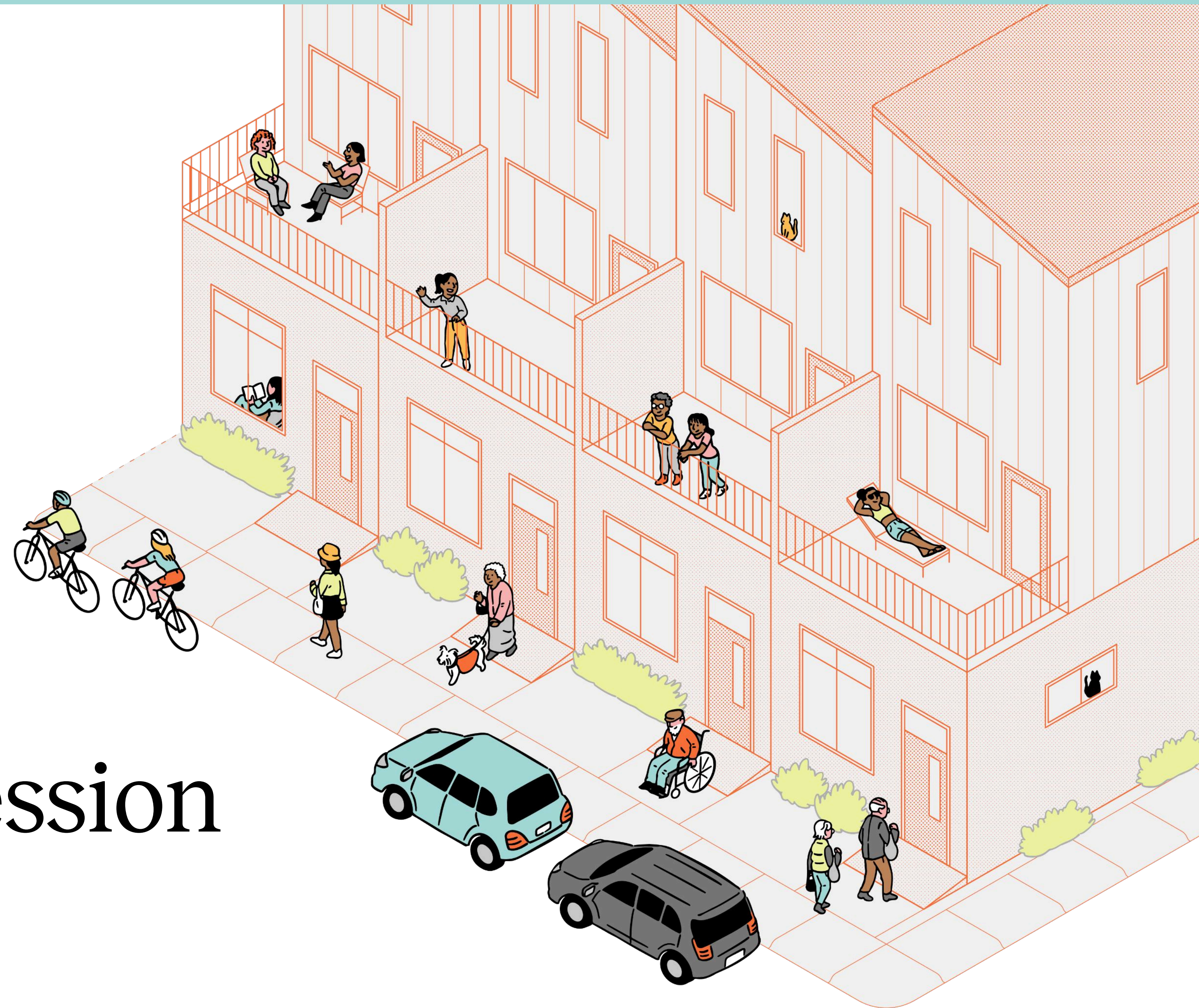


mddl x small housing



Information Session

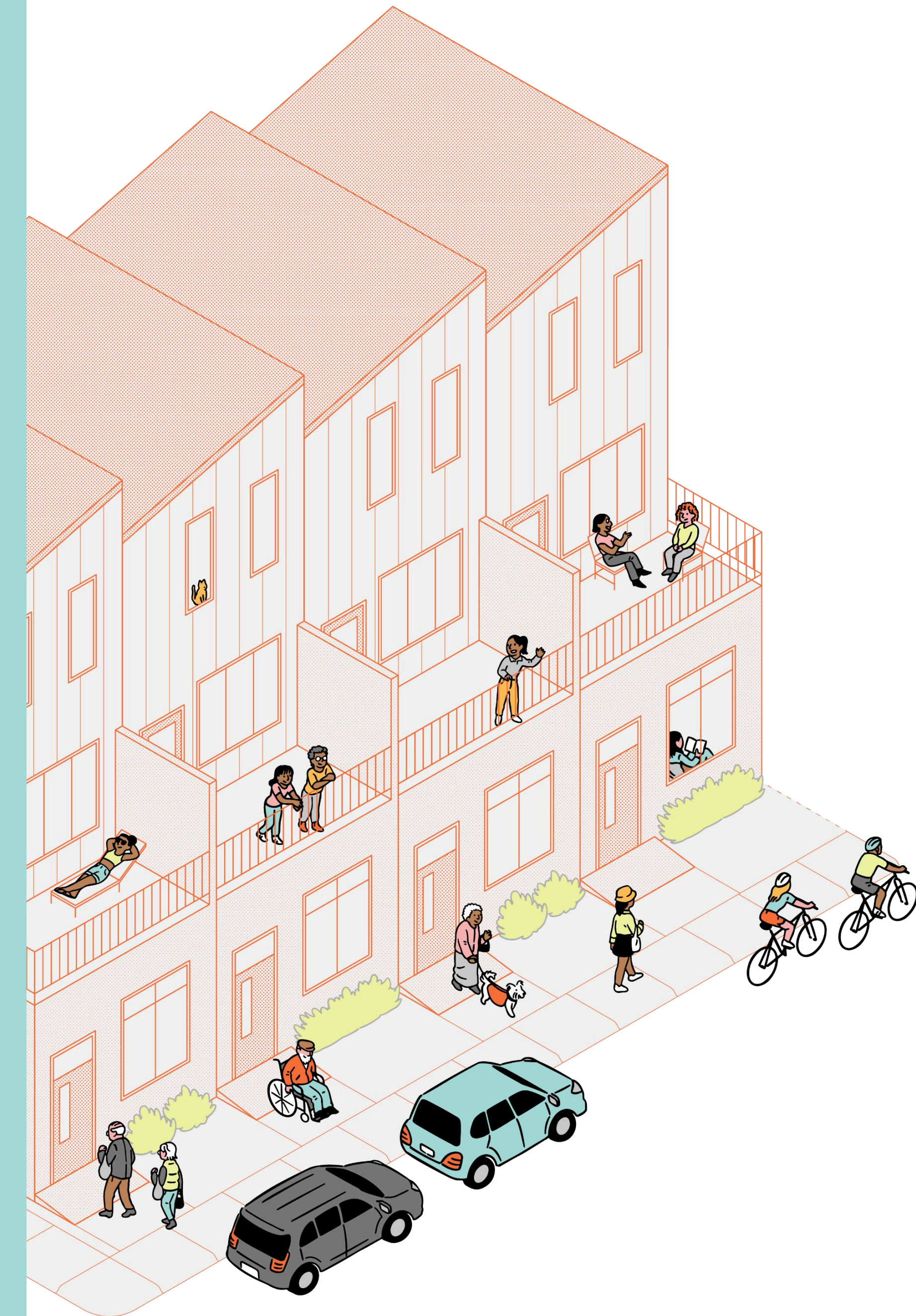
City of Saskatoon

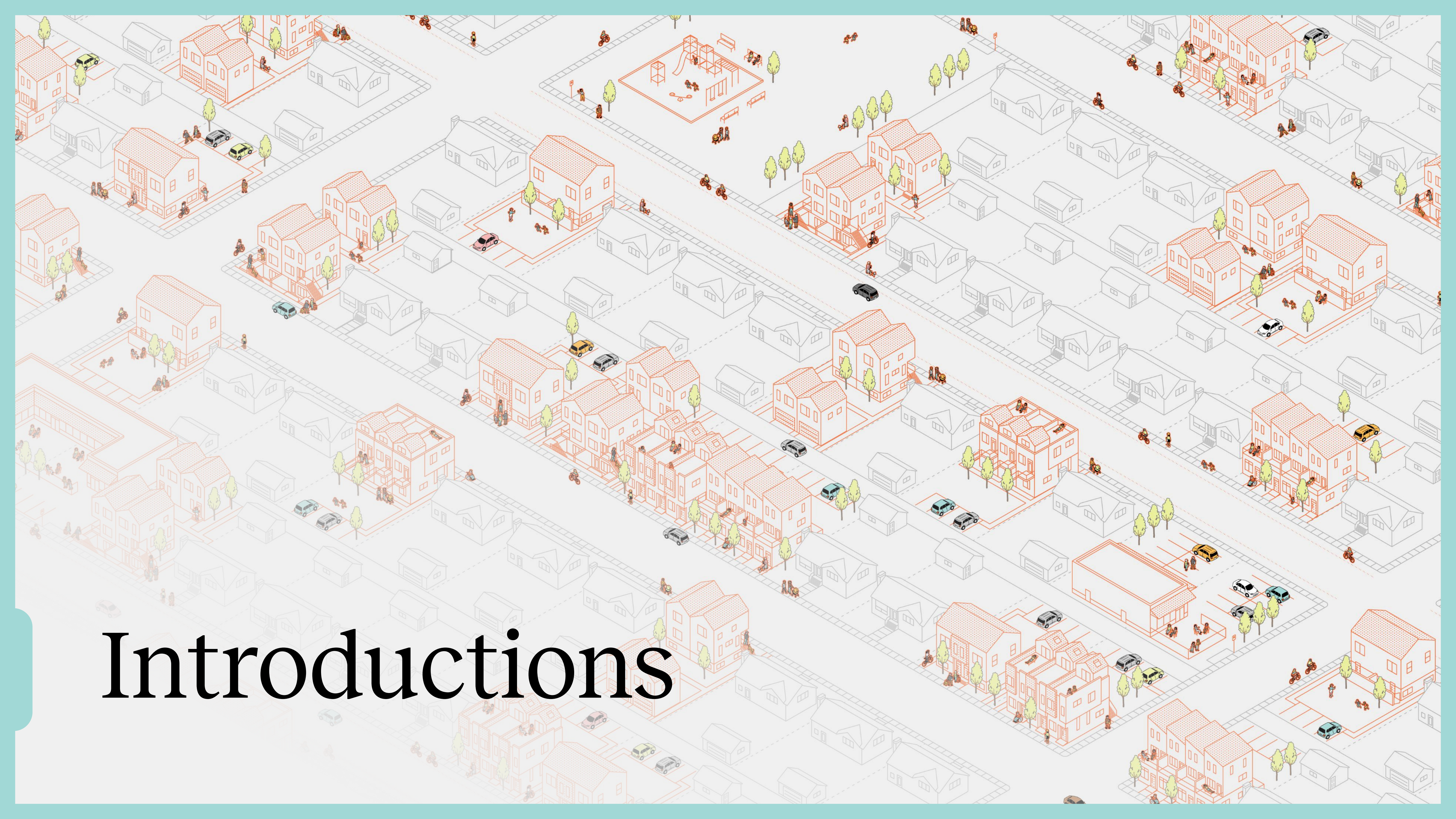
OCTOBER 2025

mddl.co

Agenda

Introductions
Project Overview
Methodology
Recommendations
Q&A
Next Steps





Introductions

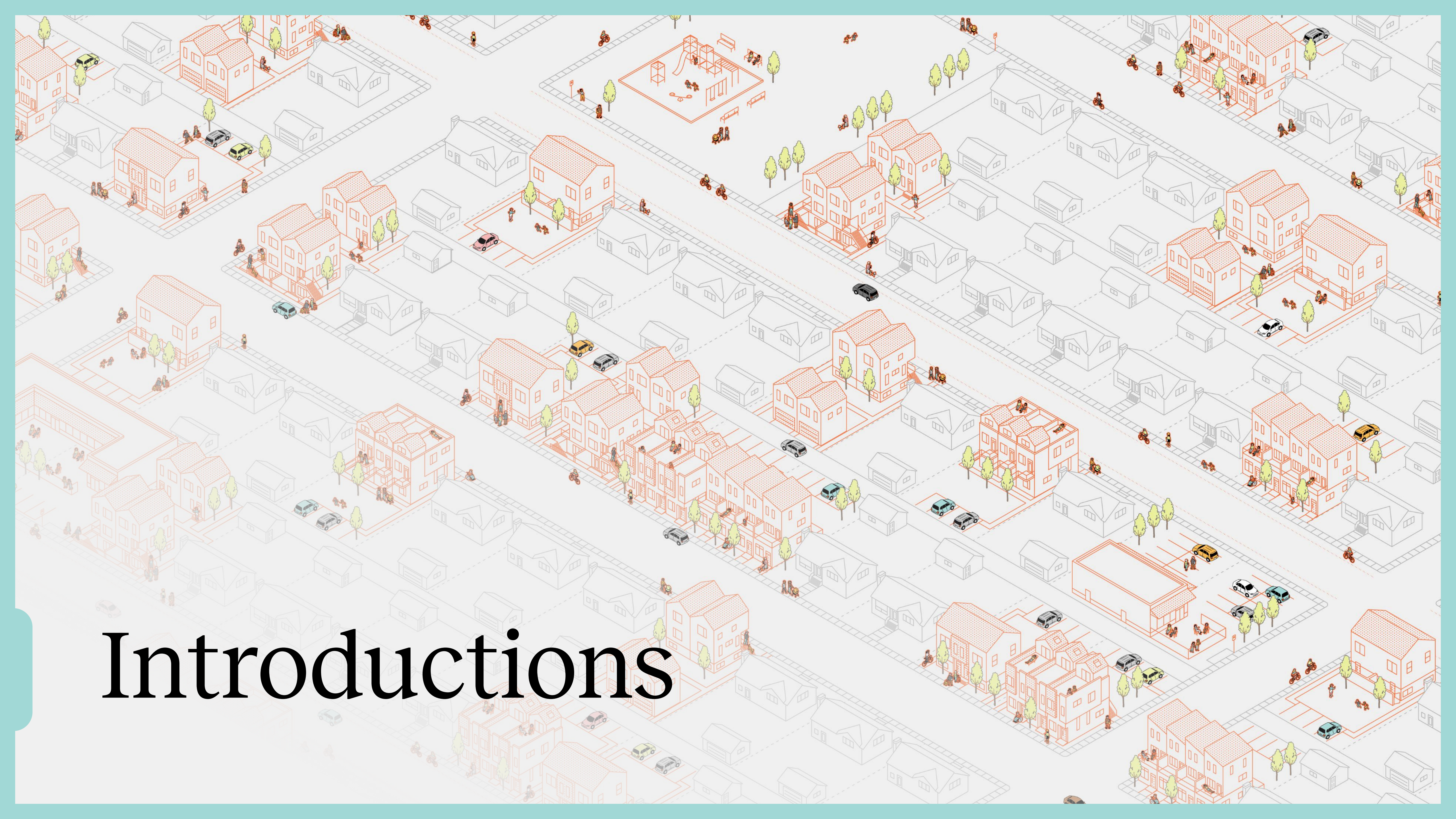
CITY OF SASKATOON

Land Acknowledgement

We acknowledge that the City of Saskatoon is located on Treaty 6 Territory and the Homeland of the Métis. This land has been a meeting place and home to Indigenous Peoples long before the arrival of settlers, including the Cree, Saulteaux, Nakota, Dakota, Dene, and Métis Nations.

We honour the traditional keepers of this land and recognize their enduring relationship with it. We commit to walking together in the spirit of truth, reconciliation, and respectful collaboration.

Though we are connecting through digital spaces, we remain rooted in the responsibilities that come with acknowledging the land and its history.



Introductions

Purpose

