member in the Greystone Heights Community I am concerned about the loss of Holland Park to our community. It is a lovely green space with plenty of room for kids to run. I particularly like it when my kids were toddlers as it offered a great space to move freely with little risk or distraction of a designated play area. I have seen Muslim members of our community use it as a gathering space and would be sad to see them lose it too. Finally, as a parent to two Girl Guides, I think the loss of this space would leave the Girl Guide House on Preston without ample space for their activities. This park sees use of all kinds, and I don't believe it should be developed into anything else.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Tyler Holowaty - Housing Accelerator Fund and Corridor Residential - Brevoort Park - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:02 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Tyler Holowaty - Housing Accelerator Fund and Corridor Residential - Brevoort Park - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:58

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: Tyler

Last Name: Holowaty

Phonetic spelling of first and/or last name: 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Drive

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: May 28, 2024

What agenda item do you wish to comment on ?: Housing Accelerator Fund and Corridor Residential

Comments:

To Whom It May Concern,

I moved to Brevoort Park in 2018, drawn to the unique character and charm of the area, along with its spacious and beautiful park. I would like to register my concern regarding the proposed changes that would take place under the Housing Accelerator Fund and Corridor Residential. As a homeowner I am concerned this will have several negative consequences for this area:

- City infrastructure such as water, sewer, and road maintenance will become stressed and strained.
- Schools that are already facing issues with overcapacity will see further increases in enrollment; many of these kids will require special attention which diverts scant teaching resources from other kids. The result will be the continual decline of our education system.
- There are many seniors living in Brevoort Park bungalows that need on-street parking.
- Safety issues are will be a concern. This will have a negative effect on the value of housing in the area.

I feel as though this process has been rushed. I appreciate the chance to share my opinion on the matter, but I do feel as though more clarity should be provided to the citizens of the areas in question before moving ahead with this policy.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Sheleigh Hughes - Housing Accelerator Fund Action plan - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:53 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Sheleigh Hughes - Housing Accelerator Fund Action plan - 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

First Name: Sheleigh

Last Name: Hughes

Phonetic spelling of first and/or last name: (Sheila)

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Quance Ave

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Tuesday May 28

What agenda item do you wish to comment on ?: The Housing Accelerator Fund Action plan

Comments:

Please do not make the proposed changes to the city zones to allow higher density living or the proposed 4 storey buildings.

There has been poor communication regarding this proposal and the map is very confusing and very hard to figure out the targeted areas.

The city needs to engage in a consultation dialogue with the existing tax paying community members before finalizing this plan.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Marcia Indeoski - Housing Accelerator Fund and Corridor Residential - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:06 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Marcia Indeoski - Housing Accelerator Fund and Corridor Residential - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:00

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

First Name: MARCIA

Last Name: INDZEOSKI

Phonetic spelling of first and/or last name: 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 9TH STREET E

Ward: Not Sure

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: municipal planning commission meeting
Tuesday May 28

What agenda item do you wish to comment on ?: The housing accelerator fund and corridor residential

Comments:

I am not in favor of the proposed changes 1 through 4 in the pamphlet dated May 17, 2024 that was addressed to "Dear neighbors"

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Margaret Kennedy - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 10:31 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Margaret Kennedy - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 10:15

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: She/her/hers

First Name: Margaret

Last Name: Kennedy

Phonetic spelling of first and/or last name: KEN-a-dee

Phone Number [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Pl

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: 7.6, 7.7

Comments:

My concerns lie with the proposed amendments allowing 4 dwelling units and 4 or 6 storey multiple units without need for public hearing. I have lived in Brevoort Park for over 30 years and the neighbourhood character is wonderful due to the care that owners of single family homes extend towards their properties and each other. The single family home allows for easy socialization and enhances safety through respectful watchfulness of neighbouring properties. Adding these high density properties will tear at the close and familiar fabric of this community, create parking woes, block precious sunlight and simply be an unwanted and irremediable alteration to our neighbourhood. Please consider the current residents in these neighbourhoods before allowing these amendments. Surely the huge expansion of Saskatoon on its east and west sides over last 5 to 10 years makes these changes to older neighbourhoods unnecessary. Thank you.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Melissa Kujawa - Housing Accelerator Fund and Corridor Residential - CK 750-1
Attachments: Melissa's City Letter copy 3.docx

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 27, 2024 4:06 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Melissa Kujawa - Housing Accelerator Fund and Corridor Residential - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:00

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

First Name: Melissa

Last Name: Kujawa

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 10th St E

Ward: Not Sure

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Any pertaining to reZoning.

What agenda item do you wish to comment on ?: Anything pertaining to reZoning.

Comments:

See attached letter.

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

Melissa Kujawa
[REDACTED] 10th Street East
Saskatoon, SK
306 [REDACTED]

27 May 2024

To Whom It May Concern:

I really appreciate that you are trying to tackle the housing crisis that is sweeping Canada right now. I think we need to be clear though about who is actually suffering from that crisis in Saskatoon, and what real steps can help those most in need. To be clear in is not you and me who are suffering from a housing crisis. What we need is more subsidized, below market rate rentals for those with low to very low income and that doesn't require wholesale re-Zoning of the entire City.

The proposals that are being put forth do NOT in any way shape or form address the housing crisis. The people who need housing are not going to be able to afford the rent that will be charged in any new-build constructed in the desirable neighborhoods of Saskatoon. Those will be beyond their price range. What is desired is more SINGLE FAMILY DWELLINGS, not more apartment buildings.

If your current proposal goes through, not only will it NOT address the housing crisis, but it will utterly destroy the beauty and character of Saskatoon.

What you are proposing is to single handedly change the zoning that WE PAID FOR. We CHOSE to live in the zones in which we purchased a house. You will simply decide to take away our choice for something that only you and developers want, not what the people in Saskatoon want. And we all know very well, that if you do change out zoning you will NOT lower our taxes to fit the new zones. And in fact you will increase them even further to pay for the ridiculous amount of infrastructure that would be needed to retrofit the current single home dwelling neighborhoods.

You would choose to jam in a huge amount of people into the center of the city, with little regards to infrastructure and additionally, to other resources. How many food deserts are there currently in Saskatoon? How far do people have to travel to get groceries? I know that you think that people will be forced into taking buses if this goes through. Not one more person who can afford to drive will take the bus, for one very simple reason: it is extremely dangerous to do so. My sister is a prosecutor here in Saskatoon, and can tell you that the number of files that come in for serious crimes committed on buses is unacceptably high. Even if the buses were to run on time, something that can never be fixed given our weather, the crime rate is too high for it to be a desirable mode of transportation for anybody but those who have no other option. Quick question - how many city councilors take the bus?

\$40 million dollars from the federal government over four years is a drop in a bucket for the kind of restructuring for sewer, water, and gas lines that would need to be retrofitted in old neighborhoods. This looks seductively like a large amount of money, but is barely touching the cost of city infrastructure. Taxes would have to go way up to pay for that, and that is simply unacceptable, considering that our taxes increase every year beyond the cost of living.

Why should rich people be the only people who get space? Because if you do this, our space will be gone for good. Rich people can always buy in less dense areas and they will, because no one in Saskatoon wants to live in a city like Toronto or Vancouver. If they did, they would move there. Saskatoon used to be regarded as a best kept secret. This density increase would destroy forever the character and beauty of Saskatoon. Do we really want to do that so we can access a mere \$40 million dollars?

No one I have talked to knows about this. The Federal Government used the prospect of a seemingly large amount of money, and the pressure of a completely unreasonable timeline to force blanket re-Zoning, which won't do anything to help people in need in Saskatoon, and will cause great harm to our beloved city. The residents of Saskatoon do NOT want their chosen zone to be arbitrarily taken away in a hasty decision to grab federal tax dollars.

If you vote for this, you are going against what the majority of people in Saskatoon want. This is NOT what we elected you for.

