

COMMUNITY FEEDBACK Accessory Dwelling Units

This document summarizes the feedback gathered about the proposed Official Community Plan and Zoning Bylaw amendments for the Housing Accelerator Fund initiative for Accessory Dwelling Units going to City Council for consideration in April 2024.

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

Proposed Amendments

Amendments to the Official Community Plan and Zoning Bylaw to remove barriers for the development of accessory dwelling units will be brought forward for City Council's consideration on April 24, 2024.

Community Feedback – Proposed Amendments for Accessory Dwelling Units

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

Themes	Summarized Comments	Response
Barriers	Questions about whether the proposed amendments will remove barriers.	<p>The proposed amendments are intended to remove barriers for accessory dwelling units. This includes:</p> <p>Allowing garden or garage suites as accessory uses to two-unit dwellings and semi-detached dwellings.</p> <p>As per feedback from stakeholders and internal departments, required parking for accessory dwellings is a barrier to accessory unit development. Removing the required parking requirement will eliminate this barrier.</p> <p>How Accessory Dwelling Units can help with housing in Saskatoon</p>
Development of a Garden or Garage Suite	Questions about how to go about developing a Garden or Garage suite	Information about how to develop a Garden or Garage Suite can be found here .
Development of a Secondary Suite	Questions about how to go about developing a Secondary Suite	Information about how to develop a Secondary Suite can be found here .
Existing Suites	Questions about dwellings with an existing suite	Information about legalizing and existing suite can be found here .

Themes	Summarized Comments	Response
Parking	Concerns that removing parking requirements will increase on-street parking pressure	<p>Currently, accessory dwelling units require two on-site parking spaces (one for the primary dwelling and for the accessory dwelling). This has been identified as a barrier to the development of accessory dwelling units.</p> <p>Within Residential Parking Program areas, an accessory unit is eligible to apply for up to three permits plus one visitor permit.</p> <p>The City will be exploring potential policy considerations to deal with increased on-street parking pressure as a result of removing parking requirements for accessory dwelling units to on-street parking.</p>
Secondary Suites in Semi-Detached and Two-Unit Dwellings	Questions about why secondary suites are not proposed in Semi-detached and Two-Unit Dwellings	The National Building Code only permits a secondary suite in a one-unit dwelling. To be consistent with this requirement, secondary suites are not being proposed to be permitted in Semi-detached or Two-unit dwelling. Should an additional unit be desired in a Semi-detached or Two-unit dwelling, this is considered as a multiple-unit dwelling.
General Support for the Proposed Amendments	<p>Support for the proposed amendments was provided.</p> <p>Support for removing the requirement for location of the entrance door was noted as this provides flexibility in design.</p>	Comments noted.
Waste Bins	Concerns about space requirements for waste bins	With the introduction of variable cart sizes, the City has rolled out cart sharing for accessory dwelling units for black carts (garbage) only. Customers can refuse green and blue carts, but the fee will apply.

Community Feedback – Housing Accelerator Fund

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

Themes	Summarized Comments	Response
Affordable housing	Support for increasing affordable housing.	<p>Comments noted.</p> <p>The City is developing a Housing Strategy. For information about the Strategy or the affordable housing incentives, please visit saskatoon.ca/engage/housing-strategy</p>
Incentives	Suggestions for Housing Accelerator Fund incentives.	<p>Incentives are being developed and more information will be provided on the scope of the incentives at a future Planning, Development and Community Services meeting. These incentives will be focused on new builds and affordable housing.</p>
Property Taxes	Concerns that the proposed changes will increase property taxes.	<p>There will be no impacts for the 2025 assessment. The data for the 2025 assessments is based on data collected as of January 1, 2023.</p> <p>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/services-residents/property-tax-assessment/assessment</p>
Infill Review	Questions about the infill review.	<p>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.</p>