These recommendations are presented by the consultant team (Small Housing BC and mddl) to the City of Saskatoon to understand how possible amendments could help to:

- Maintain and support compatibility of new infill housing projects with existing housing in neighbourhoods
- Improve the flexibility and feasibility with new development to help achieve City housing targets and meet needs for housing access and affordability in the community

These recommendations ***have not*** been approved for action by the City and ***do not*** represent their perspectives.

Guidelines for Q&A

- Remain respectful
- Please drop any questions during the presentation into the chat
 - All questions will be moderated
 - Questions with quick answers will be responded to in the chat
 - Questions for discussion will be addressed at the end of the session
- Questions outside of the scope of this project may not be addressed in today's session



Definitions & Methodology

Key Terminology

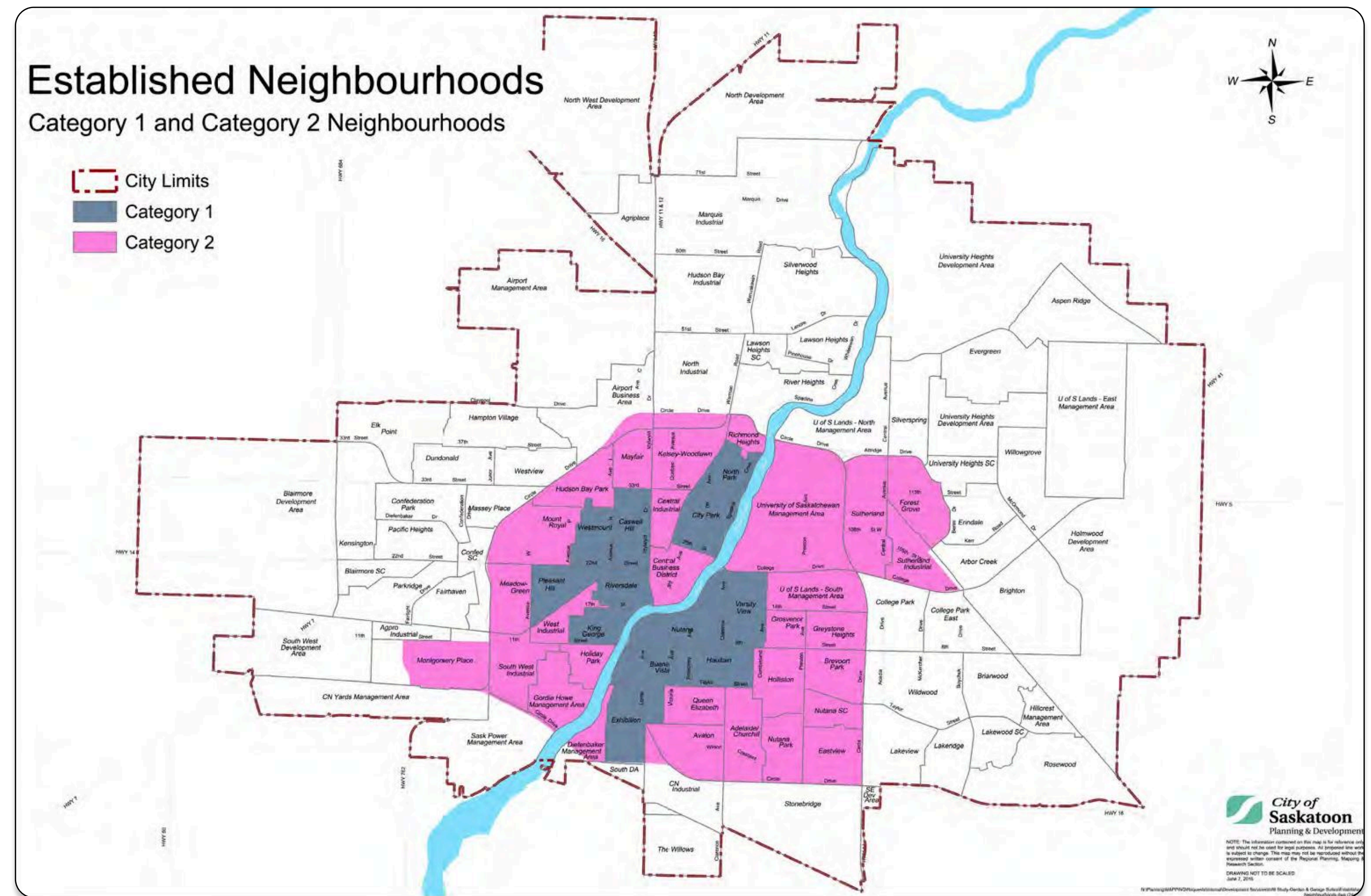
Generally refers to pre-war neighbourhoods predominantly built-out prior to the 1950s.
Currently only allows OUD or duplex in certain areas