Sincerely,

Melissa Kujawa

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Delbert Lowe - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:30 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Delbert Lowe - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:44

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

First Name: DELBERT

Last Name: LOWE

Phonetic spelling of first and/or last name: 306 [REDACTED]

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Crescent

Ward: Ward 8

What do you wish to do ?: Submit Comments

Comments:

We purchased our home at [REDACTED] Kirk Crescent in 1972 as a place where we could raise our family as well as have a great place to retire. We selected this location because of zoning, access to schools, university, shopping, Holland Park, an upscale/quiet community, etc. We recently spent well over \$350,000.00 upgrading our home for the retirement portion of lives. The thought of having to relinquish all of this and having to relocate elsewhere is simply unacceptable. There is absolutely no justification for permanently destroying a "Class A" housing community. High density housing needs to be in new developments.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Robert Meyer - Housing Accelerator Fund and Rezoning – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 7:30 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Robert Meyer - Housing Accelerator Fund and Rezoning – CK 750-1

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

Submitted on Monday, May 27, 2024 - 07:19

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

First Name: Robert

Last Name: Meyer

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Simpson Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Housing Accelerator Fund and rezoning

Comments:

I have been a Saskatoon resident for 25 years at this address. I selected this safe neighbourhood to raise my family and have worked 25 years to pay for my house. I am strongly opposed to city council's scheme to push through this

re-zoning bylaw that will turn the remaining quiet neighborhoods into flop areas for transients. This council has been careless with ratepayer's tax dollars. Our infrastructure is in terrible shape and council is determined to invest in personal agenda that most Saskatoon residents oppose. Many of you are not running for another term. Please stop the damage and step aside gracefully. This re-zoning bylaw is a bad idea and the consequences will be attributed to this council for years to come.

Robert Meyer
■ Simpson Cres

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Graham MacDonald - Hearthside Commons - Housing Accelerator Fund - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:07 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Graham MacDonald - Hearthside Commons - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:05

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: Graham

Last Name: MacDonald

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Melrose Ave

Ward: Ward 6

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

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Housing Accelerator fund

Comments:

To the Municipal Planning Commission,

I am writing on behalf of Hearthside Commons, a group currently developing a co-housing community in Varsity View. We enthusiastically support the proposed changes outlined in Saskatoon's Housing Accelerator Fund Action Plan for the reasons outlined below. Overall, these changes will benefit both us as property owners and the city as a whole.

Firstly, our project is "middle housing" – co-housing offers residents access to amenities typically found in single family dwellings while keeping individual units closer in size and feel to apartments. While we do not expect every new development that comes out of these changes to look like ours, we hope to demonstrate an attractive option for future development in these areas.

Secondly, encouraging density along BRT routes will reduce Saskatoon's dependence on cars, making the city more people-friendly. A vibrant transit network ensures equitable access to essential services for all Saskatoon residents. Our project was particularly drawn to this area for that exact reason, as we want to take advantage of public transportation and non-vehicle options wherever possible.

Thirdly, allowing multi-unit dwellings within 800 meters of Bus Rapid Transit (BRT) routes will enable us to densify our properties without the time-consuming and expensive rezoning process. Removing these development barriers will be beneficial to everyone, as it allows for an efficient way to encourage density and diverse home types in the area.

Finally, with housing prices steadily increasing, boosting the supply of all types of housing is crucial to ensuring that all residents have access to affordable and appropriate housing. Having lived in Saskatoon for most of my life, it is heartbreaking to see people moving away or choosing not to live here due to housing affordability issues. Our co-housing project is a way for us to be part of building the type of city we wish to live in, and to foster the type of positive community Saskatoon is known for.

For these reasons, we ask you to continue to act boldly in the best interests of all Saskatoon residents. Thank you for your time and consideration.

Sincerely,

Graham MacDonald, on behalf of Hearthside Commons

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

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.

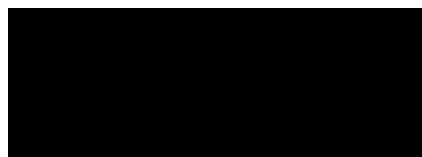
There are already large areas designated for higher density commercial uses along 8th Street, and one could ask why such development has not already occurred. Typically, under zoning bylaw governance, market forces will dictate, and the high cost of these existing lands relative to the development potential 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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Jessica Olver - Housing Accelerator Fund - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 2:37 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Jessica Olver - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, May 27, 2024 - 14:27

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: She/her/hers

First Name: Jessica

Last Name: Olver

Phonetic spelling of first and/or last name: 306 [REDACTED]

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: Housing Accelerator Fund

Comments:

There has not been enough research or public engagement done to move forward with this plan. More consultation with existing community residents is required.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Gail Osachoff - Saskatoon Housing Action Plan - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 5:04 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Gail Osachoff - Saskatoon Housing Action Plan - CK 750-1

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

Submitted on Monday, May 27, 2024 - 17:03

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

First Name: Gail

Last Name: Osachoff

Phonetic spelling of first and/or last name: o sa choff

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Elliott St

Ward: Not Sure

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Saskatoon Housing Action Plan

What agenda item do you wish to comment on ?: the whole (May 17) document received in the mail

Comments:

I would like to be present at the May 28 meeting because I am very concerned about the proposed changes to my neighbourhood where I have lived in for 50 years.

I have 3 questions:

- 1) Can our existing water/sewer system support more dwellings? How many more?
- 2) Where will new residents park their cars since there will be "no off-street parking requirements"?
- 3) How exactly will these new dwellings affect the lives of the people who already live in this neighbourhood? Will these "infill" dwellings block the sunlight to our houses and gardens? When we added rooms to our house, we made sure that our neighbours would not be affected in any way.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Matthew Paige - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 9:27 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Matthew Paige - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 09:26

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

First Name: Matthew

Last Name: Paige

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] 10th St E

Ward: Ward 6

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Proposed changes re. Housing Accelerator Fund and Transit Development Area

Comments:

My understanding is that there are proposed changes that will allow four-unit dwellings and four storey residential

developments on the south side of 10th street, with no street parking.

I am strongly opposed to this proposal as they would result in a major change to the character of the neighbourhood and negatively affect the overall quality of life of me and my neighbours. I also have concerns over potential traffic safety issues and parking. This is not an appropriate change and I do not support this.

In further detail, my family moved onto 10th Street several years ago, when a high rise in Nutana, which essentially looked down over my previous home, was built. A major factor for choosing 10th Street because it was exclusively single-family residences. Increasing density on this street would entirely change the neighbourhood for us and we would need to consider leaving. This is a quality-of-life issue. A large increase in the number of people living in a neighbourhood designed and originally zoned for single-family residences would be a major disruption and that is not acceptable when there are many better alternatives. There are many streets on Saskatoon that already have multi-unit dwellings on them and would not be significantly changed by simply adding more. A more thoughtful planning process would build more multi-units in these areas instead of intruding into existing, quiet, single-family home areas and making them significantly less desirable. I appreciate there is a mandate from the federal government to rapidly increase housing capacity, but ruining existing neighbourhoods because it might be the fastest approach is not a good plan. Doing this thoughtfully is.

There are also traffic safety concerns that should make this a non-starter. There is already significant pedestrian traffic (children and families) in this area because of the Bishop Murray School (30 km/h zone), the Saint Peter's and Paul church and the front of the Raoul Wallenberg park. Adding additional high-density housing makes the likelihood of a pedestrian-vehicle incident even higher, particularly during church services and school opening and closing. Street parking is already problematic during church events, especially given there are multiple churches within several blocks, and there is no additional capacity for parking. The chances of a vehicle-pedestrian collision would be made even worse if there were greater competition from residents for street parking.

To be clear, my primary objection is not financial here. While I would anticipate that such a change would make my neighbourhood less desirable and therefore there would be a decrease in property value, this is not the major issue for me. I do note that I would expect property taxes to be significantly decreased if such a change were made, but the character and the traffic issues are the major concerns.

