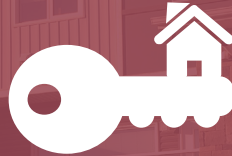


PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



\$41.325M in
Government of
Canada funding



Up to 900 new
homes expected



Over three years

HOUSING ACCELERATOR FUND - ACCESSORY DWELLING UNITS

FREQUENTLY ASKED QUESTIONS

An initiative outlined in the Housing Accelerator Fund (HAF) application is to remove barriers to the development of accessory dwelling units. Answers to common questions on this topic are below.

What is happening?

The Zoning Bylaw, which regulates the use of properties in Saskatoon, is being updated to allow for greater flexibility in the development of Accessory Dwelling Units.

What are Accessory Dwelling Units?

- Secondary suites, garden suites and garage suites. As currently defined:
 - **“secondary suite”** means a self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one-unit dwelling.
 - **“garage suite”** means a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling.
 - **“garden suite”** means a small, self-contained, ground-oriented dwelling unit that is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling and has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the one-unit dwelling.

What changes are being proposed?

Current Regulation	Proposed Amendment
No more than one garden, garage or secondary suite accessory to a one-unit dwelling shall be allowed per site.	Permit a garden or garage suite and a secondary suite on the same site.
A garden or garage suite is only permitted accessory to a one-unit dwelling.	Permit a garden or garage suite accessory to a two-unit dwelling or semi-detached dwelling.
Parking requirements for garden and garage suites and secondary suites.	Remove the requirement for off-street parking for garden and garage suites and secondary suites.
Maximum 2 bedrooms for garden, garage or secondary suite.	Remove the maximum number of bedrooms.
Where a secondary suite has an entrance which is separate from that of the principal dwelling, the entrance may only be located on a side or rear wall of the principal dwelling.	This regulation will be removed.

What areas or districts does this change apply to?

This change applies to all zoning districts which currently permit secondary suites and garden/garage suites; in other words, all residential zoning districts city-wide.

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, 2/3/4-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 Are the Next Steps?

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

How Can I Provide My Input?

Please email your comments to zoningbylaw@saskatoon.ca.

How Can I Stay Informed?

To receive regular updates on this and other Housing Accelerator Fund topics, we have an e-newsletter that you can subscribe to. Please visit saskatoon.ca/housingactionplan and click on the “Subscribe for Project Updates” button at the top of the page.



City of
Saskatoon