

## Janzen, Heather

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**From:** City Council  
**Subject:** FW: Email - Communication - Nancy Winder - Housing Accelerator Fund - CK 750-1  
**Attachments:** Letter of Support for HAF Amendment Package 2 June 27 (2).pdf

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**From:** Web NoReply <web-noreply@saskatoon.ca>  
**Sent:** Monday, June 24, 2024 4:31 PM  
**To:** City Council <City.Council@saskatoon.ca>  
**Subject:** Email - Communication - Nancy Winder - Housing Accelerator Fund - CK 750-1

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

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

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:** Sunday, June 23, 2024

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

**Pronouns:** She/her/hers

**First Name:** Nancy

**Last Name:** Winder

**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)::** June 27 Public Hearing

**What agenda item do you wish to comment on ?:** Housing Action Plan - HAF Amendment Package 2

**Comments:**

Letter in support of the Housing Action Plan - HAF Amendment Package 2. See attached.

**Attachments:**

- [Letter of Support for HAF Amendment Package 2 June 27 \(2\).pdf](#) 37.68 KB

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

Dear Cynthia Block, Charlie Clark and City of Saskatoon Council Members,

As a long-time Saskatoon resident, and a current Varsity View resident I am writing in support of the HAF bid and accompanying zoning changes, specifically Amendment Package 2. I understand that there's a lot of opposition to the zoning proposal, and I understand that opposition. It includes a lot of changes at once, and the medium and long term outcomes are uncertain.

A massive up-zoning proposal leaves the future up to people's imaginations, and when the status quo is working for us, it's easy to assume that change must be bad. We imagine a huge, poorly built rental tower being put up right beside our cute little bungalow. We imagine never being able to park in front of our house, and constant construction. We imagine trying to sell our house 20 years from now to retire, and having the property value fall out from under us.

However, as with any big changes, there are other futures to imagine. We could imagine a lovely row of townhouses going up near us, with vibrant gardens and friendly neighbours. We could picture a cozy coffee shop on the corner, giving us a place to gather with neighbours, or bump into friends. We could envision our kids and grandkids living only a block away from us because an affordable apartment building with a courtyard and a daycare has been built. Upzoning could allow us to age in place, remain close to our loved ones, and build a more integrated and supportive community. Imagining the deficits of higher density is easy, but there are many wonderful possibilities as well.

It's not clear what the future will bring, but it is clear what is happening right now. Saskatoon's year over year rent increased 9%, with wages nowhere near keeping up. The vacancy rate is less than 2%, and only the bottom 5% of rentals are affordable for the lower 25% of incomes, leaving people in impossible financial situations. My understanding from people renting, or trying to rent in Varsity View is that the situation here reflects these trends. The city and this country are thoroughly enmeshed in a housing and affordability crisis, and we need to take action. It matters if people can afford a place to live. Any level of unhoused population in a city with this many resources, and this cold of winters is unsafe both for the affected people and for the larger community, as well as unnecessary. I believe that this amendment would be a substantial step forward in creating more and better affordable housing for Saskatoon residents.

Keeping in mind the ideals, hopes and practicalities discussed above, even if the amendment does not pass, I would wish for the city and council to consider the following:

1. Reducing barriers for smaller local and community projects to rezone - potentially doing an opt-in style rezoning as proposed in a previous iteration for the HAF bid
2. Supporting local projects in accessing other CMHC funding for affordable housing - note that there are some funding streams only available if the municipality has put in some funding as well
3. Helping to move non-market housing solutions forward (eg. co-ops, non-profit and government housing). Non-market housing is the only proven and consistent way to keep housing affordable in the long term

4. Ensuring that for-profit developers either contribute to a community development fund (eg. like Section 37 in Toronto) or directly create public spaces which everyone can enjoy

In conclusion, I understand that as well as many bright possible futures, there are legitimate concerns with the proposed amendment. I hope the decision made is one that considers the greatest need rather than the loudest voices.

Sincerely,

Nancy Winder