Reflects standards for those neighbourhoods built-out later (post-war).

One-unit dwelling

Two-unit dwelling

Multi-unit dwelling



Key Terminology

White Card Modelling

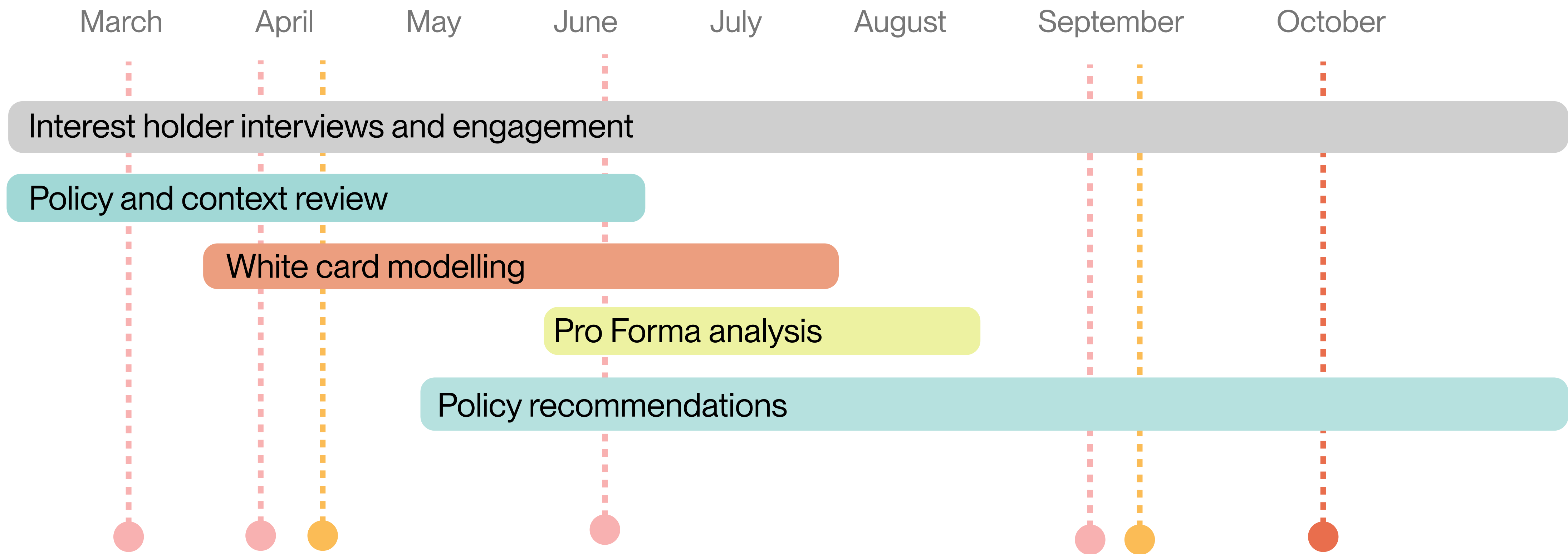
3D model scenarios by applying different zoning bylaw parameters. This allows us to explore various development configurations and understand how zoning rules influence building form and unit yield.

Pro Forma Modelling

A financial projection based on key assumptions and scenarios, helping us evaluate the project's potential profitability and long-term financial viability.

Together, these tools enable us to assess how zoning impacts both the physical and financial aspects of infill development projects.

Methodology



- Mixed-Panel Session
- Steering Committee Meeting
- Virtual Info Session

Common Lot Sizes

Dimensions <i>(approx.)</i>	Count
50 ft x 139 ft <i>(15.24 m x 42.37 m)</i>	930
49 ft x 120 ft <i>(14.94 m x 36.58 m)</i>	715
55 ft x 110 ft <i>(16.76 m x 33.53 m)</i>	526
25 ft x 124 ft <i>(7.5 m x 37.80 m)</i>	446
37 ft x 124 ft <i>(11.28 m x 37.80 m)</i>	403

Common lot sizes
for development
applications

White Card and Pro Forma Modelling

1. White Card Modelling

We modelled a total of 24 scenarios under both current regulations and proposed amendments according to common lot sizes

2. Pro Forma Analysis

Each model was financially analysed under various market conditions to determine what regulations improved or decreased financial viability.

3. Alignment with Recommendations

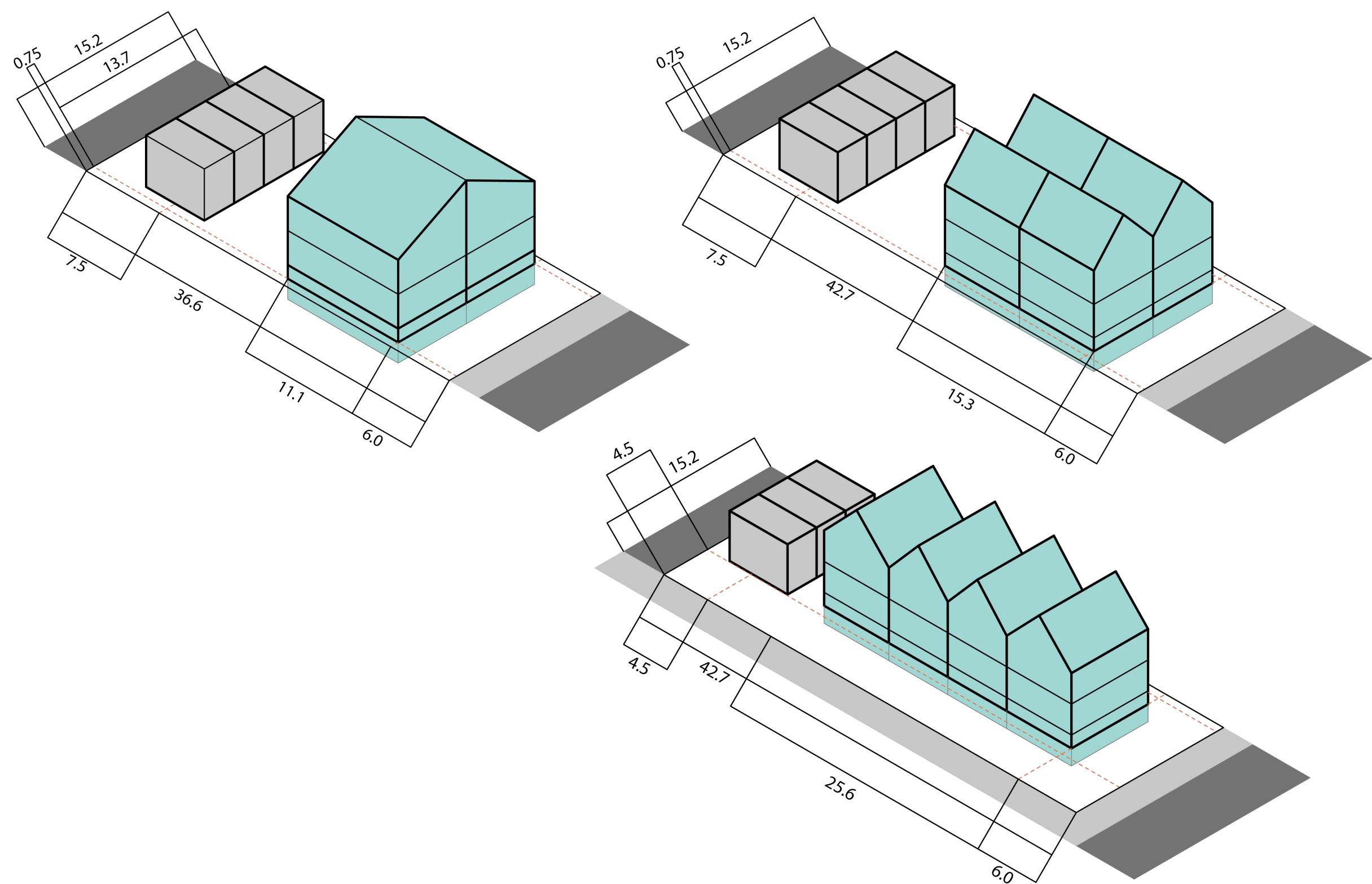
Results of white card and pro forma analysis were validated against proposed recommendations and used to either support or refine recommendations

