

COMMUNITY FEEDBACK

Permitting Four Units on a Site Citywide Permitting Multiple-Unit Development within the Transit Development Area

This document summarizes the feedback gathered about the proposed Official Community Plan and Zoning Bylaw amendments for the Housing Accelerator Fund initiative to permit four units on all residential sites and multiple unit dwellings within the Transit Development Area, which is going to City Council for consideration in June 2024.

This document includes comments received by email, through the Engage Page and at the Information Sessions held on June 4th and 6th.

- Comments received through the on-line survey which was open between June 3rd to 10th will be provided separately.
- Comments specific to the removal of parking requirements are noted on the Engage Page regarding removing parking requirements (saskatoon.ca/engage/minimum-parking-requirements)
- Comments specific to projects not related to the proposed amendments through the Housing Accelerator Fund have been shared with the appropriate department. These comments are not provided in this document.

This document will be updated regularly as more community feedback is gathered.

The feedback received to date has been organized into themes. *Note: The language below is not verbatim from comments provided*

Community Feedback – Comments Specific to Permitting Up to Four Units on a Site

Theme	Summarized Comments	Response
<p>Support for the Proposed Amendments</p>	<p>Support for the proposed amendments was provided.</p> <p>Support for more housing which will support the local business community.</p> <p>Excited to see growth in the community.</p> <p>Optimize infrastructure and reduce sprawl.</p> <p>Reduce reliance on suburban growth.</p> <p>Develop an economically sustainable city.</p> <p>Support increasing density near high-frequency transit to decrease dependency on cars.</p> <p>Growth outwards is irresponsible and unsustainable.</p> <p>Environmental win.</p> <p>Cannot afford to buy a house, and would like to proceed to give more housing options in the community.</p>	<p>Comments noted.</p>

<p>Not in support of the Proposed Amendments</p>	<p>Not in support of the Proposed Amendments</p> <p>Proposed changes will have a negative impact on the quality of life.</p> <p>Concerned changes will increase number of renters. Concerns that renters do not care for properties in the same manner as homeowners.</p> <p>Changes will increase number of bylaw infractions.</p> <p>Proposed changes could have a negative impact on property values.</p>	<p>Comments noted.</p>
<p>Neighbourhood Character Heritage</p>	<p>Permitting four units on a site in established neighbourhoods will impact neighbourhood character.</p> <p>Heritage neighbourhoods should be preserved.</p> <p>Own a home in a particular neighbourhood feel and the proposed changes impact this.</p>	<p>Administration is proposing the infill regulations apply to four unit dwellings in established neighbourhood with the exception of the Corridor Growth Area and on corner sites in the Transit Development Area.</p> <p>For more information, please see the Neighbourhood Character Protection report which was presented to the Standing Policy Committee on Planning, Development and Community Services on March 6, 2024.</p>
<p>Waste Bins</p>	<p>Concern about the increased number of waste bins.</p>	<p>Cart sharing opportunities exist for black bins. Tenants can refuse blue or green bins but are required to pay the fee. Carts must be stored on-site when not placed out for collection as per the Waste Bylaw.</p>
<p>Opportunities for Land Development</p>	<p>Several inquiries have been received for proposed land development.</p>	<p>Comments noted. Information about the proposed standards is provided at saskatoon.ca/HAF.</p>

Suites in a semi-detached / two-unit dwelling	Inquiries about adding suites into a semi-detached / two-unit dwelling.	<p>New development, including addition of new units in a semi-detached or two unit dwelling would be required to obtain the appropriate permits.</p> <p>Three and four unit dwellings are considered multiple unit dwellings under the National Building Code and must meet the Code requirements for multiple unit dwellings.</p>
Displacement of current residents	Concerns that current residents will be displaced.	<p>The proposed amendments will allow for more forms of housing to be built on a property and home owners / developer more housing options. Single family homes and duplex style homes will still be a permitted form of development.</p> <p>Based on similar changes made in other municipalities, the update of the amendments is expected to be gradual in nature.</p>
Parking	<p>Removing parking requirements will have impacts.</p> <p>Concerns about on-street parking impacts.</p>	<p>For information on the review of removing parking requirements city-wide, please visit https://www.saskatoon.ca/engage/minimum-parking-requirements</p>

