

Janzen, Heather

From: City Council
Subject: FW: Email - Request to Speak - Douglas Tompson - Housing Accelerator Fund - CK 750-1

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, June 24, 2024 3:17 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Douglas Tompson - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, June 24, 2024 - 15:16

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, June 24, 2024

To: His Worship the Mayor and Members of City Council

First Name: Douglas

Last Name: Tompson

Phonetic spelling of first and/or last name: Douglas Tompson

Phone Number : [REDACTED]

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Temperance Street, Temperance Street

Ward: Ward 6

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: Thursday June 27th 2024 at 09:30

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

Comments:

Saskatoon has a population of 273,000 (approx based on 2017 numbers)

Saskatoon is approximately 228 square kilometers.

Calgary has a population of 1.3M (approx based on 2017 numbers)

Calgary is approximately 820 square kilometers.

Toronto has a population of 2.93M (approx based on 2017 numbers)

Toronto is approximately 641 square kilometers.

Our cities are completely different yet the blanket rezoning is a one size fits all solution for every city above 10,000 residents.

Saskatoon doesn't have a subway system. Saskatoon has a bus system that is plagued with violence.

My wife and I bought our home and paid a premium to live in a neighborhood with single family homes. We have accepted that duplexes are a sign of the times as well as garage suites.

In the early days of the ADU (Accessory Dwelling Units), they were discretionary building permits where neighbors were allowed to ask questions and there was a discussion. There was no requirement to have consent from neighbors but there was a discussion required. This has been discarded and we are worse off as a result. Now, garage suites are considered regular building permits and do not require community engagement. This was a mistake since neighbors can often identify problems that house flippers and developers do not recognize. For example, some engineers are not qualified to draw underground utility plans but that doesn't stop them designing plans that don't work and the City of Saskatoon approving the application based on them.

Tompson v Gerow-Scissons, 2019 SKQB 163 (CanLII), at para 47, <https://canlii.ca/t/j1kb4#par47>

This Varsity View Garage Suite involved community consultation, three lawsuits, a false criminal complaint with the Saskatoon Police Service and a complaint to APEGS about an professional engineer stamping drawings outside his area of expertise. Some of these ADU are highly contentious and result in significant problems between neighbors.

Take this example of conflict between neighbors with a relatively small garage suite and compare it to a four story apartment block. What is the City of Saskatoon doing to protect adjacent properties? NOTHING!

Fuller v Gerow-Scissons, 2023 SKPC 54 (CanLII), <https://canlii.ca/t/k1dcv>

The blanket rezoning plan isn't just small scale garage suites. The blanket rezoning is allowing apartments up to four stories as a right without any neighborhood consultation.

My property value will be severely impacted by a four story apartment next to me. It's bad enough that I have a garage suite that casts my yard into shade.

The issue with parking makes a bad idea even worse! Where will everyone park? I'm not satisfied with assurances that the developer will make the right decision for the property. Many residents want to live a lifestyle that involves walking, bicycling and public transport. Unfortunately, our public transport isn't good enough to embrace this type of lifestyle.

Has anyone on city council tried 30 days of walking, cycling or public transport ONLY?

Has anyone on city council visited major cities, like London UK, to see how powerful their public bus system is and how smart phone apps allow real time navigation for both visitors and regular commuters? Our public transport system in Saskatoon is the opposite!

Saskatoon is not a big city and we would be foolish to sign on to this Housing Accelerator Funding. The local developers are lobbying hard and they see dollar signs. Adjacent property owners and neighborhoods will not benefit and will see decreased property values and less parking.

I believe that if the bylaws are changed, communities will be negatively impacted and we will still not reach the housing goals that are required to maintain funding. At the end of the day, Saskatoon will have ruined neighborhoods and failed to enjoy the FREE money that is promised because we won't meet the housing targets.

This will be an epic mistake that should not be voted on in the final hours of a current city administration. If we make the wrong decision, the next administration gets to say that it was the last administration.

What do the police say to avoid bad investments that include high pressure sales reps and time sensitive offers? STAY CLEAR! This is the same thing except that it involves the federal government that doesn't know Saskatoon.

Thank you for listening to my concerns!

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