

Janzen, Heather

From: City Council
Subject: FW: Email - Communication - Nowell Seaman - Housing Accelerator Fund - Changes to Community Plan and Zoning - CK 750-1
Attachments: Submission to City Council and Public Hearing re HAF June 26 & 27.2024.pdf

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, June 24, 2024 4:48 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Nowell Seaman - Housing Accelerator Fund - Changes to Community Plan and Zoning - CK 750-1

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

Submitted on Monday, June 24, 2024 - 16:44

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, June 24, 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):: Special Meeting - City Council Public Hearing Thursday June 27, 2024

What agenda item do you wish to comment on ?: Housing Accelerator Fund - Changes to Community Plan and Zoning

Comments:

Letter attached and request to speak to Council at Public Meeting

Attachments:

- [Submission to City Council and Public Hearing re HAF June 26 & 27.2024.pdf](#)185.31 KB

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

June 24, 2024

To: Saskatoon City Council, Councillors and Mayor Clark
For: Special Meeting – City Council Public Hearing, Thursday June 27, 2024
Re: **Proposals to Allow 4 Dwelling Units and 4-storey Multiple Units**

Recently, we were made aware that City Council is proposing amendments to the Official Community Plan and Zoning Bylaw to meet commitments made to the Federal Government under an application for funding under its Housing Accelerator Fund. While we appreciate that increasing housing supply is an important need and objective, we are extremely concerned about the adverse effects that these specific amendments, if approved, will have on the city and community.

The proposed amendments are likely the most consequential changes to zoning and land use in the history of Saskatoon, and a decision to impose the prescriptive requirements of the Federal Government quickly, without adequate communication, consultation and engagement with residents, is flawed.

We strongly urge you to vote NO on the proposed amendments that would overturn existing low-density residential zoning to allow four units per lot throughout the City as a right, and four-storey developments on a blanket basis in many areas that have been zoned for single-family homes.

- Infills of 4 units/lot, and especially four-storey buildings with multiple dwellings, will negatively impact whole neighborhoods and individual homes due to the proposed buildings that will be much bigger, in height, mass and footprint. It will cause existing homes in otherwise good condition to be torn down, and trees that provide valuable habitat and environmental resilience will disappear. In addition, we anticipate that having no off-street parking requirements for multi-family dwellings will create problems and conflicts.
- There has been poor communication and inadequate consultation with Saskatoon residents that will be significantly affected by the 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, and we have not been given any opportunity to express our support on this critically important matter in the form of a vote or plebiscite. Have the impacts of the proposed changes been studied, and can you provide, projections and estimates of the impact of this change to residents and property owners?
- We did not anticipate that considerable material changes to zoning and land use would be implemented by City Council and administration in short order without a level of communication, consultation or engagement that is consistent with planning principles and procedures. For most local construction and infrastructure projects, the City has provided excellent communication with good information, regular updates and opportunities to provide feedback well in advance. In comparison, we have received almost no communication from the City regarding the proposed HAF-related amendments, and the notices in the City section of the newspaper are unclear with terminology that is unfamiliar.

Zoning for our home (R1) was a critical consideration when we chose to live in Saskatoon. We rely on the City to maintain zoning that is consistent over the long term. If zoning at the time of purchase had allowed for 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.

We believe that development of “made in Saskatoon” strategies and solutions is far preferable to a rushed implementation of a prescriptive set of requirements by the federal government that will result in impacts that residents do not understand or support. We do understand that additional housing supply and options are needed and important, and would support a more communicative and engaging approach that will improve Saskatoon as a great place to live for all its residents.

Again, we urge you to vote against blanket rezoning for four units per lot city wide, and four storey multiple dwelling buildings in the Transit and Corridor Development Areas as a right.

Thank you.

Yours sincerely,

Nowell Seaman and Sandra Blevins

Lake Crescent
Saskatoon SK S7H