<p>Proposed Development Standards – Established Neighbourhoods</p>	<p>Proposed development standards in the established neighbourhoods do not encourage development to occur. They are restrictive and do not encourage creativity of design or the size of dwellings that residents would want to purchase.</p> <p>Concern that four unit dwellings will create shade on neighbouring sites.</p> <p>Proposed development standards are too permissive.</p>	<p>Administration is proposing more flexible development standards apply to four unit dwellings within the Corridor Growth Area and on corner sites in the Transit Development Area, including increased height (up to 10m) and site coverage (up to 50%). The infill regulations are proposed for four unit dwellings in established neighbourhood with the exception of the Corridor Growth Area and on corner sites in the Transit Development Area.</p> <p>Corner sites are well suited for four-unit dwellings. Many corner sites are wide, often 15 metres (50 feet) or more. Corner site development can increase density in Established Neighbourhoods, making efficient use of civic infrastructure and provide more diverse housing options. Potential impacts of larger buildings are also mitigated as the site is located adjacent to two streets and is not midblock.</p>
<p>Density</p>	<p>Concerns about increased density. Proposed 15m site width for a four unit dwelling is too small of a site.</p> <p>Support for an increase in density.</p> <p>City is too dense already.</p>	<p>Currently, up to three dwelling units can be constructed on a 7.5m lot in most areas of the City (Note: Amendments to permit a one-unit dwelling, secondary suite and garden / garage suite were approved by Council in April 2024 – Prior to this date, two units were permitted on a 7.5m lot). In the R2 Zoning District, a two-unit dwelling is permitted with a garden /garage suite on a site with a 15m site width.</p> <p>The proposed changes will allow for up to four dwelling units to be constructed on a site with a 15m site width.</p>

Servicing Uncertainty	<p>Servicing uncertainty may deter investment.</p> <p>Concerns about servicing capacity.</p>	<p>Saskatoon Water monitors the water and sewer systems and will provide capacity related comments prior to development. A fire flow sufficiency report shall be submitted and approved by Saskatoon Water for developments in areas of reduced fire flow. This link is the form to request a hydrant test by the City.</p> <p>Implementing low impact development practices will help reduce the impact on storm water systems.</p>
Concerns about Fire	Concerns that homes will be located too close and cause a risk of fire	New development will be required to meet setback requirements.
Displacement / Sale of Home	Concerns that people will be forced to sell their property.	The proposed changes provide more options for housing development on a property. They do not require individuals to sell their property.

Community Feedback – Comments specific to permitting multiple unit dwellings within the Transit Development Area.

Theme	Summarized Comments	Response
<p>Support for the Proposed Amendments</p>	<p>Support for the proposed amendments was provided.</p> <p>Support for more housing which will support the local business community.</p> <p>Excited to see growth in the community.</p> <p>Optimize infrastructure and reduce sprawl.</p> <p>Reduce reliance on suburban growth.</p> <p>Develop an economically sustainable city.</p> <p>Support increasing density near high-frequency transit to decrease dependency on cars.</p> <p>Growth outwards is irresponsible and unsustainable.</p> <p>Environmental win.</p> <p>Cannot afford to buy a house / frustration at the lack of housing available and would like to proceed to give more housing options in the community.</p>	<p>Comments noted.</p>

<p>Not in support of the proposed amendments</p>	<p>Not in support of the proposed amendments</p> <p>Proposed changes will have a negative impact on the quality of life.</p> <p>Not supportive of four storey development on lands designated as Corridor Residential.</p> <p>Not supportive of six storey development on lands designated Station Mixed Use / Corridor Mixed Use</p> <p>Concern that new development will turn desirable neighbourhoods into undesirable neighbourhoods / low income areas.</p> <p>Homeowners investments (time and money invested in their homes) not being considered. City should consider buying out homeowners impacted by the change.</p>	<p>Comments noted.</p>
<p>Opportunities for Land Development</p>	<p>Several inquiries have been received for proposed land development.</p>	<p>Comments noted. Information about the proposed standards is provided at saskatoon.ca/HAF.</p>
<p>Solar</p>	<p>Concerns about protection for solar installations</p>	<p>To protect existing solar installations, it requires regulations around “solar access rights”. This is not something the City currently has in place.</p>
<p>Parking</p>	<p>Removing parking requirements will have impacts.</p> <p>Concerns about on-street parking impacts.</p>	<p>For information on the review of removing parking requirements city-wide, please visit https://www.saskatoon.ca/engage/minimum-parking-requirements</p>

