

Saskatoon Infill Residential Development: Virtual Information Session Q&A

Question 1:

What's an ADU?

Answer 1:

An “ADU” is an “Accessory Dwelling Unit”. In the context of development in the city, this could include a garden suite, garage suite, or a secondary suite.

Question 2:

What does site frontage mean?

Answer 2:

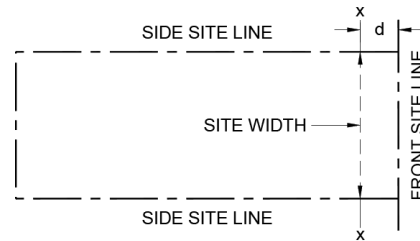
“**Site frontage**” is the width of the lot. To clarify, the regulations usually reference “site width” and not “site frontage” with common lot widths being 7.5 metres (25 feet), and 15 metres (50 feet).

“**Site width**” means the horizontal distance between the side boundaries of the site measured at a distance from the front site line equal to the minimum front yard required for the district in which the site is located; [Refer to Figures 2.0 (c)(i) and 2.0 (c)(ii)]

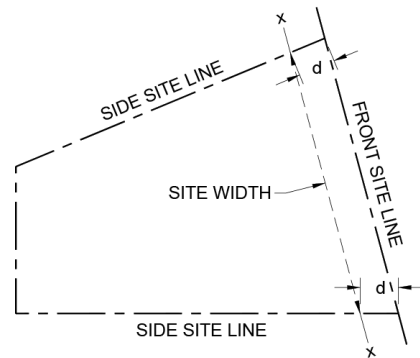
Illustration of Site Width

Figure 2.0(c)(i)

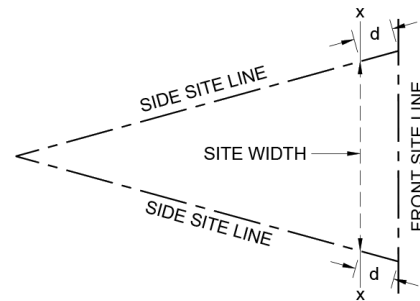
- (A) SIDE SITE LINES ARE PARALLEL;
STREET IS STRAIGHT



- (B) FRONT AND REAR SITE LINES ARE
NOT PARALLEL



- (C) NO REAR SITE LINE



x = Point of intersection of minimum front yard with interior side site line(s)

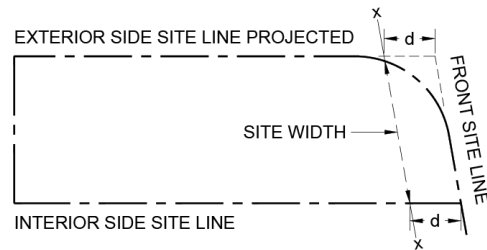
d = Distance between front site line and intersection of minimum front yard with interior side site lines

Note: These figures are for reference purposes only and should not be taken to preclude situations where the front yard is considered along the wider part of the site.

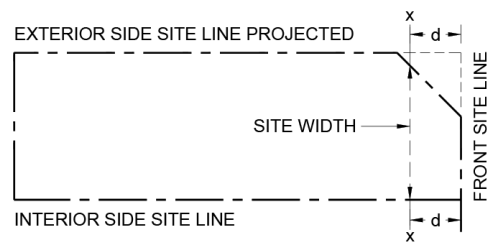
Illustration of Site Width

Figure 2.0(c)(ii)

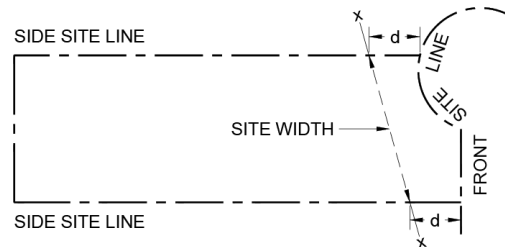
④ CORNER SITE WITH A CURVE



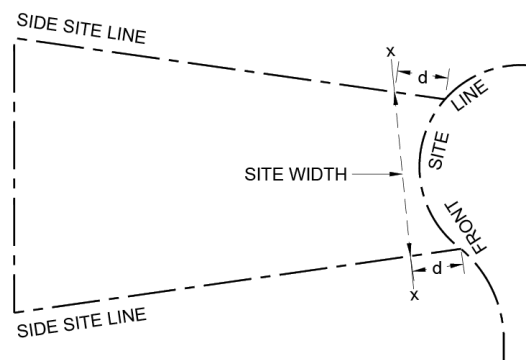
⑤ CORNER SITE WITH A DAYLIGHT TRIANGLE



⑥ SITE ON A CORNER EYEBROW



⑦ SITE ON A CUL-DE-SAC



x = Point of intersection of minimum front yard with interior side site line(s)

d = Distance between front site line and intersection of minimum front yard with interior side site lines

Question 3:

Is the max square footage of a basement suite being reviewed?

Answer 3:

A secondary suite must not occupy more than 40% of the gross floor area of a dwelling, including the area of the basement; The maximum square footage of a secondary suite is 80m². This is a requirement of both the National Building Code and the Zoning Bylaw.

Note: The maximum square footage of suites, including both secondary suites and garden and garage suites, was not under review here as it was not indicated as being the most significant limiting factor on development. The primary consideration for basement suites was the ability for this space to be used as living area.