In short, this proposed change would have a major negative impact on the quality of life in this neighbourhood and would greatly increase the chances of a bad vehicle-pedestrian encounter. Densification should not be approved in this neighbourhood.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - H  l  ne Philibert - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1
Attachments: Letter to the Municipal planning commission May 27.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 1:37 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - H  l  ne Philibert - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 13:22

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: She/her/hers

First Name: H  l  ne

Last Name: Philibert

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Bate Cres

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission

What agenda item do you wish to comment on ?: 7.4; 7.5; 7.6; 7.7

Comments:

Please see PDF

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. Most of my neighbors are not aware of the major proposed new changes in zoning, allowing 4 units/lot and 4 storey multiple units. Many had attended the public engagement meeting about the Corridor Plan on Nov 9, 2023, at Center Park Mall and believed that this was still the plan. Since the acceptance of the HAF with its proposed amendments two weeks later, on Nov 22, 2023, there has been a lack of communication and consultation with the residents most affected by these drastic and permanent changes. The whole process has been rushed and poorly thought out as a long-term solution for Saskatoon.

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 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, fits in big cities, along already established high density streets. The Federal Fund should improve Saskatoon, not have a negative effect along the future rapid transit system which will take many more years to be completed.

Please concentrate on areas already 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.

Are there any considerations for the cost of the infrastructure upgrades, local schools and green spaces to accommodate the increase in 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 at all and huge unknown future financial considerations that the only thing to do is vote against the proposed Corridor Growth Boundary and HAF Official Community Plan Amendments so that these questions can be answered first, and then proper consultation and deliberation can be part of the process.

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Siobhan Reyda - Housing Accelerator Fund - Brevoort Park - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:37 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Siobhan Reyda - Housing Accelerator Fund - Brevoort Park - CK 750-1

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

Submitted on Monday, May 27, 2024 - 14:40

Submitted by user: Anonymous

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: She/her/hers

First Name: Siobhan

Last Name: Reyda

Phonetic spelling of first and/or last name: shi-von ray-da

Phone Number : 30 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Salisbury Drive

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission or Development Appeals Board

What agenda item do you wish to comment on ?: City of Saskatoon Housing Action Plan

Comments:

I am a 18 year resident of Brevoort Park. When we moved to Saskatoon, Brevoort Park was (and still is) a highly regarded area to live because of its great community, close to schools, huge park and quiet family oriented atmosphere. We also choose and love the neighbourhood because of the single dwellings and an older established area. As older people move out new younger families move in and renovate. This keeps our neighbourhood vibrant. I back the park and view all types of people using it daily.

I oppose your new zoning proposal to allow without approval the ability of developers to build 4 storey dwellings, 4 dwelling units and no off-street parking requirements. The park does not have any parking lots and is used for many baseball and soccer events. This means that visitors park on the streets. If these larger buildings exist without their own parking like all residents have currently there will be no parking for events and the area will be full of cars. Where will the bins be placed?

I understand that more housing is needed. There are many places in the city where there are empty lots. I understand that housing along bus routes is important however our neighbourhood already has apartments and dwellings that house multiple households. We are already contributing to higher density. I also have noticed that the areas of larger houses do not have proposals to build multiple dwelling buildings. If your plan is to have these dwellings close to bus routes you could change bus routes to accommodate other areas.
Thank you.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Chuck Rourke - Corridor Growth Boundary Plan and the House Accelerator Fund - Official Community Plan - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 12:31 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Chuck Rourke - Corridor Growth Boundary Plan and the House Accelerator Fund - Official Community Plan - CK 750-1

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

Submitted on Monday, May 27, 2024 - 12:16

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

First Name: Chuck

Last Name: Rourke

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Cres

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: MPC

What agenda item do you wish to comment on ?: Corridor Growth Boundary Plan and the HAF Official Community Plan

Comments:

I'm disappointed with the lack of consultation the City has had with property owners directly impacted by the proposed rezoning changes the Corridor Growth Boundary Plan Amendments and the HAF Official Community Plan Amendments would have on their neighbourhoods. I strongly disagree with these proposed changes.

First, the points listed on the Saskatoon BRT site are inspirational but do not address the impact and uncertainty it would bring to thousands of homeowners. Their "Fast Facts" are pie-in-the-sky, best case scenarios. Please consider these points:

- What percent of Saskatonians currently pay to use public transit? Why is there belief ridership will increase? What studies have been completed – that included direct feedback from Saskatonians.

- The BRT is a key to revitalizing Downtown? Ridiculous. Fix the crime and make it safe for people to utilize the Downtown and for businesses to want to stay open. A BRT will do nothing to revitalize the Downtown in its current state.

- Where are the facts about the proposed BRT? What plan has City Council approved? What are the projected costs, where are the implementation plans and how will Saskatoon's portion of the BRT be financed? Through additional taxation or by redirecting current spending? Why would rezoning be considered before these steps have been completed.

- It's hard to believe meaningful cost analysis and planning has gone into the proposed BRT when the 1st point on the site is about the Public Art Program.

Please organize the City of Saskatoon website; a person should not have to spend hours bouncing from one site (and out of date document) to another to find current information. I believe this is the main Corridor Land Use and Rezoning site. Clearly, how you are trying to communicate with people is not working. At the six 2023 sessions "feedback from the fall engagement sessions", a total of ~325 people attended. Statistically, based on a population of ~280,000 any feedback they provided is virtually meaningless.

You want to implement the most significant, and costly plan (in quality of life and financially) in the history of Saskatoon homeowners. Why were other medias not used over the last 5 years to keep Saskatonians informed of possible changes, such as the Star Phoenix or the Evan Bray Show (formerly the John Gormley Show) on a monthly basis?

Before rezoning destroys the current landscape of some beautiful neighbourhoods, have the courage to reset this initiative. Start with a scientific, fact-based approach to what Saskatonians want and are willing to incur the costs to build. Focus on the real stakeholder; The homeowners these changes would impact. Don't start with "Targeted Stakeholders" for engagement sessions like developers, realtors, etc.

Don't operate in a silo that City Hall "knows best". If the MPC and City Council are confident this is the direction Saskatonians want to go, please have a plebiscite that includes full disclosure of all financial ramifications and open dialogue. It would tie in nicely with this fall's civic election.

Thank you,
Chuck Rourke

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Heather Ryan - Corridor Growth Boundary and Land Use Amendments and HAF Official Community Plan Amendments - CK 750-1
Attachments: Letter to Municipal Planning Commission.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:22 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Heather Ryan - Corridor Growth Boundary and Land Use Amendments and HAF Official Community Plan Amendments - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:17

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

First Name: Heather

Last Name: Ryan

Phone Number : 306 [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):: May 28 Municipal Planning Commission Meeting

What agenda item do you wish to comment on ?: Corridor Growth Boundary and Land Use Amendments and HAF Official Community Plan Amendments

Comments:

I am submitting Comments for the Members of the Municipal Planning Commission, the Mayor and Councillors about the Corridor Growth Boundary and Land Use Amendments and the HAF Official Community Plan Amendments.

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

Dear Members of the Municipal Planning Commission, Mayor Clark and City Councillors:

I strongly urge you to vote No to both the Corridor Growth Boundary and Land Use Amendments, and the Housing Accelerator Fund Official Community Plan Amendments. There are a multitude of reasons why it is so important that we all acknowledge the serious deficiencies, the unfunded mandates and the negative and unintended consequences of these Amendments. As well, the speed at which they are being pushed, and the total lack of any consultation or consideration of those who will be forever negatively affected are both unacceptable.

There are a host of reasons why this Commission, and Council, should vote against both Amendments. The City has already approved significant increases in density in existing R1 and R2 neighbourhoods (minimum of 50% - 100%) through all of the increases to secondary suites, and that should be enough to satisfy the Federal Government for the HAF funding. If it isn't enough to satisfy them, then a sober review makes it clear that Saskatoon is better off without it.

City Hall cannot possibly contemplate taking our Zoning and Protections away from us in order to access at most \$10 MM per year for 4 years, while committing taxpayers to the hundreds of millions of dollars in needed infrastructure upgrades that these Amendments would create.

There must be a full budgeting provided for these infrastructure costs, and there must be ample time for serious review, corrections and deliberation before the City could possibly consider making these commitments by enacting these Amendments.

There is no need to re-Zone the whole City in order to see additional housing quickly built in Saskatoon. There is plenty of empty already-Zoned land in planned new neighbourhoods where large numbers of new housing units can be quickly added without saddling the City with unaddressed costs to upgrade infrastructure in existing low density neighbourhoods. Saskatoon is already adding thousands of units, and thousands more are planned to address the current housing shortage, a shortage that was not caused by Saskatoon's Residential Zoning, but by outside forces such as inflation, high mortgage and interest rates, a shortage of skilled labour and post-Covid repercussions.