4. Iteration

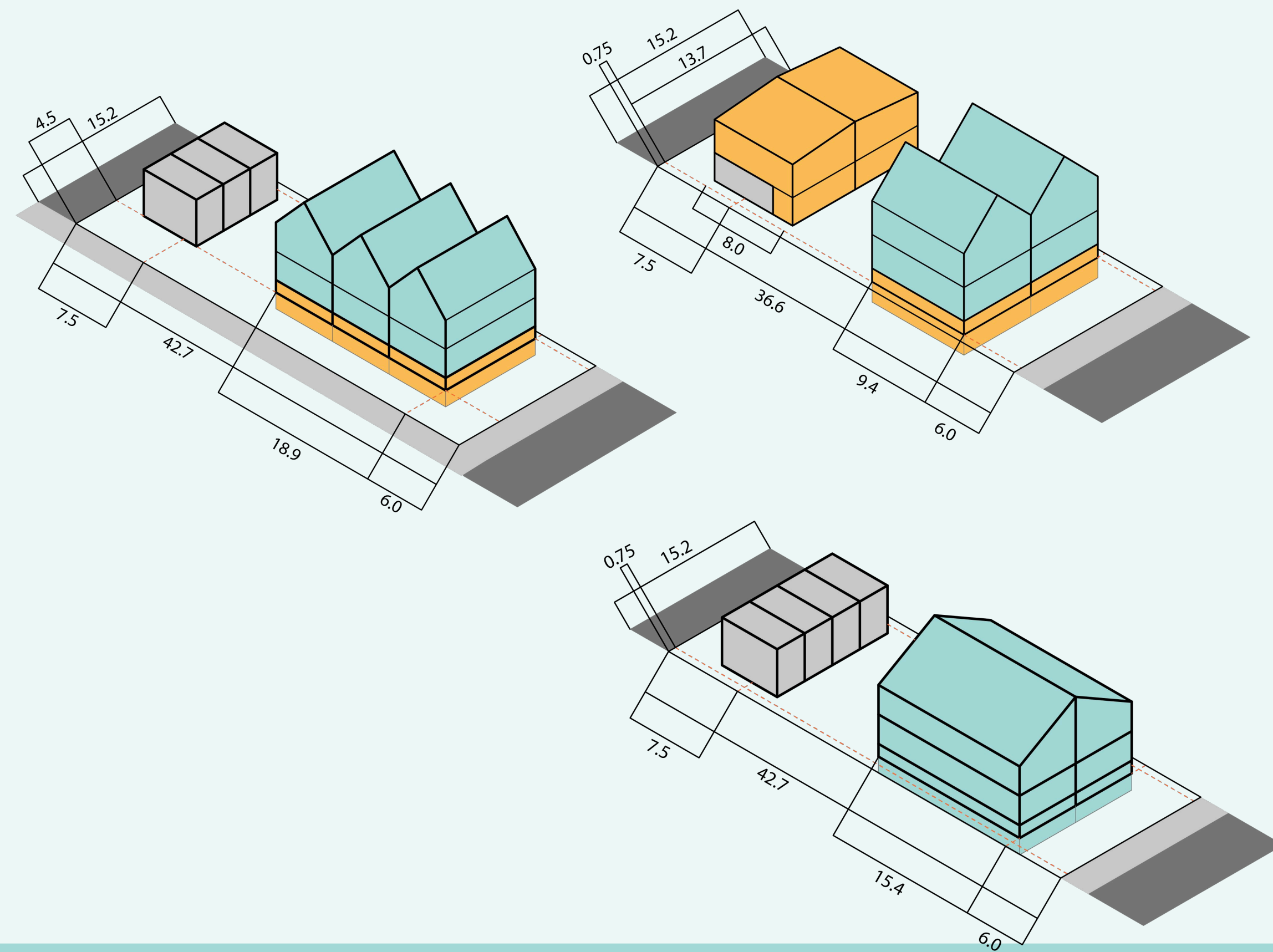
The outputs of policy review, massing, and pro forma analyses facilitated iterative modeling and enabled further refinement of recommendation amendments.

White Card and Pro Forma Modelling

CURRENT REGULATIONS



PROPOSED AMENDMENTS



White Card and Pro Forma Modelling

1. White Card Modelling

We modelled a total of 24 scenarios under both current regulations and proposed amendments according to common lot sizes

2. Pro Forma Analysis

Each model was financially analysed under various market conditions to determine what regulations improved or decreased financial viability.

3. Alignment with Recommendations

Results of white card and pro forma analysis were validated against proposed recommendations and used to either support or refine recommendations

4. Iteration

The outputs of policy review, massing, and pro forma analyses facilitated iterative modeling and enabled further refinement of recommendation amendments.

An isometric illustration of a city street grid. The scene is viewed from an elevated perspective. Buildings are drawn in a simple, stylized manner with red outlines and some filled with a light red dot pattern. They vary in size and shape, representing different types of urban structures. Trees are small, green, and scattered throughout the blocks. Cars and motorcycles are depicted in various colors (black, green, yellow, red) and are positioned on the streets. Small human figures are scattered across the sidewalks and streets, adding a sense of life and activity to the scene. The overall color palette is muted, with a lot of white space and light gray lines for the streets and building outlines. The word "Recommendations" is overlaid in a large, black, serif font on the left side of the image.

Recommendations

Guiding Principles

- Ensure consistency across regulations
- Improve infill development feasibility
- Increase capacity for infill development
- Reduce development constraints that are indirect, harder to explain to involved parties

Policy Recommendations

- ① Building height consistency
- ② Sidewall area regulations
- ③ Front door sill height requirements
- ④ Lot width consistency
- ⑤ Removal of 60% rule
- ⑥ Garden and garage suites
- ⑦ Corner-lot multiple development
- ⑧ Combining districts
- ⑨ Expanding public guidance
- ⑩ Building code alignment

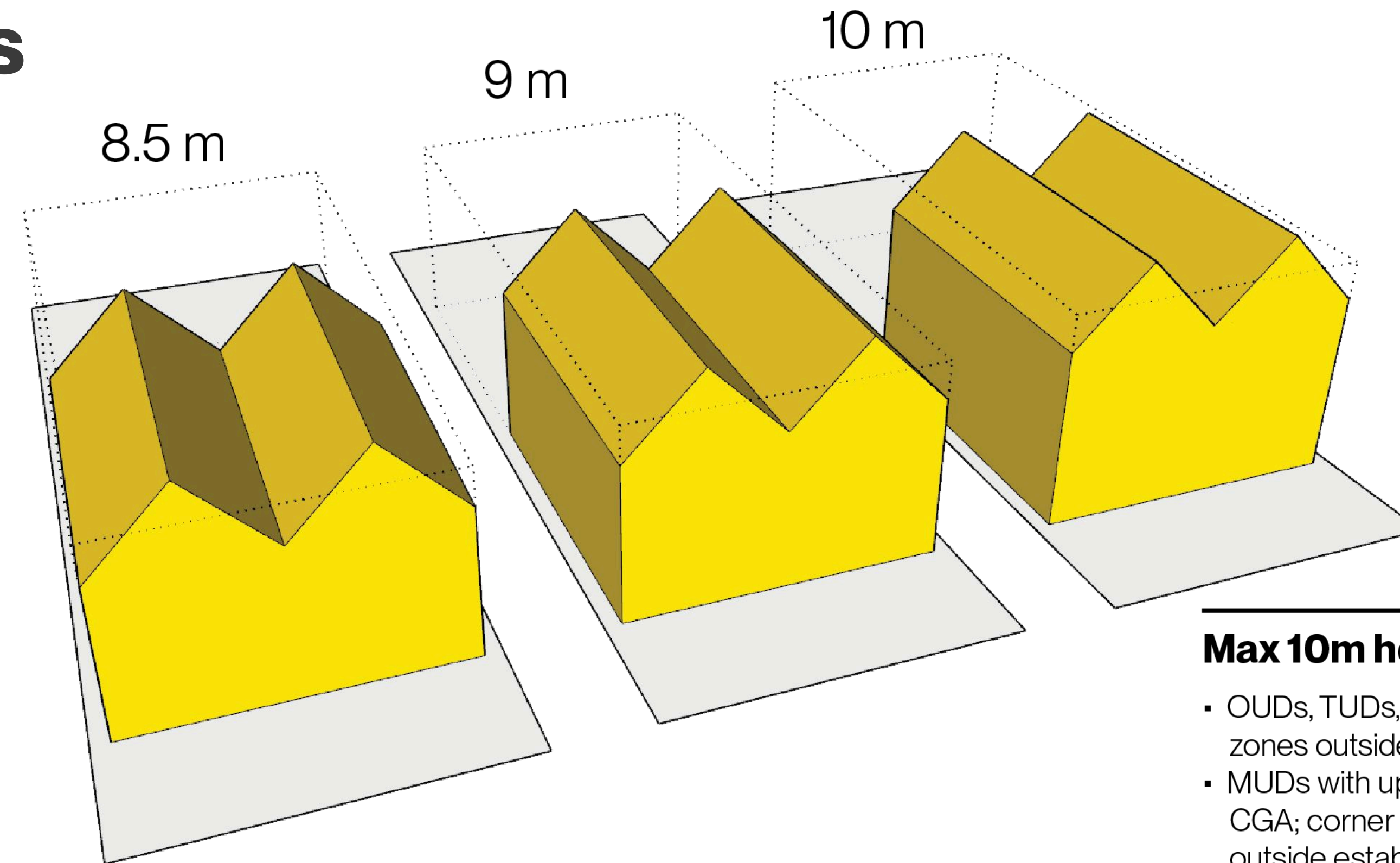


RECOMMENDATIONS

1. Building height consistency

Building heights should be made more consistent across R zones, with potential increases in strategic areas (MUDs in TDA).