<p>Density</p>	<p>Concerns about increased density and/or does not feel that the increased density should be located where proposed.</p> <p>800m from Bus Rapid Transit Stations is too far.</p> <p>People who live in the Transit Development Area prefer to walk to their location, not use public transit.</p> <p>Support for an increase in density.</p> <p>Support for density along arterials / spines.</p> <p>Focus development in areas that need renewal.</p> <p>Density should occur in the newer neighbourhoods only.</p> <p>City is too dense already.</p>	<p>The amendments focus increased density near planned bus Rapid Transit Stations. Multiple-unit dwellings would be permitted within 800 metres (about a 10 minute walk) from planned Bus Rapid Transit stations.</p> <p>Administration is proposing that multiple unit dwellings be permitted in a fashion that allows for transition into the neighbourhoods. Higher density (six storeys) will be permitted nearest to Bus Rapid Transit stations with four storey multiple unit dwellings further away from the Bus Rapid Transit Stations.</p> <p>Multiple unit dwellings located next to low density residential development (e.g. single family homes) will be required to include setbacks in their design to mitigate impacts on lower density residential development.</p>
<p>Development Standards</p>	<p>Proposed development standards (eg. site width) is not large enough for a four or six storey building.</p> <p>Lower proposed building heights.</p> <p>Step back requirements for buildings is not restrictive enough.</p> <p>Step back requirements will be too limiting / costly and will discourage development.</p>	<p>Proposed development standards generally align with the development standards outlined in the applicable Corridor Zoning District. For more information, please visit saskatoon.ca/HAF.</p>


<p>Neighbourhood Character</p> <p>Architectural Style</p> <p>Heritage</p>	<p>The proposed changes will have an impact on neighbourhood character in established neighbourhoods.</p> <p>Heritage neighbourhoods should be preserved.</p> <p>Concern about the loss of heritage buildings</p>	<p>Administration is proposing that multiple unit dwellings be permitted in a fashion that allows for transition into the neighbourhoods. Higher density (six storeys) will be permitted nearest to Bus Rapid Transit stations with four storey multiple unit dwellings further away from the Bus Rapid Transit Stations.</p> <p>Multiple unit dwellings located next to low density residential development (e.g. single family homes) will be required to include setbacks in their design to mitigate impacts on lower density residential development.</p> <p>For more information, please see the Neighbourhood Character Protection report which was presented to the Standing Policy Committee on Planning, Development and Community Services on March 6, 2024.</p> <p>For information on the City's Heritage program, please visit saskatoon.ca/community-culture-heritage/heritage-properties-programs</p>
<p>Property Values</p>	<p>Concerns that property values will decrease.</p>	<p>Based on current assessment models, generally construction of a multiple unit dwelling has no or minimal impact on property values for neighbouring sites. The market value impacts of these changes will be monitored and may have impacts in future reassessments.</p>
<p>Parks</p>	<p>Concern about potential development of park space.</p>	<p>The City has no plans to enable housing development in City parks. Parks are an important part of what makes Saskatoon a great place to live. As the city grows, keeping and enhancing the parks we have will become increasingly important to ensure existing and future residents have supportive spaces for community, recreation and leisure activities.</p>