These Amendments are highly discriminatory – houses that have had the exact same Zoning and protections for 50, 60, 70 years or more, literally on the same street, will be affected in totally different ways.

These Amendments would incentivize the tearing down of existing small homes, decreasing the supply and making them more expensive and less affordable for people to buy or rent. That is the opposite of what we need. Rental homes will be among the first homes torn down, putting rental home tenants at greater risk of being forced into apartments that don't fit their wants and needs.

Tearing down existing homes one-by-one to build 4 plex apartments or 4 Storey apartments is far less efficient, much slower, and much more wasteful than the real solution of continuing to

quickly add large numbers of purpose built rental units on already Zoned-for and serviced empty land in planned new neighbourhoods.

These Amendments would disincentivize the gradual redevelopment and expansion of the small apartment buildings in locations that are already Zoned for 4 Storeys all across Saskatoon.

Removing R1 and R2 Zoning will cause sprawl. Part of Saskatoon's attractiveness is the ability to live in Saskatoon in homes with yards, some space, quiet and privacy if that's what one needs. Take away the R1 and R2 Zoning that created and protects that and people will choose to live outside the City and commute instead.

Parking congestion is already a major issue in the neighbourhoods that would be most impacted by this re-Zoning, and they would already be trying to deal with the increase in cars that will result from the recently enacted increases in secondary suites. Re-Zoning to allow 4 Plexes and 4 Storey unlimited-unit buildings will make that exponentially worse. Residential parking permit programs do not solve these problems...having a permit doesn't mean there is actually a place to park your car.

There seems to be no consideration of the destruction of our urban forest and the impact of greatly diminished open ground. Developers will be incentivized by the site coverage increases to maximize building square footage. The majority of the remaining space on the 4 Plex and 4 Storey unlimited-unit lots would likely be paved to provide some off-street parking, leaving little open ground to absorb rain water, run off and snow melt, vastly increasing the pressure on our often already overburdened storm sewer systems. The open ground, trees, flowers and gardens of our R1 and R2 Zoning provides habitat for bees and birds and a healthier ecosystem for all. The trees on these lots help cool the City and absorb carbon.

It was never understood that our bus system would require re-Zoning of all our residential neighbourhoods. There must be full, detailed and transparent reports as to all costs of what is planned, and the future costs to operate and plans to pay for it before any wholesale re-Zoning based upon it could possibly be considered.

Please do the right thing and vote AGAINST these Amendments. The public has not been consulted about any of them, there has been no consideration of the real consequences, no transparency about any of the associated costs, and until all these shortcomings have been fully addressed and subjected to extensive real consultation, they cannot be recommended.

Thank you,

Heather Ryan

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Nowell Seaman - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1
Attachments: Submission to CofS Municipal Planning Commission HAF letter May 26.2024.pdf

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, May 27, 2024 4:26 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Nowell Seaman - Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:21

Submitted by user: [REDACTED]

Submitted values are:

I have read and understand the above statements.: Yes

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

First Name: Nowell

Last Name: Seaman

Phonetic spelling of first and/or last name: No-well Sea-man

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Lake Crescent, Saskatoon, SK

Ward: Ward 6

Name of the organization or agency you are representing (if applicable): Personal as citizen, property owner and taxpayer

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission Meeting
Tuesday May 28, 2024

What agenda item do you wish to comment on ?: 7.7 Housing Accelerator Fund – Permitting Four Storeys
Within the Transit Development Area [GPC2023-0503]

Comments:

We were recently made aware of the proposed rezoning changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have, and the significant risks and serious long term impacts to the City, our community, and to us personally.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. In addition, I anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.

The zoning for our home (R1) was a critical consideration when we chose to buy a home in the city. Homeowners such as us rely on the City to maintain zoning over the long term that is consistent with what was in place when we bought the property. We did not anticipate that the zoning and use of our neighbourhood would be materially changed.

If zoning at the time of purchase had allowed for this broader use, then we could understand the change. However, the zoning should not be arbitrarily changed to very different zoning or usage that could have a significant impact on property value, resulting in material damages to us and many other citizens. Owning a home is a large part of many taxpayers' retirement investment. Have you studied, and can you provide, projections and estimates of the impact of this change to property owners?

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered? At no time have we been contacted to engage with the City to discuss options to address housing needs and concerns, much less have we had any opportunity to express our support on this critically important matter in the form of a vote or plebiscite.

I hope that you will vote against blanket rezoning and adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas.

Thank you.

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

May 26, 2024

To: Municipal Planning Commission Meeting – Tuesday May 28, 2024

Re: Concerns about Agenda Items 7.6 Housing Accelerator Fund – Permitting Up to Four Units in all Residential Zoning Districts [GPC2023-0503]; and 7.7 Housing Accelerator Fund – Permitting Four Storeys Within the Transit Development Area [GPC2023-0503]

My wife Sandra and I were recently made aware of the proposed rezoning changes in my neighborhood associated with the Housing Accelerator Fund and we are extremely concerned about the adverse effects that this will have, and the significant risks and serious long term impacts to the City, our community, and to us personally.

Infills of 4 units/lot and especially, four storey buildings with multiple dwellings will negatively impact my whole neighborhood and individual homes due to these proposed much bigger, in height and mass, buildings. It will cause existing homes in otherwise good condition to be torn down, and the trees that provide valuable habitat and environmental resilience will disappear. In addition, I anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.

The zoning for our home (R1) was a critical consideration when we chose to buy a home in the city. Homeowners such as us rely on the City to maintain zoning over the long term that is consistent with what was in place when we bought the property. We did not anticipate that the zoning and use of our neighbourhood would be materially changed.

If zoning at the time of purchase had allowed for this broader use, then we could understand the change. However, the zoning should not be arbitrarily changed to very different zoning or usage that could have a significant impact on property value, resulting in material damages to us and many other citizens. Owning a home is a large part of many taxpayers' retirement investment. Have you studied, and can you provide, projections and estimates of the impact of this change to property owners?

There has been poor communication and consultation with the residents in Saskatoon most affected by these proposed changes and the process has been rushed. Have the consequences such as infrastructure over capacity and overcrowded local schools, been considered? At no time have we been contacted to engage with the City to discuss options to address housing needs and concerns, much less have we had any opportunity to express our support on this critically important matter in the form of a vote or plebiscite.

I hope that you will vote against proposed blanket rezoning measures to allow adding four units/lot and four storey multiple dwelling buildings in the Transit and Corridor Development Areas. Thank you.

Respectfully yours,

Nowell Seaman and Sandra Blevins

█ Lake Crescent

Saskatoon SK █

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Elisabeth Snead - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1
Attachments: NewzoningbylawsprotestSnead.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 12:40 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Elisabeth Snead - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 12:36

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

First Name: Elisabeth

Last Name: Snead

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Smoothstone Court

Ward: Ward 9

What do you wish to do ?: Submit Comments

Comments:

Unfortunately I cannot attend this meeting due to work obligations but there needs to be much more opportunity for

education of the public and this should go to a plebiscite. Develop new areas and do not compromise the equity existing homeowners have in their homes by such a reckless decision.

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

Liz Snead and Jonathon Bowser

302 Smoothstone Court

Saskatoon, SK, S7J 4R1

May 27, 2024

Dear Members of the Municipal Planning Commission, Mayor Clark and City Councillors:

A friend of mine recently brought my attention to this proposed wholesale re-Zoning of our residential neighbourhoods and I was shocked and must make my opposition known. Neither my husband nor I nor anyone we know had heard anything about any of this. We vehemently oppose these Corridor Growth Boundary Amendments and the Housing Accelerator Fund Amendments on a number of grounds. As well, the speed at which they are being pushed, and the total lack of any consultation or consideration of those us who will be forever negatively affected are unacceptable.