Maximum Building Heights



Max 8.5m height:

- OUDs, TUDs, SDDs, MUDs in established neighbourhoods (except MUDs in CR1 and CR2 zones, CGA, corner lots in TDA)

Max 9m height:

- OUDs, TUDs, SDDs, MUDs in R1B zones outside established neighbourhoods

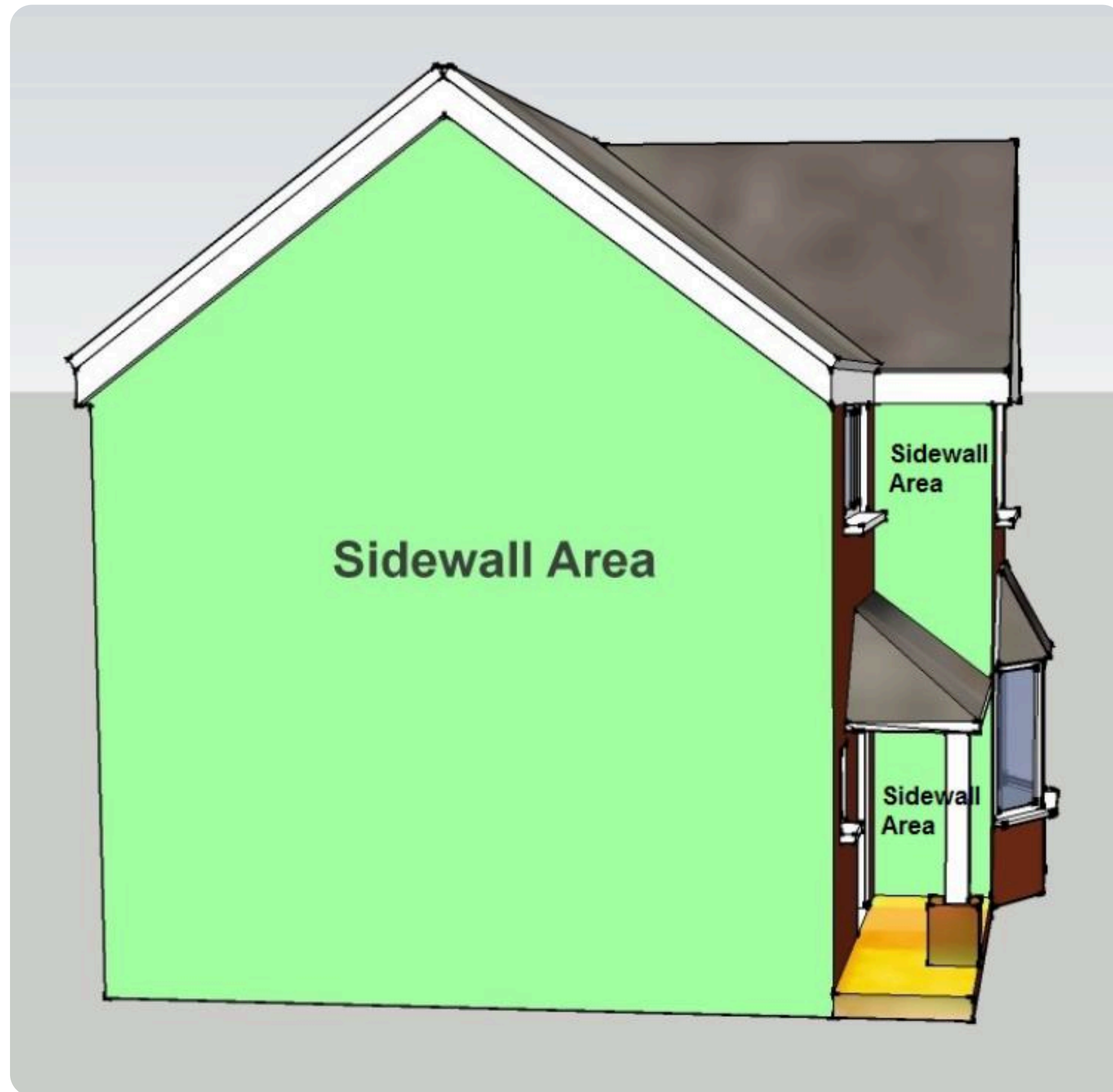
Max 10m height:

- OUDs, TUDs, SDDs in R1A, R2, R2A, RM1, CR1, and CR2 zones outside established neighbourhoods
- MUDs with up to 4 units in CR1 and CR2 zones; CGA; corner lots in TDA; R1A, R2, R2A, and RM1 zones outside established neighbourhoods

2. Sidewall area regulations

Sidewall area calculations can lead to certain impacts on building dimensions that can have consequences for maximizing allowable density, and alternatives should be explored.

Sidewall Area Calculations



Sidewall Area Calculations

Semi-detached dwelling

2 storeys + basement

7.62 m x 38.1 m lot

(25 x 125 ft)

Total gross floor area: 257.0 sq m

Average unit size: 128.5 sq m

Unused lot coverage:
30.4 sq m

Sidewall Area:
94.5 sq m

Multiple-unit dwelling (4 units)

2 storeys + basement

15.2 m x 38.1 m lot

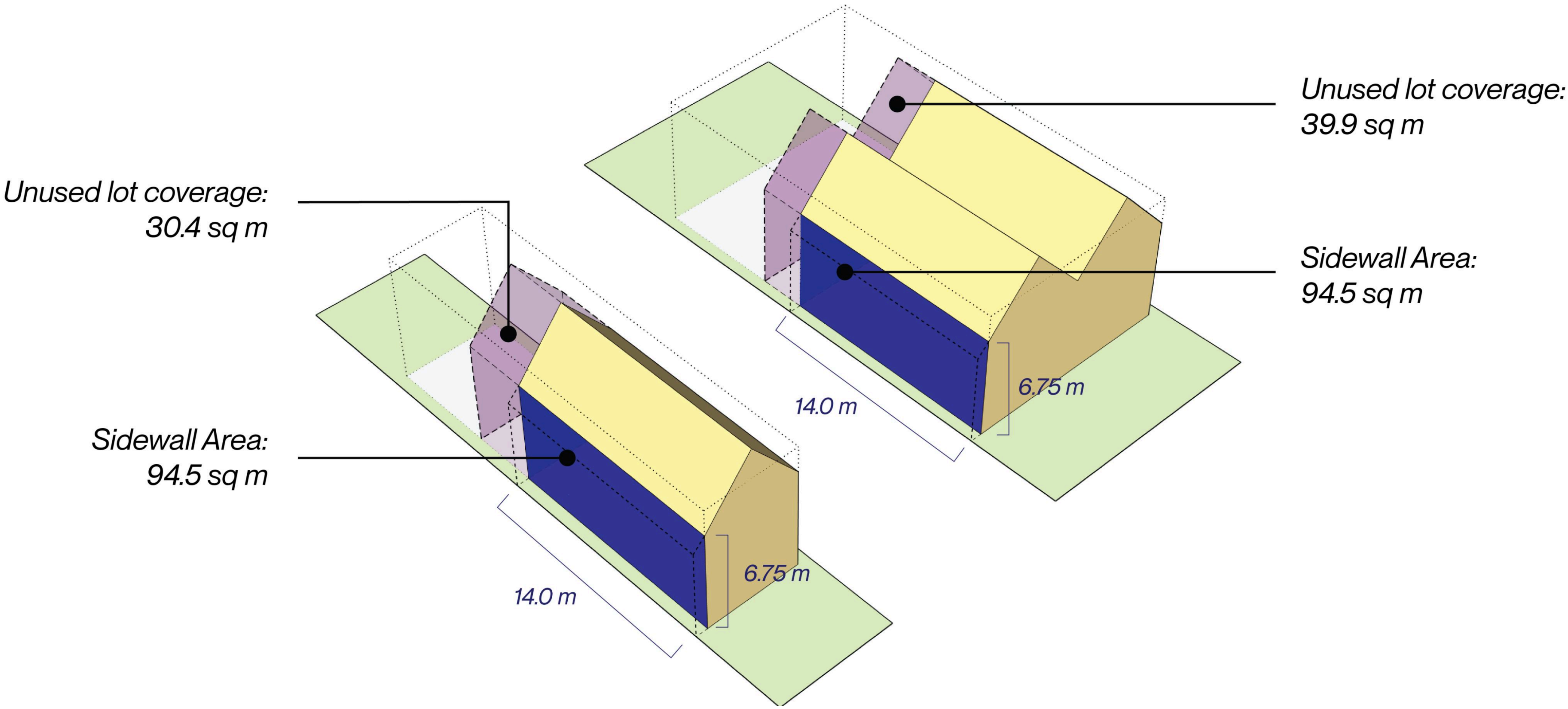
(50 x 125 ft)