<p>Servicing Capacity</p>	<p>Concerns about infrastructure capacity to accommodate the proposed changes</p>	<p>Some older parts of the city have insufficient fire flow. The City has implemented a plan to upgrade the water mains in areas with insufficient fire flow over time; however, if an applicant wants to develop a site in a location where the fire flow is insufficient and upgrades have not been completed at the time of development, it will be the responsibility of developer to address it. Saskatoon Water will monitor and analyze servicing capacity for sanitary and stormwater in neighbourhoods according to City standards.</p> <p>Implementing low impact development practices can help reduce the impacts on the storm water system and prevent flooding.</p> <p>The required servicing plans must be submitted at the time of building permit application.</p> <p>Information about Power, Water and Sewer can be found here: https://www.saskatoon.ca/services-residents/power-water-sewer</p> <p>Information about the Water Main Replacement and Maintenance program can be found here: https://www.saskatoon.ca/services-residents/power-water-sewer/drinking-water/water-main-breaks-repairs/water-main-replacement-and-maintenance</p> <p>Information about Sanitary Sewer including sewer back up can be found here: https://www.saskatoon.ca/services-residents/power-water-sewer/wastewater/sanitary-sewer</p>
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<p>Stormwater Management</p>	<p>Concerns that multiple unit dwellings will create issues with stormwater runoff</p>	<p>A site grading plan is required as part of the building permit application. In addition, effective October 1, 2021, the City requires a final site grading inspection for all new commercial and multi-family developments that require site grading.</p> <p>Information about requirements for lot drainage can be found at https://www.saskatoon.ca/business-development/development-regulation/lot-drainage</p>
<p>Focus Development in Specific Areas</p>	<p>Focus development in areas which do not currently have development (U of S lands) and western/northern parts of the City.</p> <p>Exclude certain neighbourhoods.</p>	<p>The amendments focus increased density near planned bus Rapid Transit Stations. Multiple-unit dwellings would be permitted within 800 metres (about a 10 minute walk) from planned Bus Rapid Transit stations.</p> <p>Areas of the U of S are within the 800m Transit Development Area, however, due to existing conditions, these lands are not appropriate for as-of-right permissions. When plans for future development of these lands are prepared, consideration of four storey residential development will be included.</p>

<p>Quality of Buildings</p>	<p>Ensuring quality buildings</p> <p>Ensuring buildings are energy efficient</p> <p>Building design to ensure considers climate impacts</p>	<p>All construction is required to obtain a building and development permit. Through the building permit process, plan reviews and building inspections are completed. All buildings are required to meet the requirements of the National Building Code of Canada, as adopted by the Province of Saskatchewan.</p> <p>For a project guide for requirements for new residential builds, please visit: https://www.saskatoon.ca/services-residents/homebuilding-renovations-improvements/project-guides/home-renovation-addition-or-new-construction</p> <p>The 2020 National Building Code includes 5 energy tiers to incrementally improve energy building performance while also establishing a clear and predictable path towards net-zero construction standards. Currently all residential construction is required to meet Tier 2 of the 2020 National Building Code, and beginning January 1, 2025, residential construction will be required to meet Tier 3. By establishing a clear and predictable path, builders and construction technology advance together leading to lasting builds designed to minimize impacts on housing affordability.</p>
<p>Accessible Units / Units which meet the needs of specific populations groups</p>	<p>Inclusion and accessibility need much more consideration.</p> <p>Limit height for buildings for older individuals and individuals with disabilities</p> <p>High rises should be focused on younger people.</p>	<p>The Zoning Bylaw does not limit building forms to specific population groups.</p>

<p>Biodiversity Trees</p>	<p>Concerns that permitting multiple unit dwellings will have a negative impact on biodiversity.</p> <p>City should regulate private trees.</p>	<p>The Corridor Transformation Plan includes guidelines for building development including guidelines which provide for a broad range of sustainability goals related to energy, ecosystems and the urban heat island effect while creating high quality, livable urban environments.</p> <p>For information on tree protection requirements for city-owned trees, please visit https://www.saskatoon.ca/services-residents/housing-property/city-owned-trees/tree-protection-requirements</p>
<p>Boarding Houses / Apartments</p>	<p>Concern that permitting multiple unit dwellings will result in boarding houses / apartments.</p>	<p>The Zoning Bylaw defines boarding houses and apartment differently than multiple-unit dwellings. These uses are not included in the proposed as part of these amendments.</p>
<p>Displacement / Sale of Property</p>	<p>Permitting multiple unit development will displace people living in the area.</p> <p>Concerns that the proposed changes will require or put pressure on people to sell their property.</p>	<p>Uptake for this form of development is expected to occur gradually. Development will depend on many factors including economic feasibility, infrastructure capacity, market demand and availability of materials.</p> <p>The proposed changes provide more options for housing development on a property. They do not require individuals to sell their property.</p>
<p>Privacy / Light</p>	<p>Concerns about impacts on privacy / expectation of privacy and light.</p>	<p>Four storey multiple unit buildings will be required to implement measures to mitigate massing will be required for sites abutting a low-density residential use such as step backs. The image below provides an example of a step back.</p>