There is no reason why these Amendments and their re-zoning should be approved, and a host of reasons why this Commission should vote against them both. I see that the City has already approved a big increase in density in existing neighbourhoods with the increases in secondary suites and that should be enough to satisfy the Federal Government if the goal of all of this is the \$41 MM they are offering Saskatoon.

There is no need to re-zone the whole City in order to see additional housing quickly built in Saskatoon. There is plenty of empty already-Zoned land in the new neighbourhoods where large numbers of new housing units can be quickly added without saddling the City with unaddressed costs to upgrade infrastructure in existing neighbourhoods. There are large areas of the City that have always been Zoned for 4 storey apartments but that have not been built up to that capacity as well. Tearing down existing homes one by one to build 4 plex apartments will decrease the number of homes for rent or purchase, and will make them more expensive and even harder for people to afford.

And there is absolutely no need to take away our residential zoning protections, which are so very important to all of us. We chose our homes and our neighbourhoods specifically because of the zoning protections they have. (We will move out of Saskatoon if 4 plexes and 4 storey buildings are allowed in our R2 zoning. – if you want to add that). You cannot simply take our Zoning protections away from us, especially given the deplorable process. For most Canadians their home is their biggest investment and their nest egg. It is not appropriate for the city council to jeopardize the value of investment people have made in their homes by changing the zoning bylaws like this without a serious information campaign or without allowing for serious debate on the pros and cons. Many of us would not have brought our home where we did if we

had known that our property value was at such risk. This matter should really go to a plebiscite for all members of the public to get an opportunity to view in and not be the prevue of just a handful of city councillors.

There should be full reporting on the costs the City will be committing to in order to upgrade existing water, sewer and utilities, as well as full studies, costs and plans to pay for all of it and whatever else will be required for existing neighbourhoods to accommodate the 4 units and 4 storey unlimited units in many neighbourhood that these Amendments would allow. All of this should be presented for all of us to see before any of it is recommended for a vote, let alone approved.

Parking congestion is already a major issue in our neighbourhood and the increase in units and cars that will result from the already enacted increases in secondary suites will make that exponentially worse. It is unimaginable that the City is proposing 4 units or even worse 4 storey unlimited units on top of that.

And for what? If the Federal Government decides that what Saskatoon has already done to increase housing density is not enough then we are better off without that money than we would be re-zoning the entire City, forever changing our beloved neighbourhoods, and committing us all to hundreds of millions of dollars in infrastructure upgrades that haven't been addressed.

And it was never understood that our bus system would require a complete re-zoning of all our residential neighbourhoods. That whole proposal must also provide full transparent reports as to all costs of the current bus system, the costs of whatever is planned, and the future costs to operate before any re-zoning based upon it could possibly be considered.

Please do the right thing and vote AGAINST these Amendments. The public has not been consulted about any of them, there has been no consideration of the real consequences, no transparency about any of the associated costs, and until all shortcomings have been fully addressed and subject to extensive real consultation, they cannot be recommended.

Thank you,

Liz Snead and Jonathon Bowser

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Shannon Sofko - Corridor Growth Boundary and Land Use Amendments – CK 750-1
Attachments: Re: Comment for Municipal Planning Meeting May 28, 2024

From: Shannon Sofko [REDACTED] >
Sent: Monday, May 27, 2024 10:39 AM
To: Web E-mail - City Clerks <City.Clerks@Saskatoon.ca>
Subject: Comment for Municipal Planning Meeting May 28, 2024

Dear City Planning Committee,

I would like to voice my concerns regarding the Housing Accelerator Fund Corridor Growth Area and the speed with which it is moving forward.

My primary concern is that, as a result of the HAF, the city has recently made significant changes to the corridor growth parameters without directly informing affected residents. The corridor growth plan was supposed to be transparent and consultative but, as of late, it has not been. Very few residents are aware of the more recent changes that have been introduced or that plans are moving forward at an accelerated pace not originally anticipated by the city.

In particular, I am opposed to the right to build 4 storey buildings without any restrictions on the number of units within the buildings and no requirements for parking. This has the potential to change the fundamental character of many long standing community neighborhoods, and the city is moving forward on this without directly involving and consulting the people they serve.

The city owes its residents a transparent, consultative, informative, and thoughtful process when it comes to city development, and the recent process for the HAF corridor growth area has been anything but.

Sincerely,
Shannon Sofko



Walter, Penny

From: City Council
Subject: FW: Email - Communication - Waseem Tannous - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1
Attachments: Letter-to-CityCouncil-MPC-May28-2024.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:37 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Waseem Tannous - Housing Accelerator Fund - Permitting Up to Four Units in all Residential Zoning Districts – CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:32

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: Waseem

Last Name: Tannous

Phonetic spelling of first and/or last name: Wass-seem Tan-noose

Phone Number : 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Osler St

Ward: Ward 6

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission, May 28th, 2024

What agenda item do you wish to comment on ?: Agenda Items 7.4 to 7.7

Comments:

Please refer to attachments. I would also like that the councillor for my Ward (Ward 6) to read the attached letter at the council meeting.

Reference materials are provided at the end of the letter for all councillors if interested. Unless otherwise stated in the by-law, reading the reference materials section of the letter is not required.

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

Dear:

Councillor of Ward 6 (Cynthia Block),
Mayor of Saskatoon (Charlie Clark), and
Other Members of City Council (Darren Hill, David Kirton, Randy Donauer, Sarina Gersher, Zach Jefferies, Hillary Gough, Troy Davies, Mairin Loewen, Bev Doubois)

My name is Waseem, and I am a [REDACTED]-year-old resident living in Varsity View. I am currently, as of writing, a master's student at the University of Saskatchewan. I have been a proud resident of Varsity View for my entire life, and I am a dedicated supporter of effective public transit solutions to reduce transportation greenhouse gas emissions. It is of my pleasure today to present to you my requests for the City of Saskatoon to implement amendments to the land use and zoning bylaws proposed along BRT corridors. These amendments, outlined at the end of this letter, will help the City of Saskatoon align its growth plan to the Housing Action Plan of the Government of Canada to establish housing affordability for all residents of the City of Saskatoon and at the same time address the need for preserving biodiversity, trees, and environmental greenspace of all neighbourhoods along the BRT corridors. I strongly affirm that the amendments that I present in this letter will enable the City of Saskatoon to use its BRT corridor system to grow in a prosperous and sustainable way that meets the needs of every current resident and resident-to-be for housing affordability in Saskatoon.

The Canada Housing Accelerator fund, initiated by the Government of Canada, will provide up to \$ 4 billion dollars to build 3.87 million new dwellings across Canada by 2031.¹⁻³ Despite this, only \$ 41.3 million will be directly allocated for Saskatoon to build 25 240 units.¹ Furthermore, these funds will only begin to be available in fiscal years 2025-2026.¹ This makes the federal government's target to build 3.87 million new units by 2031 constrained. Unfortunately, simply rezoning housing to R4 is not going to accomplish this within the timeframe specified by the Federal Government and produced disputed results in actually making housing affordable for Canadians. One example that I give is the township of Kitchener and Waterloo in southern Ontario, a city-township that has the exact same population of Saskatoon. There are plenty of places in Kitchener-Waterloo zoned to R6 two to three decades ago. Most of these houses are still R2 classified. Therefore, simply rezoning land around BRT corridors will not be enough to help meet the housing goals of the federal government.

One way the City of Saskatoon can help achieve the housing goal of the federal government is to prioritize rezoning of parking lots that are within the BRT corridors. Currently and inherently, all parking lots in the City of Saskatoon have zero residents living on them, making the population density of all parking lots to be zero persons per square meter. Three to four parking spaces alone provide enough

size for one high density dwelling. Furthermore, to ease the concerns from other residents who prefer that parking still be present, we can require that parking be available on the lower levels and underground for dwellings being built over parking spaces, exactly similar to the public parking spaces implemented under the Remain Art Gallery and the Alt Hotel Building in the Karim W Nasser Square on the River Landing. The cities of Edmonton and Winnipeg currently have these kinds of dwellings in their downtowns. Prioritizing infill inside of parking lots will allow the city to unlock federal funds to implement the BRT across the city and allow the city to meet the goal of the Housing Action Plan of the Government of Canada.