Question 4:

What about parking requirements? Pressure on our neighbourhoods already exist. 2. And alleys will need to be paved with increased vehicle usage. 3. Can we encourage orientation of roofs for possible future solar panels?

Answer 4:

The City has never required parking for one-unit, semi-detached, or two-unit dwellings.

Minimum parking requirements for all uses were removed in July 2024; however, accessible parking, bicycle parking and visitor parking requirements remain.

There is a review of on-street parking underway. For information on this review, please visit: <https://www.saskatoon.ca/engage/residential-parking-program-review>

The changes discussed as part of this proposal do not directly impact alleyways, except with respect to additional housing located along current lanes. This is not envisioned to increase impacts on these rights-of-way, but this may be reviewed by the City if issues are reported.

Orientation of roofs for solar panels has not been a focus of this work, but recommendations to manage sidewall area regulations to allow for more flexible designs may help builders to develop houses that can use panels more easily.

Question 5:

Can you explain how the 60% rule is limiting development in narrow lots? Would the alternatives result in the same maximum lot coverage?

Answer 5:

The Zoning Bylaw requires the site width for the construction of new one unit dwellings in category 2 established neighbourhoods to be at least 60% of the average site width for one unit and two unit dwelling sites fronting on the subject blockface and the opposite blockface,

Discussions about changing or removing the 60% rule are primarily to keep the regulations consistent and allow four units on every 15 metre (50-foot) lot in the city. In established neighbourhoods where this rule is in place, you can build four units on a 15 metre (50-foot) lot, but if you decide to build two one unit dwellings, the 60% rule would apply which may impact the required site width, or you would be required to build in the form of a semi-detached dwelling.

While this may not have a strong effect on new construction, current regulations may exclude some designs from being built that would otherwise be compliant. In cases where a project under current rules would try to be considered “semi-detached” to comply with requirements, this would eliminate the cost of building a common wall if there was no other purpose for it.

Note that changing this rule would not impact lot coverage. Building out to maximum coverage on two split lots would be the same as with one combined lot.

Question 6:

The City has indicated it is now conducting an internal city-wide policy interpretation to better assess proposals for increased medium density rezonings that are outside of the recently identified areas for increased medium density development land use and zoning (Corridor Growth Area and Transit Development Area). How does this project relate to that work?

Answer 6:

Review of medium density development is not within scope of this review. This review is focused on low density development of up to four units on a site.

Question 7:

Can you explain how you could get 4 garage suites on a 50 foot lot. (in reference to 2+4)

Answer 7:

This diagram shows two garage suites. There are four units total included in the primary building (two basement suites and two primary dwellings). Note that this is intended to test out different alternatives and not to provide an evaluation of current zoning, as two garage suites are currently not allowed on a 15 metre (50-foot) lot.

2 + 4 with Garage Suites

Pro forma results:

Conventional

- Rental (low cost estimate): **Good**
- Rental (high cost estimate): **Poor**

CMHC (2 affordable units)

- Rental (low cost estimate): **Good**
- Rental (high cost estimate): **Good**

Sale (low cost estimate): **Good**

Sale (high cost estimate): **Good**

Good Sale Product & CMHC Rental Product

PROPOSED AMENDMENTS

- Increased Unit Count
- 2:1 Ratio of Principal Unit to Suites instead of 1:1
- Increased Garage Suite Height for more livable Units

Lot Size	50' X 120' (15.24 m x 36.58 m)
Parking Provided	4 Car Garage
Two Primary Units (4 beds)	127 sq m / 1367 sq ft each
Two Basement Suites (2 bed)	63 sq m / 678 sq ft each
Two Garage Suites (1 bed)	48 sq m / 517 sq ft each

Question 8:

For semi-detached dwellings what is the benefit of having a 40% common wall between the two units. Do you foresee this common wall being eliminated in this category of neighbourhoods?

Answer 8:

There can be some advantages to common walls, but in this case the requirements can often just lead to a small common wall with few advantages. There may still be some design benefits to semi-detached construction, such as the ability to build to the common lot line, but this change will likely cut down on the number of these structures built just to be considered “semi-detached” under the rules.

"semi-detached dwelling" or **"SDD"** means a building containing no more than two dwelling units on its own site, attached to another building containing no more than two dwelling units on its own site, with a common wall dividing the liveable area of the two attached buildings being at least 40% of the length of the longest building containing the dwelling units, measured from the front to the rear building lines of the dwelling unit; (City of Saskatoon Zoning Bylaw 9990)

Question 9:

Are there any recommendations to change the site coverage maximum for four-plexes on 15m lots?

Answer 9:

There is no recommendation to change site coverage max for four plex on 15m lots.

For the types of neighbourhoods where infill would be expected, the most significant constraint on development size is with the sidewall area regulations, meaning that addressing this would appear to be more of a priority.

Site coverage was reviewed and compared with other jurisdictions, and there are cities that have comparable lot densities with similar maximum coverage limits, but others have additional lot coverage could allow for larger buildings.

Site coverage directly affects stormwater management. Increased site coverage results in less permeable surface areas available to absorb runoff, which can increase pressure on City infrastructure and stormwater system capacity.

We are intending to highlight that increasing maximum lot coverage could be reasonable, but currently corner lots in the TDA and all sites in the CGA in most R-1/R-2 districts allow 50% lot coverage for multiple-unit dwellings (three or four units). Allowing one- and two-unit dwellings to take advantage of this may incentivize large “monster homes” that may not result in net increases in housing in the city.