Total gross floor area: 577.1 sq m

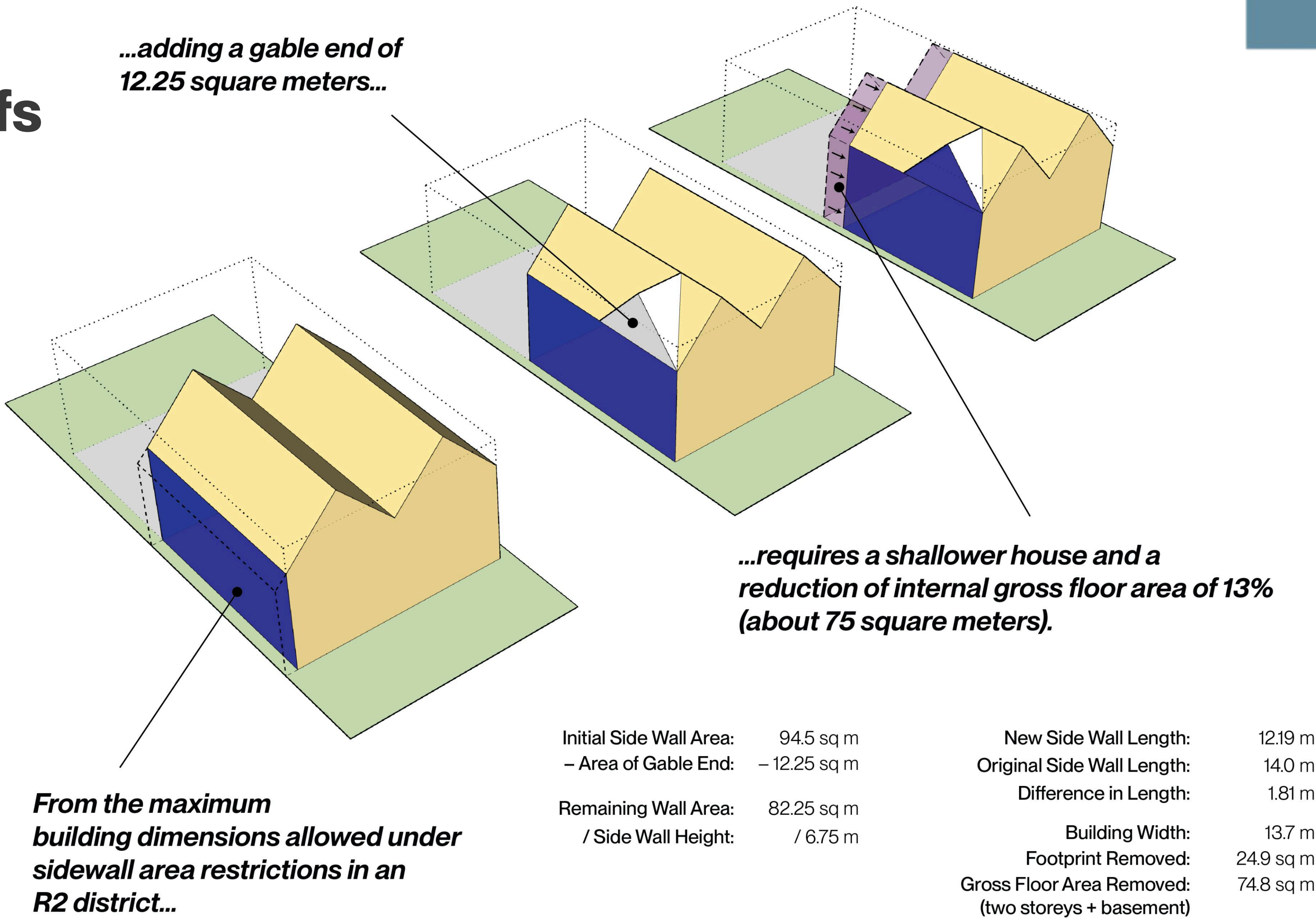
Average unit size: 144.3 sq m

Unused lot coverage:
39.9 sq m

Sidewall Area:
94.5 sq m

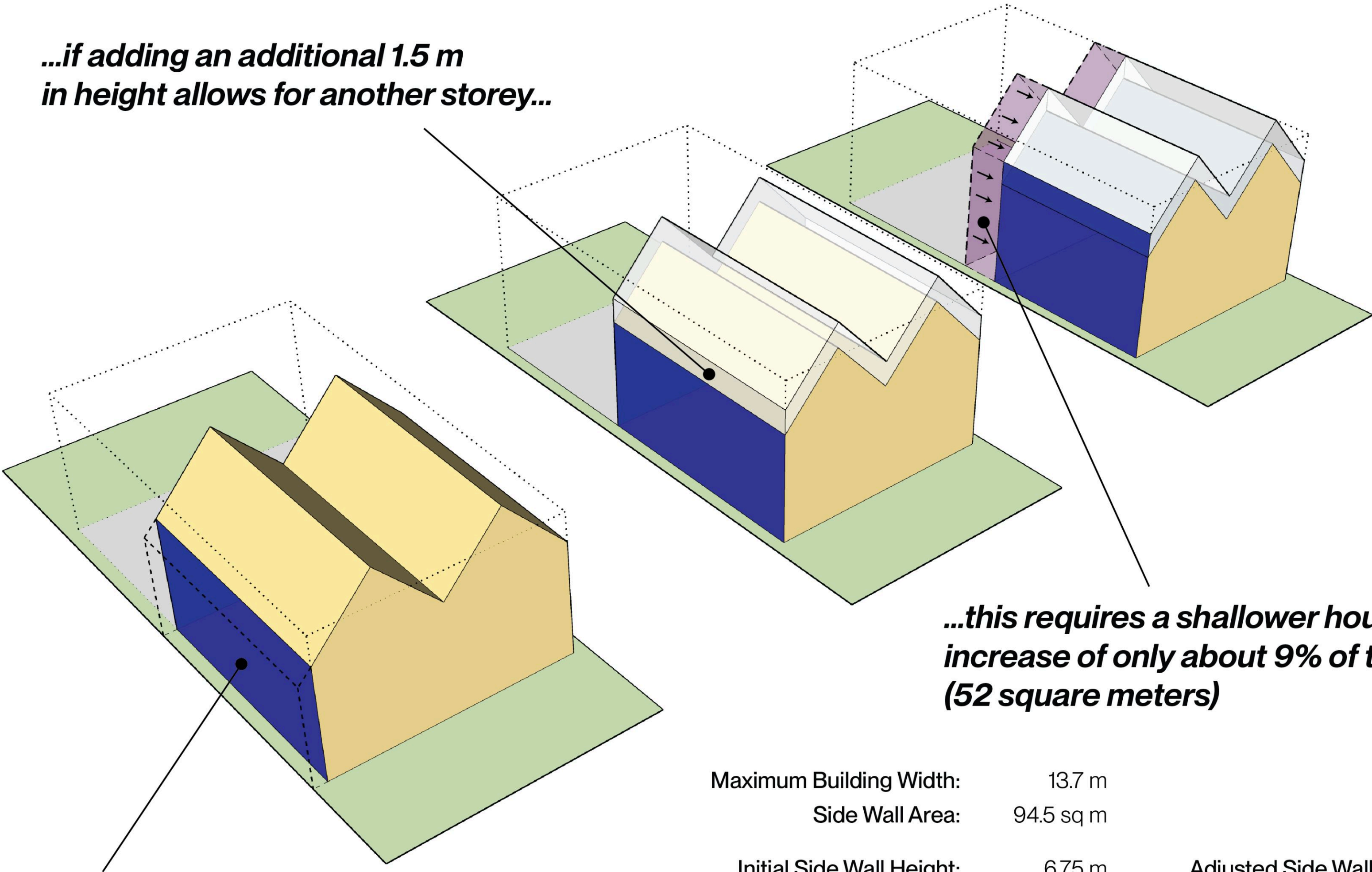


Sidewall Area and Gable Roofs



Sidewall Area and Height

...if adding an additional 1.5 m in height allows for another storey...



...this requires a shallower house and a net increase of only about 9% of total floor area (52 square meters)

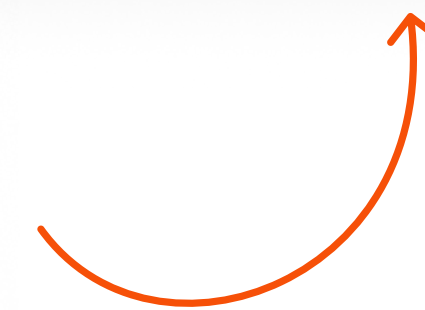
From the maximum building dimensions allowed under sidewall area restrictions in an R2 district...

Maximum Building Width:	13.7 m		
Side Wall Area:	94.5 sq m		
Initial Side Wall Height:	6.75 m	Adjusted Side Wall Height:	8.25 m
Initial Building Depth:	14.0 m	Adjusted Building Depth:	11.5 m
Initial Building Footprint:	192.4 sq m	Adjusted Building Footprint:	157.4 sq m
Initial Gross Floor Area: (two storeys + basement)	577.1 sq m	Adjusted Gross Floor Area: (three storeys + basement)	629.5 sq m

3. Front door sill height requirements

These height requirements in Category 1 neighbourhoods can limit flexibility with design and increase costs, and shifting these to design guidelines can address this in a less prescriptive way.