After reading further into the Housing Action Plan of the Government of Canada, I noticed that there are only a few items from the plan that will directly address high rental prices across Canada for all Canadians. The first item in the Housing Action Plan the federal government introduced that helps with affordability is a GST exemption for purpose-built housing including non-equity cooperatives, not-for-profit organizations, and student housing.^{1,2} The second item mentioned in the Housing Action Plan that also directly helps with housing affordability is to strengthen the Co-operative Housing Development Program by investing \$ 309.3 million into the program.^{2,3} These are the two items in Housing Action Plan that directly help lower housing costs for Canadians. The City of Saskatoon can help the federal government fulfill its Housing Action Plan by prioritizing cooperative housing to receive more funds for BRT corridor planning, which is what the Housing Action Plan intends. Fortunately, at least 10% of the funds provided for affordable housing in the 2024 Federal Budget will be provided and prioritized for Cooperatives and Not-For Profits to provide more affordable homes to Canadians.¹ The cooperative model is effective at promoting affordability as it can allow for revenue sharing among tenants by receiving rebates through dividends, which lowers the yearly cost of rent for tenants. Furthermore, it can allow improvements in housing conditions by allowing tenants to be stakeholders. I strongly request the city to implement policies to promote cooperatives in the housing market and to incentivize affordable housing for public benefit through funds provided through the Canada Housing Action Plan and the 2024 federal budget.

Finally, the City of Saskatoon must prioritize the preservation of environmental greenspace that currently exists in the city. Numerous peer-reviewed studies have repeatedly shown that preserving mature trees and enhancing environmental greenspace lowers costs for both health and infrastructure, reduces crime, and reduce greenhouse gas emissions that harm the Earth's climate.⁴⁻¹¹ One main issue in the BRT Corridors is that there are no requirements along any of corridors that require a minimum amount of mature tree and environmental greenspace. The lack of mature trees and greenspace along corridors will increase the average temperature of the neighbourhood during the non-winter months. This

is known as the urban heat island effect, which is when urban spaces without mature trees and environmental greenspace can be up to 10°C higher on average than urban spaces with mature trees and environmental greenspace due to the increased heat presence from more buildings, concrete, and asphalt.¹² Mature trees also reduce greenhouse gas emissions by trapping in more carbon dioxide, eliminating the heating effects from those greenhouse gasses and mitigate rising climate temperature trends in Saskatoon.⁷ By incorporating requirements to limit the presence of heat in neighbourhoods during the summer, the neighbourhood becomes more hospitable and welcoming. Therefore, including requirements on preserving current mature trees for all lots along the BRT corridors will regulate the climate of Saskatoon to mitigate unintended heating and attract more residents to areas with more tree density and environmental greenspace density.

Researchers in Australia conducted a study with 110,134 participants to see if regions with mature tree canopies have a positive effect on health. What they found is that participants who lived in regions of Sydney, Australia with mature tree canopies had saved up to \$AU 600 (\$545 CAD) per person every year on health-related costs, translating to about a reduction of \$AU 19.3 million (\$17.5 million CAD) in healthcare costs per 100,000 people every year.¹³ This occurs from the fact that mature trees diminish the risk of heat stroke by providing shade to mitigate the urban heat island effect.⁵ Mature tree canopies decrease the risk of skin cancer by providing shade to block direct exposure to solar UV rays during core daytime.¹⁴ Researchers have found that trees reduce the likelihood of mental health diagnoses for residents.¹⁵ Trees also show to reduce exposure of particulate matter from car exhaust that are toxic to human health including CO (carbon monoxide), NO₂ (nitrogen dioxide), sulfur dioxide (SO₂), and soot (C₆₀).¹⁶⁻¹⁹ Therefore, trees lower healthcare costs and decrease health risks associated with chronic exposure of particulate matter in neighbourhoods. By keeping mature trees and biodiversity in environmental greenspaces along BRT corridors will increase the overall well being residents by reducing health costs and decreasing the burden of healthcare facilities to treat more patients. Since healthcare facilities across the entire province of Saskatchewan have increasing burdens to provide healthcare access for patients, preserving current mature trees along the BRT corridors is crucial as a preventative health policy for lowering healthcare costs and preventing the overburdening of healthcare facilities across the province.

Dwellings in high density neighbourhoods will benefit from the presence of mature trees from the reduction of the urban heat island effect by lowering utility costs. The lower apparent temperature will decrease the demand of electricity for to power air conditioning units thus lowering the amount of electricity used.^{16,20,21} Researchers in one study for cities in the United States with mature tree canopies have found a significant reduction of electricity usage that amounts to savings of up

to \$4.7 billion USD (\$ 6.4 billion CAD) annually.²⁰ This benefit provided from mature trees remaining in the neighbourhood will lower costs for residents as intended by the Housing Action Plan of the federal government and reduce greenhouse gas emissions that harm the Earth's climate. Preserving the greenery, mature trees, and environmental greenspace will address housing affordability issues that may arise from rezoning BRT corridors to high density housing by lowering utility costs for dwellings along the BRT corridors.

Given this evidence, I request that city council adopt and implement the following amendments, either in the current meeting or in a forthcoming meeting, to improve the BRT Corridor Zoning By-Law plan and the BRT Corridor Land Use plan to include these requirements as part of the BRT zoning and land use bylaws and to implement effective initiatives that meet the growth plan of the City of Saskatoon that will allow the City of Saskatoon to effectively meet its sustainability goals and to implement housing affordability through the Canada Housing Accelerator Fund:

1. Use the federal funds allocated from the Canada Housing Accelerator Fund to attract housing cooperatives to provide opportunities for housing affordability within the city of Saskatoon.
 - a. A large portion of the Canada Housing Accelerator Fund will require that the City of Saskatoon use the funds to help expand not-for-profit organizations and cooperatives to be the main stakeholders in the increase of housing supply across Canada.
 - b. Cooperatives and non-profits will be eligible for the GST exemption on renters allowing residents to rent from cooperatives and not-for-profit organizations at lower rates.
 - c. Cooperatives allow for revenue sharing which directly lower the yearly rental costs through dividends and can allow for stakeholder involvement to improve housing conditions and benefits.
2. Prioritize rezoning and developments in parking lots situated within the boundaries of all BRT corridors to accommodate multiple unit housing with on-site parking in underground, ground-floor, or first floor parking.
 - a. This along will help the Federal government meet its goal of increasing the supply of housing and at the same time meet the needs of all residents and stakeholders within Saskatoon.
3. Require minimum mature tree and environmental greenspace requirements to all lots being rezoned to Corridor Residential and R4 along all BRT corridors.
 - a. This amendment will reduce the urban heat island effect caused by the lack of environmental greenspace and lower utility and infrastructure costs by reducing the reliance on electricity and by minimizing the usage of AC units in all dwellings.

- b. This amendment will lower health costs and improve the physical and mental well-being of all residents by lowering the risk of heat stroke, lowering the risk skin cancer, and lowering the exposure to particulate matter from car exhaust.
 - c. This amendment will preserve vital trees, mature trees, and environmental greenspace that provide the natural character of each neighbourhood, preserve the unique biodiversity of the City of Saskatoon, and reduce greenhouse gas emissions by being greenhouse gas sinks.
- 4. Require minimum mature tree and environmental greenspace requirements to all lots being rezoned to Corridor Mixed-Use along all BRT corridors.
 - a. Reasons are the same as listed under amendment 3 (3a, 3b, and 3c).
- 5. Require minimum mature tree and environmental greenspace requirements to all lots being rezoned to Station Mixed-Use along all BRT corridors.
 - a. Reasons are the same as listed under amendment 3 (3a, 3b, and 3c).

Thank you very much for your time and interest in listening to my request to adopt and implement these amendments. My support for the BRT Zoning and Land Use By-Laws will rest on whether City Council will adopt and implement these amendments. I strongly affirm that the amendments presented above in this letter will allow the City of Saskatoon to grow and prosper in a meaningful and sustainable way that is beneficial to every current resident and future resident of Saskatoon for housing affordability. These amendments will provide needed improvements to definitions and the requirements in the zoning and land use bylaws of the BRT corridors and to promote prosperity, well-being, and sustainability in Saskatoon.

