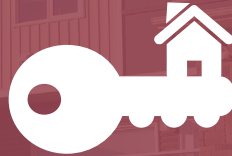


# PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



**\$41.325M in  
Government of  
Canada funding**



**Up to 900 new  
homes expected**



**Over three years**

## HOUSING ACCELERATOR FUND - PERMITTING 4 DWELLING UNITS PER SITE

### FREQUENTLY ASKED QUESTIONS

An initiative outlined in the Housing Accelerator Fund (HAF) application is to permit the development of up to four dwelling units per residential site city-wide. Answers to common questions on this topic are below.

#### What changes are happening?

- The Official Community Plan and Zoning Bylaw, which regulate the use of properties in Saskatoon, are being updated to allow for up to four dwelling units to be developed per site in all residential districts city-wide.
- The changes will add semi-detached dwellings and two-unit dwellings as permitted uses in the R1, R1A and R1B zoning districts.
- The changes will add multiple-unit dwellings (MUDs) containing up to four units as permitted uses in the R1, R1A, R1B, R2, R2A and M1 zoning districts.

#### Does this mean that a three- or four-unit dwelling could be built on any residential property in Saskatoon?

While up to four-unit dwellings will be permitted on all residential sites, based on results seen in other municipalities, the change will be gradual and incremental. In addition to four-unit dwellings, single family homes and duplex style homes will continue to be permitted on these sites.

Four-unit dwellings will be permitted provided that a building and development permit is approved, and certain development standards are met. Four-unit dwellings would be only permitted on a site which is a minimum of 15 metres (50 feet) in width. Other development standards such as maximum

building height, maximum site coverage and yard setbacks align with other low-density housing currently permitted in the zoning districts.

## **What development standards need to be met?**

Proposed development standards for each zoning district can be found on [saskatoon.ca/HAF](https://saskatoon.ca/HAF) under the “4 Units Per Site” tab.

Four-unit dwellings would be only permitted on a site which has a minimum width of 15 metres (50 feet).

## **What is the Official Community Plan?**

The Official Community Plan provides a long-term vision for Saskatoon and guides the physical, economic, environmental, social and cultural development of the city. For more information, please visit [saskatoon.ca/ocp](https://saskatoon.ca/ocp).

## **What is the Zoning Bylaw?**

The Zoning Bylaw is a regulatory document that facilitates implementation of the City of Saskatoon’s Official Community Plan. All land in the City of Saskatoon is assigned a zoning district and subject to development standards associated with the zoning district. These regulations include things such as a building’s maximum height, how far the building must be from the street, and what activities the building can be used for. For more information, please visit [saskatoon.ca/zoningbylaw](https://saskatoon.ca/zoningbylaw).

## **What type of residential development is currently allowed in low-density districts?**

Currently, low-density districts provide for residential development in the form of one-unit dwellings and two-unit dwellings.

## **Why do the Official Community Plan and Zoning Bylaw need to be amended?**

Amendments to the Official Community Plan and Zoning Bylaw are required to allow for up to four dwelling units on a site in low-density districts city-wide.

## **What are the Zoning Bylaw’s infill regulations?**

- Section 5.44 of the Zoning Bylaw contains rules specific to one-unit, two-unit and semi-detached dwellings (primary dwellings) in Established Neighbourhoods.
- These rules restrict height and massing to ensure new development does not detract from the character of the neighbourhood and balances demand for contemporary housing with the existing built form.
- Administration is proposing the infill regulations apply to four-unit dwelling in Established Neighbourhoods, except in the Corridor Growth Areas and on corner sites in the Transit Development Area (TDA).

## What will four-unit dwellings look like compared to housing that currently exists in low density districts?

- Generally, the development standards being proposed for four-unit dwellings will be consistent with what is currently allowed within each zoning district in terms of setbacks, site coverage and height.
- Additionally, the infill regulations which restrict height and massing will apply to four-unit dwellings in Established Neighbourhoods. The exceptions to this are within the Corridor Growth Area and on corner sites in the Transit Development Area.

## What is the Corridor Growth Area?

The Corridor Growth Area is located along rapid transit corridors. A map of the Corridor Growth Area can be [found here](#).