		
Waste	Concerns about space for waste bins	<p>The Zoning Bylaw requires an on-site waste space for new multiple unit dwellings containing five or more dwelling units development and wherever the existing use of a building or structure is significantly enlarged, undergoes a significant increase in capacity or is changed to a new use.</p> <p>Waste Collection Design Guidelines.</p>
Transportation Networks	Streets have not been designed to support the proposed density.	<p>Saskatoon's Transportation Department monitors traffic flows around the city and uses collected data to make necessary adjustments to reduce traffic noise in neighbourhoods, manage intersections and maintain pavement markings. For more information, please visit saskatoon.ca/moving-around/driving-roadways/managing-traffic</p>

Community Feedback – Housing Accelerator Fund (General Comments Received)

Resident feedback has been sorted into themes below. Note: *The language below is not verbatim from comments provided.*

Theme	Summarized Comments	Response
Affordable Housing	Support for increasing affordable housing. Concerns that affordable housing units can be “flipped” Concern that developers are not going to build affordable housing	The City is developing a Housing Strategy. For information about the Strategy or the affordable housing incentives, please visit saskatoon.ca/engage/housing-strategy Approved proponents who receive funding for affordable housing units through the City’s incentive programs are obligated to enter into an agreement with the City. These agreements identify ongoing requirements of monitoring and reporting. The agreement will continue for the length of time that the project must remain affordable, based on the approved application.

<p>Support for the Proposed Amendments</p>	<p>Support for the proposed amendments was provided.</p> <p>Support for more housing which will support the local business community.</p> <p>Excited to see growth in the community.</p> <p>Optimize infrastructure and reduce sprawl.</p> <p>Reduce reliance on suburban growth.</p> <p>Develop an economically sustainable city.</p> <p>Support increasing density near high-frequency transit to decrease dependency on cars.</p> <p>Growth outwards is irresponsible and unsustainable.</p> <p>Environmental win.</p>	<p>Comments noted.</p>
<p>Does not support Proposed Amendments</p>	<p>More concerned about proposal for four storey multiple unit dwellings than four unit dwellings.</p> <p>Concerned changes will increase number of renters. Concerns that renters do not care for properties in the same manner as homeowners.</p> <p>Proposed changes are a financial win for developers.</p> <p>Uncertainty about the proposed changes.</p> <p>More creative solutions should be considered.</p>	

<p>Plan for Growth</p> <p>Corridor Planning Program</p>	<p>Need to integrate discussions about other projects.</p>	<p>Saskatoon's Plan for Growth charts a course for growth and revitalization that balances and promotes quality of life, sustainability and economic development.</p> <p>The Plan for Growth touches many aspects of everyday life in Saskatoon, from the creation of more compact and vibrant communities, to the development of business districts, parks and facilities and the delivery of services like transit, roadways and civic utilities.</p> <p>These plans start with a re-envisioned transit system based around Bus Rapid Transit (BRT) and infill at strategic locations in the city including downtown, the University of Saskatchewan endowment lands and along major transportation corridors.</p> <p>Further, the City has already started the process of densifying certain areas through its Corridor Planning Program, which looks at how to transform Saskatoon's major transportation corridors into livable places. The initiatives included in the City's Action Plan are an expansion of this direction.</p>
<p>Incentives</p>	<p>Suggestions for Housing Accelerator Fund incentives.</p>	<p>Information about incentives was provided at the May 29, 2024 City Council meeting. These incentives will be focused on new builds and affordable housing.</p> <p>For information about Housing Accelerator Fund incentives, please visit saskatoon.ca/housingactionplan</p>

Property Taxes	Concerns that the proposed changes will increase property taxes.	<p>There will be no impacts for the 2025 assessments. The data for the 2025 assessments is based on data collected as of January 1, 2023. The majority of your residential property's assessed value comes from five factors; location, lot size, living area, age of property and quality of construction. An Assessor analyzes comparable property sales to determine what characteristics add or subtract value to your home.</p> <p>More information can be found here. https://www.saskatoon.ca/servicesresidents/property-tax-assessment/assessment</p>
Infill Review	Questions about the infill review.	The milestone to complete the infill review is mid-2025. This timeline has been identified to ensure adequate consultation and technical review during this phase of the project.
Maps	Requests to provide clearer maps.	An interactive map has been developed to provide more options for individuals to view what may be permitted on their property.
Transit	<p>Need better transit routes.</p> <p>Concern about safety on buses.</p> <p>Questions about timeline for bus rapid transit.</p> <p>Bus rapid transit will not be a reality.</p>	<p>Information about Saskatoon Transit can be found at transit.saskatoon.ca/</p> <p>Information about Bus Rapid Transit can be found at saskatoon.ca/moving-around/transit/bus-rapid-transit</p>