Front door sill height requirements

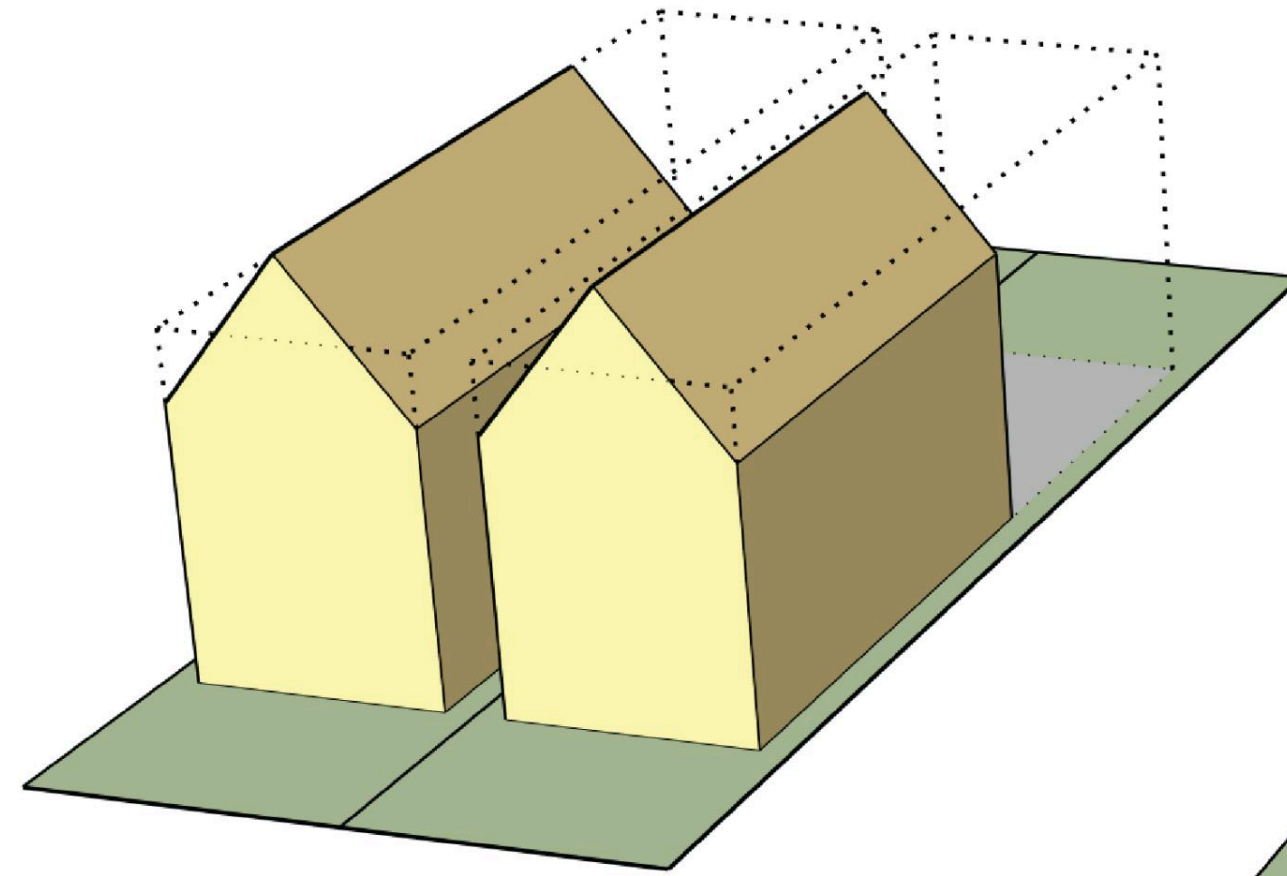


4. Lot width consistency

Consistency with lot width requirements should allow TUDs on 7.5-metre lots, similar to SDDs.

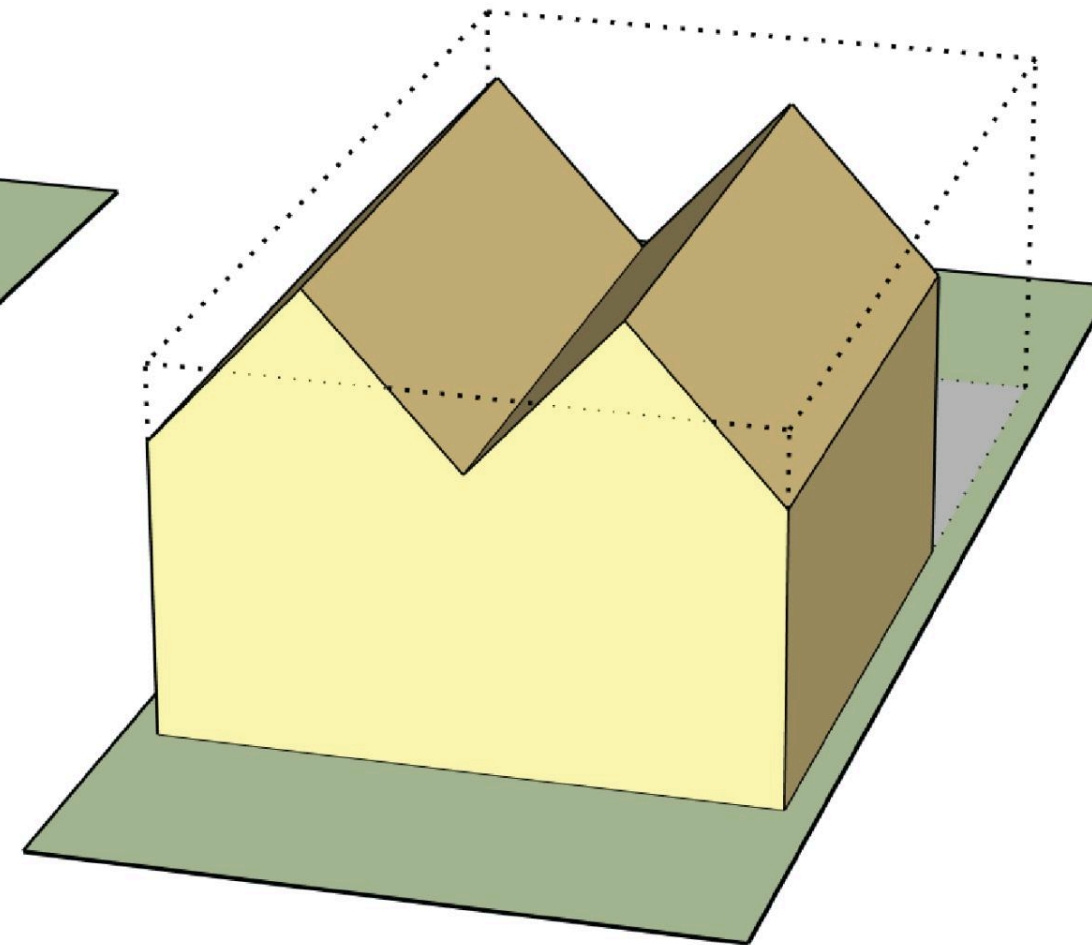
Lot Width

One-Unit Dwellings



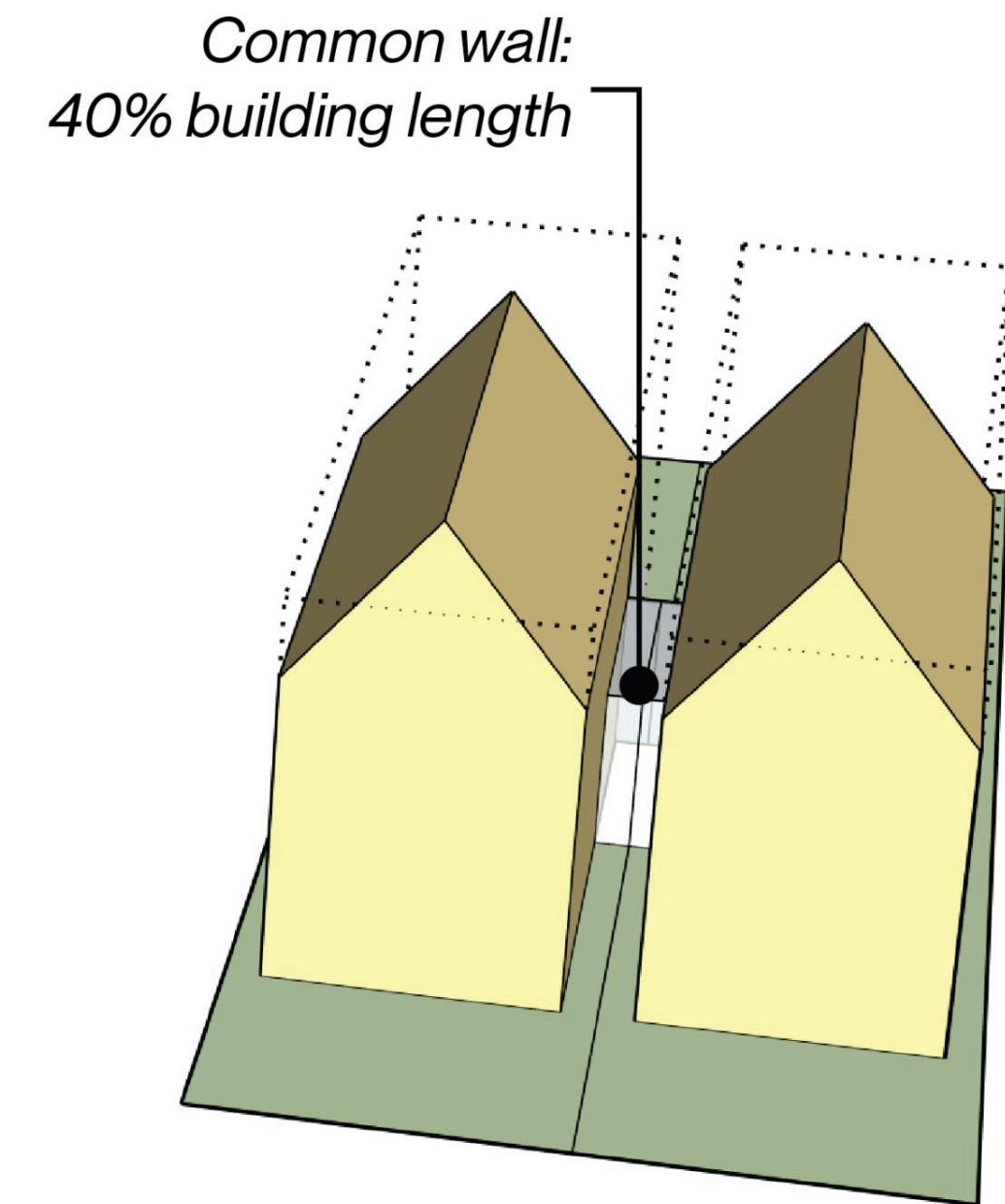
Two 7.5m lots
x max 1 unit per lot =
2 units total

Two-Unit Dwellings Multiple-Unit Dwellings (up to four units)



One 15m lot
x max 4 units per lot =
4 units total

Semi-Detached Dwellings



Two 7.5m lots
x max 2 units per lot =
4 units total

5. Removal of 60% rule

A context-specific limit for lot splitting on 15-metre lots is also limiting and should be removed, especially given that SDDs are allowed on 7.5-metre lots without limitations.



