

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Paul Christensen - Housing Accelerator Fund - CK 750-1
Attachments: HAF SCC - June 24 2024 comments.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, June 24, 2024 2:16 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Paul Christensen - Housing Accelerator Fund - CK 750-1

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

Submitted on Monday, June 24, 2024 - 13:13

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, June 24, 2024

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Paul

Last Name: Christensen

Email: [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):: PUBLIC HEARING SPECIAL MEETING - June 27, 2024

What agenda item do you wish to comment on ?: 4.1 Housing Accelerator Fund

Comments:

Please see attached document for comments. Thank you.

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

June 24, 2024

Saskatoon City Council,

I'm writing to raise certain objections to the considered zoning / planning changes in the City of Saskatoon under the HAF.

1) I object to permitted structures at or over 10m high (including some 4-unit residential buildings) on relatively narrow lots (e.g., 50 ft wide lots) within affected neighbourhoods. Not only would at least some of these structures prove a giant eyesore, but they would be completely impractical. For example: A 15-meter-high residential building on a 50 ft lot with 16 units. Let's assume: (a) each unit represents one vehicle and 3 disposal bins, and (b) the back of the building - facing the alley - has 2 accessible parking spots (taken) and a 15-minute loading spot. If this is roughly correct, then remaining residents of the building will have to find space for their vehicles on the streets - while all remaining space in the alleyway is taken by their 48 disposal bins. So, 14 vehicles on the street. At 25 lineal feet per vehicle, that's 350 feet of street frontage (roughly the length of an entire city block) occupied by vehicles from ONE building. Clearly, this is problematic. Where are others meant to park? How will they plug-in their block heaters in winter? If people gradually transition to EVs, where will they access Level 2 charging ports (a practical requirement for EV ownership)? It simply doesn't make sense. So, leaving such crucial development decisions in the hands of private sector developers is simply begging for all sorts of stupid.

2) I object to the HAF in principle because it's an unacceptable intrusion on municipal affairs. The federal government has insisted you upend City planning and zoning for a relative handful of dollars. And you've bought into this municipal "bribe" hook, line and sinker. With all due respect - I know your job isn't easy and I do respect the fact that you've taken it on - that is simply unacceptable. You represent the citizens of Saskatoon, not the federal government. You can't just shove such major changes down our throats. We actually live here. Justin doesn't.

3) We already have increasing density in our neighbourhoods. For example, 50 ft and wider lots transformed from a single bungalow to 2 homes with secondary suites. That's a 4-to-1 increase in housing density. And while the homes are taller (up to 8.5m), they suit the character of the neighbourhood and there is ample room for parking and disposal bins. In other words, they actually work within the confines of the space offered. And while it might be a little tricky to find the extra room for cars and bins, adding an annex at the top of each garage would represent a 6-to-1 increase in housing density (I understand that this is now permissible). At the end of the day, I'm not opposed to increasing density - it adds flavour to our neighbourhoods and attracts more services - but I am against stupid density. You don't need completely impractical developments of ridiculous proportions (e.g., 15m high apartment block on a 50 ft lot) to propel a sensible increase in Saskatoon's housing stock and greater affordability. Build to purpose. And make it practical. It's not like we're running out of land.

Thank you for the opportunity to offer comment. I know that issues of housing stock and affordability are pressing. But a "desperate-times-calls-for-desperate-measures" approach - which is clearly reflected in this very silly one-size-fits-all HAF program - will do us no good over the long-run. Please be sensible and tell Ottawa where they can deposit their funds.

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