Impact of Growth	<p>Impact of growth on services, schools, park network.</p> <p>Consider ways to limit City growth.</p>	<p>The proposed changes will allow a greater variety of building forms in addition to what is already permitted.</p> <p>Uptake for this new form of development is expected to occur gradually across the city. Development will depend on many factors including economic feasibility, infrastructure capacity, market demand and availability of materials.</p> <p>Population/usage/demand may impact parks over time and how upgrades are prioritized to adjust service levels.</p>
Displacement / Sale of Property	<p>Permitting multiple unit development will displace people living in the area.</p> <p>Concerns that the proposed changes will require or put pressure on people to sell their property.</p>	<p>Uptake for this form of development is expected to occur gradually. Development will depend on many factors including economic feasibility, infrastructure capacity, market demand and availability of materials.</p> <p>The proposed changes provide more options for housing development on a property. They do not require individuals to sell their property.</p>
Housing Accelerator Fund Program	<p>Concerns about overall federal approach to Housing Accelerator Fund.</p> <p>Recommendation to renegotiate with the Federal Government about the funding.</p> <p>Consider how other municipalities have approached the Housing Accelerator Fund program. (Ottawa, Halifax, Oakville, Windsor noted specifically)</p> <p>Agree with proposed changes but don't agree with the approach from the Federal Government.</p>	<p>Comments noted.</p> <p>Information about the Housing Accelerator Fund including Action Plan from other municipalities can be found here. Housing Accelerator Fund CMHC (cmhc-schl.gc.ca)</p>

Process / Pace of Changes	<p>Concerns about the pace of the changes being proposed / process being rushed</p> <p>Gradual transition / incremental approach preferred.</p> <p>Concerns about the process.</p> <p>Concerns that not all groups / communities are being represented or don't know of the proposed changes.</p> <p>Lack of trust in government / Tax grab / Secretive.</p>	Comments noted.
Input into decision making	Changes will not allow community to have an input into zoning changes in their neighbourhood.	Comments noted.
Consultation	<p>Not enough consultation / communication about proposed changes.</p> <p>Questions about information circulated by sources other than the City.</p>	Comments noted.
Equity / Equality	Confusion between equity and equality through this process.	Comments noted.
Use of Housing Accelerator Fund funding	<p>Questions about how the Housing Accelerator Fund funding is being allocated.</p> <p>Suggested approaches for use of funding.</p> <ul style="list-style-type: none"> - Park upgrades - Sewer upgrades - Tax rebates 	<p>The City will receive \$41.325m in funding through the Housing Accelerator Fund over the course of the program. Information on how the funding will be allocated can be found in the following reports:</p> <ul style="list-style-type: none"> • Housing Accelerator Fund – Budget Adjustments (Standing Policy Committee on Planning, Development and Community Services – March 2024) • Housing Accelerator Fund – Incentives (City Council - May 2024)
Housing Accelerator Milestones	Questions about the Housing Accelerator milestones	The 13 initiatives included as part of the City's Housing Accelerator Fund commitments, including the milestones, are provided at saskatoon.ca/housingactionplan

<p>University of Saskatchewan Lands</p>	<p>Questions about development of the University of Saskatchewan lands</p>	<p>The University Sector Plan was approved by Council in April 2021. The Plan is a comprehensive document that facilitates and guides the sustainable development process in this iconic area of the city.</p> <p>In December of 2022, the University of Saskatchewan announced the new Land Trust Board.</p>
<p>Disincentive Program</p>	<p>Consider options such as programs for small building landlords that are damaged by tenants to support investment.</p> <p>Program should focus on properties that are in disrepair instead of new builds.</p> <p>Focus development in areas that need renewal.</p>	<p>An initiative under the Housing Accelerator Fund is to Develop a Disincentive Program for Underutilized Properties.</p> <p>The goal is to help with the availability and affordability of housing stock on the market by creating a disincentive for homeowners to keep their properties vacant for the long term.</p> <p>This program is anticipated to be considered by Council by mid 2025.</p>