## What is the Transit Development Area?

The TDA is located along rapid transit corridors and has an area boundary of approximately 800 metres on either side of future Bus Rapid Transit routes. A map of the TDA can be [found here](#) or on [saskatoon.ca/HAF](http://saskatoon.ca/HAF) under the “OCP Amendments” tab.

## Why are there exceptions to the infill regulations within the Corridor Growth Area and on corner sites in the Transit Development Area?

### Corridor Growth Areas

For a four-unit dwelling in the Corridor Growth Area, the proposed maximum building height is 10 metres, and the proposed maximum site coverage is 50 per cent. The infill regulations would not be applied to four-unit dwellings with the Corridor Growth Area. These proposed regulations are consistent with the regulations for similar forms of development in the Corridor Zoning Districts.

The City has already started working on accommodating more people living within the Corridor Growth Areas through its [Corridor Planning Program](#), which is looking at how to make Saskatoon’s major transportation corridors into livable places. The proposed changes are an extension of this, not a complete shift in the work we have already been doing.

### Corner Sites in the Transit Development Area

Similar to the Corridor Growth Area, for a four-unit dwelling on a corner site within the Transit Development Area, the proposed maximum building height is 10 metres, and the proposed maximum site coverage is 50 per cent. The infill regulations would not be applied to four-unit dwellings with the Corridor Growth Area.

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. Massing is also mitigated as the site is located adjacent to two streets and is not midblock.

## What are the Established Neighbourhoods?

Established Neighbourhoods are defined in the Zoning Bylaw and are those neighbourhoods located

within Circle Drive, Sutherland, Forest Grove and Montgomery Place.

## **Will four-unit dwellings impact servicing in low-density districts?**

A technical review of utility infrastructure, including water, sewer, stormwater and electrical services, has been completed to ensure the City considers any potential upgrades that may be needed to support four-unit dwellings. Additionally, as specific development proposals are submitted, each proposal will be evaluated by civic departments to check if any additional infrastructure needs or concerns must be addressed.

## **Will allowing four-unit dwellings in low-density districts impact traffic and on-street parking?**

The City of Saskatoon's Transportation-System Impact Study (TIS) Guidelines determine when a TIS would be required; a four-unit dwelling would not typically trigger the need for a TIS.

## **How will allowing units on a site impact parking in Residential Parking Program areas?**

Some residential areas in Saskatoon experience significant on-street parking congestion, usually generated by nearby businesses or institutions. The [Residential Parking Program](#) minimizes this congestion by limiting non-resident parking to a maximum amount of time.

A four-unit dwelling is eligible for up to three permits per dwelling unit plus one visitor permit.

The City will be exploring potential policy considerations to deal with increased on-street parking pressure.

## **What is missing middle housing?**

"Missing middle housing" generally refers to housing forms developed in a format that is a level of density greater than one-unit dwellings but less than multi-storey apartment towers. Townhouses, two/three/four-unit dwellings, secondary suites, garden and garage suites, and low-rise multiple-unit dwellings are all forms that would be considered "missing middle".

## **How do these changes support affordable housing?**

The tools for this project – land use and zoning – do not directly dictate the affordability of new developments. However, by opening up new zoning rules that allow for the development of more housing units, more opportunities will be available to organizations wanting to build new affordable housing developments.

## **What is infill development and what does it achieve?**

Infill development occurs when the existing housing stock is replaced, accessory dwelling units (ADUs) are built, or subdivision occurs, and new additional dwellings are constructed. This results in renewal of the housing stock and can result in a gradual increase in density by allowing a greater number of people to live within a given area. It can encourage walking, may provide a wider range of affordability, establishes opportunities for supplementary rental housing income, allows diversification

of the housing stock, makes better use of existing infrastructure and contributes to neighbourhood renewal.

### **What Are the Next Steps?**

The proposed amendments require City Council approval. We expect that amendments would be brought forward for Council's consideration in June 2024.

### **How Can I Provide My Input?**

Please email your comments to [zoningbylaw@saskatoon.ca](mailto:zoningbylaw@saskatoon.ca).

### **How Can I Stay Informed?**

To receive regular updates on this and other Housing Accelerator Fund topics, we have an enewsletter that you can subscribe to. Please visit [saskatoon.ca/housingactionplan](https://saskatoon.ca/housingactionplan) and click on the "Subscribe for Project Updates" button at the top of the page.



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**Saskatoon**