Sincerely,

Waseem Tannous

[REDACTED]
[REDACTED]

References

This section is a list of all the citations used in this letter. Peer-reviewed articles have a DOI identifier that you can use to directly access the article at <https://doi.org/>. In the case that one of the citations is behind a paywall, the reader is welcome and encouraged to use either the Saskatoon Public Library (<https://saskatoonlibrary.ca/>) or the University of Saskatchewan Library (<https://library.usask.ca/>) to retrieve the articles shown below.

- (1) Canada, D. of F. *Chapter 1: More Affordable Homes | Budget 2024*. <https://budget.canada.ca/2024/report-rapport/chap1-en.html> (accessed 2024-05-26).
- (2) Canada, D. of F. *Chapter 1 - Canada's Housing Action Plan | 2023 FES*. <https://www.budget.canada.ca/fes-eea/2023/report-rapport/chap1-en.html> (accessed 2024-05-26).
- (3) Canada, D. of F. *2023 Fall Economic Statement*. <https://www.budget.canada.ca/fes-eea/2023/home-accueil-en.html> (accessed 2024-05-26).
- (4) Wang, Y.; Akbari, H. The Effects of Street Tree Planting on Urban Heat Island Mitigation in Montreal. *Sustain. Cities Soc.* **2016**, *27*, 122–128. <https://doi.org/10.1016/j.scs.2016.04.013>.
- (5) Graham, D. A.; Vanos, J. K.; Kenny, N. A.; Brown, R. D. The Relationship between Neighbourhood Tree Canopy Cover and Heat-Related Ambulance Calls during Extreme Heat Events in Toronto, Canada. *Urban For. Urban Green.* **2016**, *20*, 180–186. <https://doi.org/10.1016/j.ufug.2016.08.005>.
- (6) McDougall, C. W.; Hanley, N.; Quilliam, R. S.; Bartie, P. J.; Robertson, T.; Griffiths, M.; Oliver, D. M. Neighbourhood Blue Space and Mental Health: A Nationwide Ecological Study of Antidepressant Medication Prescribed to Older Adults. *Landsc. Urban Plan.* **2021**, *214*, 104132. <https://doi.org/10.1016/j.landurbplan.2021.104132>.
- (7) Fornaciari, M.; Muscas, D.; Rossi, F.; Filipponi, M.; Castellani, B.; Di Giuseppe, A.; Proietti, C.; Ruga, L.; Orlandi, F. CO2 Emission Compensation by Tree Species in Some Urban Green Areas. *Sustainability* **2024**, *16* (9), 3515. <https://doi.org/10.3390/su16093515>.
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- (9) Chan, T.-C.; Lee, P.-H.; Lee, Y.-T.; Tang, J.-H. Exploring the Spatial Association between the Distribution of Temperature and Urban Morphology with Green View Index. *PLOS ONE* **2024**, *19* (5), e0301921. <https://doi.org/10.1371/journal.pone.0301921>.
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- (12) Calhoun, Z. D.; Willard, F.; Ge, C.; Rodriguez, C.; Bergin, M.; Carlson, D. Estimating the Effects of Vegetation and Increased Albedo on the Urban Heat Island Effect with Spatial Causal Inference. *Sci. Rep.* **2024**, *14* (1), 1–15. <https://doi.org/10.1038/s41598-023-50981-w>.
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- (16) Akbari, H.; Pomerantz, M.; Taha, H. Cool Surfaces and Shade Trees to Reduce Energy Use and Improve Air Quality in Urban Areas. *Sol. Energy* **2001**, *70* (3), 295–310. [https://doi.org/10.1016/S0038-092X\(00\)00089-X](https://doi.org/10.1016/S0038-092X(00)00089-X).
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Walter, Penny

From: City Council
Subject: FW: Email - Communication - Linda and Edward Tsang - Proposed Zoning Changes for Kirk Cres and Holland Park - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:28 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Linda and Edward Tsang - Proposed Zoning Changes for Kirk Cres and Holland Park - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:21

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

First Name: Linda and Edward

Last Name: Tsang

Phone Number : [306](tel:306) [REDACTED]

[REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Crescent

Ward: Ward 8

What do you wish to do ?: Submit Comments

Comments:

We have been residing at and paying taxes at [REDACTED] Kirk Cres since 1988. Please be advised that we are opposed to the proposed zoning changes for Kirk Cres and Holland park. We are submitting this letter in a rush because we just

realized that the deadline for submissions is at 5 pm today. Why is City Council pushing through such important decisions without giving time for a proper review process including allowing time for TAX PAYERS to present opposing views? Please stop this process and prepare a proper review process. Thank you for your attention.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Katrina Weggel - Housing Accelerator Funding - CK 750-1
Attachments: HAFcorrespondence.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 4:55 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Katrina Weggel - Housing Accelerator Funding - CK 750-1

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

Submitted on Monday, May 27, 2024 - 16:52

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: She/her/hers

First Name: Katrina

Last Name: Weggel

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Crescent

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Committee

What agenda item do you wish to comment on ?: 7.4-7.7

Comments:

Please find attached correspondence regarding the Housing Accelerator Funding

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

█ Kirk Crescent
Saskatoon, Saskatchewan
█

May 27, 2024

To Members of the Municipal Planning Committee

Thank you for the work you are undertaking with respect to Saskatoon's Core Growth Boundary, Land Use amendments and application under the federal Housing Accelerator Fund (HAF). Recognizing and appreciating the importance and urgency of addressing housing and transit needs within our city, we are nevertheless writing to express our strong concerns about proposed changes to the zoning in our neighbourhood and others as part of Saskatoon's efforts to secure federal funding.

We understand concerns that many have about the peripheral expansion of low-density housing encroaching on much needed agricultural and naturally biodiverse land. Nevertheless, we regret that our city's recent planning around density increases within the Corridor Growth Area has proceeded too rapidly in our view with little to no consultation with Saskatoon residents, particularly those in most affected areas. The proposed zoning changes will impact the character and features of our city and neighbourhoods far beyond the timeframe of the limited HAF funding. The current rezoning amendments and proposals for our city and neighbourhoods carry short- and long-term consequences and risks that far outweigh the benefits of short-term funding that does not respect the specificity of our communities.

In particular, we object to the proposal without any consultation to permit as-of-right building of four storey structures with five units or more in proposed corridor residential areas, including unique and well-established neighbourhoods like Greystone, Grosvenor Park, Caswell Hill and historic streets near the riverbank like Saskatchewan Crescent and University Drive. Carte-blanche permission for such uncontrolled development could suddenly and significantly have negative impacts on the existing neighbourhoods chosen by current residents specifically for their character and features. In making these significantly larger housing types 'as-of-right,' without the need for approvals, community input or conformity with design requirements, incentives for developers to do their best to respect and be sensitive to existing neighbourhoods and immediate neighbours are removed. Proposed changes like these in an effort to rapidly increase neighbourhood density in conjunction with the elimination of off-street parking requirements will create congestion and decrease pedestrian safety, while increasing risks for children and seniors in these intergenerational neighbourhoods. Moreover, the removal of limits to the number of units in a large building and sole reliance on the National Building Code does not ensure favourable conditions for those seeking housing, regardless of the location.

Increasing the allowable lot coverage at the same time as introducing unlimited multi-unit building types will likely result in construction right to the setbacks with negative impacts on stormwater management due to the loss of permeable land surfaces for absorption of rainwater during precipitation events. Would it not be better for the City to implement further drainage mitigation

measures to lessen the burden on existing stormwater systems and the potential for catastrophic flooding rather than reducing the amount of natural landscape to absorb this surface water amidst increasing incidences of 'once-in-a-lifetime' storms? Meanwhile, the proposed increase in lot coverage and construction equipment will lead to the removal of extensive landscaped areas and trees in well established neighbourhoods. In addition to the aesthetic losses, those trees would otherwise offset effects of fossil fuel consumption and provide cooling effects in the heat of summer without excessive need for air conditioning.

Rapidly increased density could also easily have a negative impact on existing aging infrastructure and surrounding structures. At local levels, the construction activity necessary for a taller buildings' deeper foundations could have impacts on adjacent older foundations in established areas. A targeted strategy that applies resources from the Housing Accelerator Fund to improve the resilience of City infrastructure in anticipation of larger increases in residents would constitute a far more strategic and favourable long-term investment now while the density of our city is still relatively low. Local population growth will also not be well served if there is no anticipatory increase in modern neighbourhood infrastructure and services including schools, parks, libraries and leisure centres.

Many residents in our community are eager to participate in meaningful public deliberations about the best ways forward for managing population growth and needed housing and it is regrettable that the current process has allowed little opportunity for that sort of engagement. With other municipal agreements in place, there are also opportunities to benefit from lessons learned and to see where more favourable agreements have been reached that respect the uniqueness and integrity of Canada's urban centres. While respecting the urgency of our housing needs, we would urge the Municipal Planning Committee to recommend to City Council that consideration be given over the near future to enable city officials, developers, communities and residents the opportunity to efficiently engage in constructive dialogue and re-negotiate with the federal government to ensure funding terms that build on and enhance, not diminish, the quality and strengths of our city and neighbourhoods.

Sincerely,

Katrina Weggel, BES, BArch

Peggy Schmeiser, PhD

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lori Weiler-Thiessen - Greystone Community Association - House Accelerator Fund - Greystone Heights Neighbourhood - CK 750-1

Penny Walter

*If you receive this email in error, please do not review, distribute or copy the information.
Please contact the sender and delete the message and any attachments*

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:25 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Lori Weiler-Thiessen - Greystone Community Association - House Accelerator Fund - Greystone Heights Neighbourhood - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:25

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

First Name: Lori

Last Name: Weiler-Thiessen

Phonetic spelling of first and/or last name: LOR-ee WHY-ler TEE-son

Phone Number : [306](tel:306-222-2222) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: ■ Lindsay Drive

Ward: Ward 8

Name of the organization or agency you are representing (if applicable): Greystone Community Association

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Tuesday May 28th the Municipal Planning Commission meeting will meet from 12:00pm-2:00pm

What agenda item do you wish to comment on ?: Tuesday May 28th the Municipal Planning Commission meeting will meet from 12:00pm-2:00pm

Comments:

I love in the Greystone Heights Neighbourhood and I have not received any email newsletters nor addressed mail, and I did not see any posters regarding this initiative. Please pause until you communicate and consult. Thank you

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lori Weiler-Thiessen - Housing Accelerator Action Plan - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:10 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Lori Weiler-Thiessen - Housing Accelerator Action Plan - CK 750-1

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

Submitted on Monday, May 27, 2024 - 15:10

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

First Name: Lori

Last Name: Weiler-Thiessen

Phonetic spelling of first and/or last name: LOR-ee WHY-ler TEE-son

Phone Number : [305](tel:305-) [REDACTED]

Email: loriwt60@gmail.com

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Lindsay Drive

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission meeting will meet from 12:00pm-2:00pm, on May 28th

What agenda item do you wish to comment on ?: Housing Accelerator Action Plan

Comments:

I would like to see the planners contact and inform the specific community association that this plan would impact. I think that engaging in a consultative dialogue with existing community members before finalizing these changes would be appropriate.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lori Weiler-Thiessen - Housing Accelerator Fund Plan - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 2:56 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Lori Weiler-Thiessen - Housing Accelerator Fund Plan - CK 750-1

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

Submitted on Monday, May 27, 2024 - 14:45

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

First Name: Lori

Last Name: Weiler-Thiessen

Phonetic spelling of first and/or last name: Lor-ee Wy-ler Tee son

Phone Number : [306](tel:306) [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Lindsay Drive

Ward: Ward 8

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Municipal Planning Commission meeting will meet from 12:00pm-2:00pm on May 28, from 12:00 - 2:00 pm

What agenda item do you wish to comment on ?: Housing Accelerator Fund Plan

Comments:

I agree that Saskatoon needs to create more affordable housing.

Here is my concern: I understand that the Greystone Heights Neighbourhood is possibly losing one of its green spaces (Holland Park) to this initiative. I would like to ask that this green space remain as is. Holland Park does not connect directly to Preston Ave. I don't understand the rationale for eliminating it.

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

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Brett Williams - Housing Accelerator Fund Action Plan - CK 750-1
Attachments: HAFletter.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 3:08 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Brett Williams - Housing Accelerator Fund Action Plan - CK 750-1

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

Submitted on Monday, May 27, 2024 - 14:04

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: Brett

Last Name: Williams

Phonetic spelling of first and/or last name: 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Crescent

Ward: Ward 8

Name of the organization or agency you are representing (if applicable): Greystone Heights Community Association

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Housing Accelerator Fund Action Plan

Comments:

Letter attached.

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

The Home Accelerator Fund Action Plan needs to be halted immediately. The potential impact on the communities of Greystone Heights and Grosvenor Park involves more than just the economics of property values, but also increases the risks to the ecology, environment, and infrastructure. All elements which are already precarious. We just moved into Greystone Heights in 2022, and willingly over-paid for our house. A conscious decision, justified by attraction to the community, both for it's immediate and (assumed) future appeal. The omission of any consultation with residents is asinine and infuriating. You have strategically left your constituents uninformed, which reeks of ulterior motives.

Your document titled "Corridor Growth Boundary and Land Use Amendments" contains clear deception (highlighted below), as the presented communication and engagement strategies simply did not occur. Specifically, as an area homeowner and board member of our community association, I unequivocally did not receive any email newsletters nor addressed mail, and I did not see any posters.

COMMUNICATIONS AND ENGAGEMENT

The Corridor Planning team worked closely with the Communications and Public Engagement Department to develop and deliver a communication and engagement plan and appropriate materials to communicate to the community the effects the proposed land use changes may have on their interests. Communications to date have included email newsletters, posters and social media, as well as direct communications to area homeowners, property owners, Community Associations, Business Improvement Districts, First Nations with land interests in the identified corridor areas and various interested community groups.

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Corridor Growth Boundary and Land Use Amendments

Six land use engagement sessions took place from September to November 2023. Property owners were notified by addressed mail. In conjunction with these events, an online mapping tool, open to all residents of Saskatoon was used to capture feedback. A summary of the engagement was posted on the Corridor Planning engage page (see Appendix 5).

The land use plans were refined to incorporate adjustments resulting from revisions made to the HAF Action Plan application in November 2023, feedback from various departments, and insights gathered during fall engagement sessions. These revisions were presented during an online information session in February, where updated land use maps and project modifications resulting from changes to the HAF application were also discussed. A recording of the session and the accompanying presentation were subsequently made available on the engage page.

This is clearly against the best interests of existing residents, and it cannot proceed until sufficient information sharing and consultation has occurred. This must be paused until these criteria are met.



Brett Williams

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Brett Williams - Greystone Heights Community Association - Housing Accelerator Fund Action Plan - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, May 27, 2024 2:04 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Brett Williams - Greystone Heights Community Association - Housing Accelerator Fund Action Plan - CK 750-1

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

Submitted on Monday, May 27, 2024 - 13:58

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: Brett

Last Name: Williams

Phonetic spelling of first and/or last name: 306 [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Kirk Crescent

Ward: Ward 8

Name of the organization or agency you are representing (if applicable): Greystone Heights Community Association

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Housing Accelerator Fund Action Plan

Comments:

Collectively, and with all due respect, are you drunk? For those involved with the planning/approval of the HAFAP, have you been intoxicated while collaborating on this plan?

This needs to be halted immediately. The potential impact on the communities of Greystone Heights and Grosvenor Park involves more than just the economics of property values, but also increases the risks to the ecology, environment, and infrastructure. All elements which are already precarious. We just moved into Greystone Heights in 2022, and willingly over-paid for our house. A conscious decision, justified by attraction to the community, both for it's immediate and (assumed) future appeal. The omission of any consultation with residents is asinine and infuriating. You have strategically left your constituents uninformed, which reeks of ulterior motives. This is clearly against the best interests of existing residents, and it cannot proceed until sufficient information sharing and consultation has occurred. This must be paused until these criteria are met.

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