RECOMMENDATIONS

6. Garden and garage suites

Limitations on garden and garage suites in Category 2 neighbourhoods are excessive and may prevent their use.



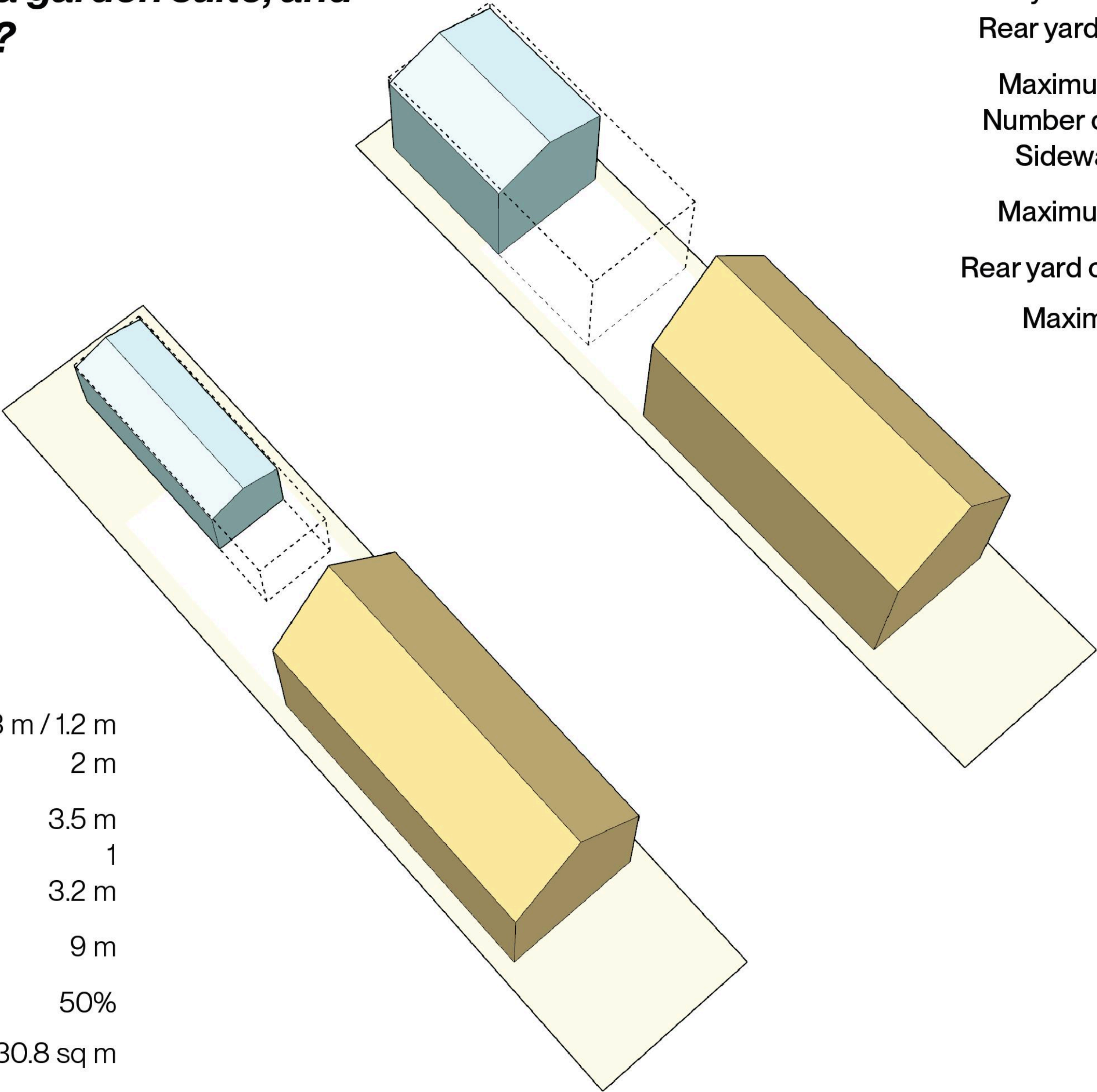
*For a 7.62 m x 38.1 m (25 x 125 ft) lot,
where can you put a garden suite, and
how large can it be?*

Category 1 + 3 (with lane)

Side yard setbacks:	0.75 m / 1.2 m
Rear yard setback:	1.2 m
Maximum height:	5.8 m
Number of stories:	2
Sidewall height:	n/a
Maximum length:	9 m
Rear yard coverage:	50%
Maximum GFA:	80 sq m

Category 2

Side yard setbacks:	3 m / 1.2 m
Rear yard setback:	2 m
Maximum height:	3.5 m
Number of stories:	1
Sidewall height:	3.2 m
Maximum length:	9 m
Rear yard coverage:	50%
Maximum GFA:	30.8 sq m



Garden Suites

2 + 4 with Garage Suites

Pro forma results:

Conventional

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

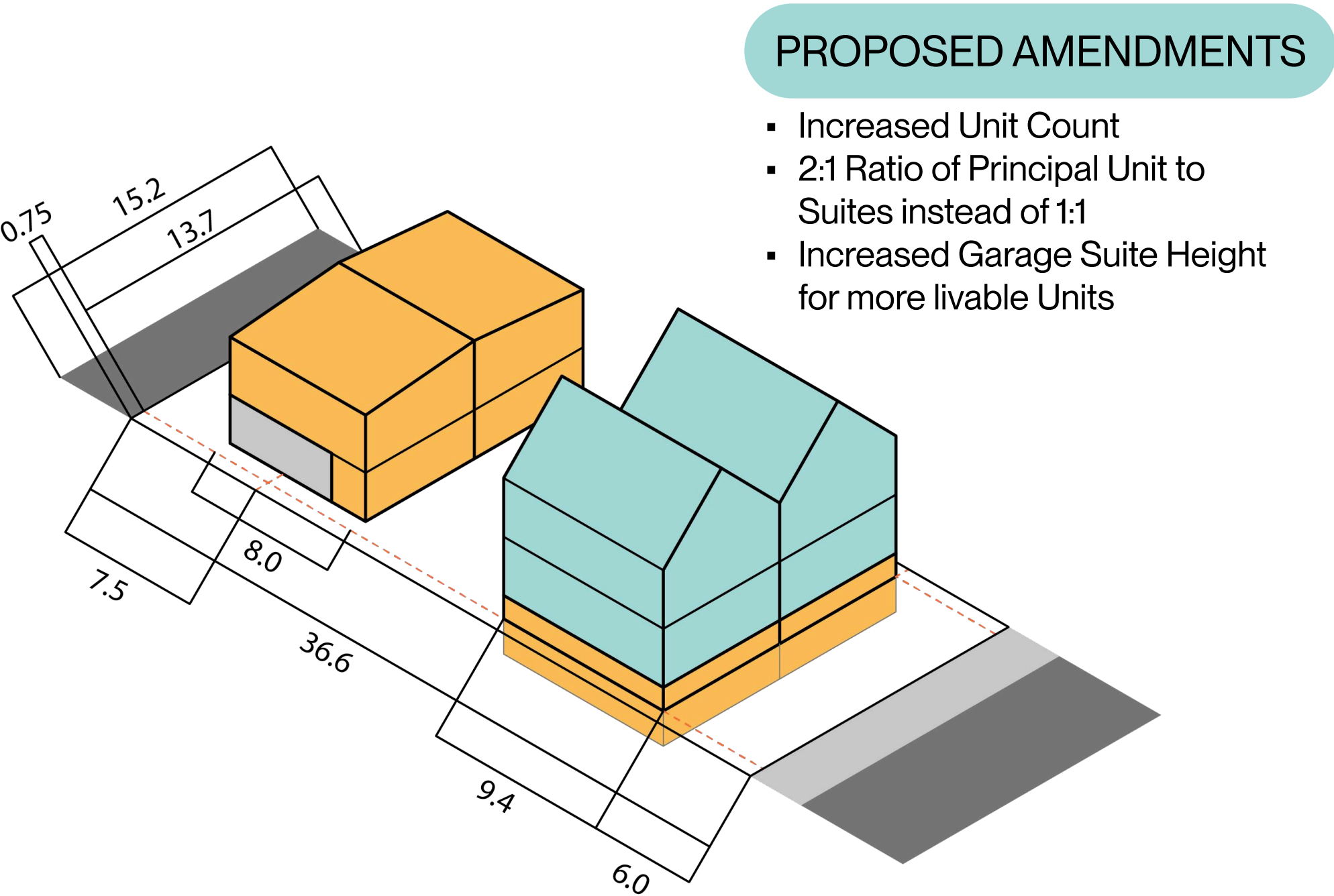
CMHC (2 affordable units)

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

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

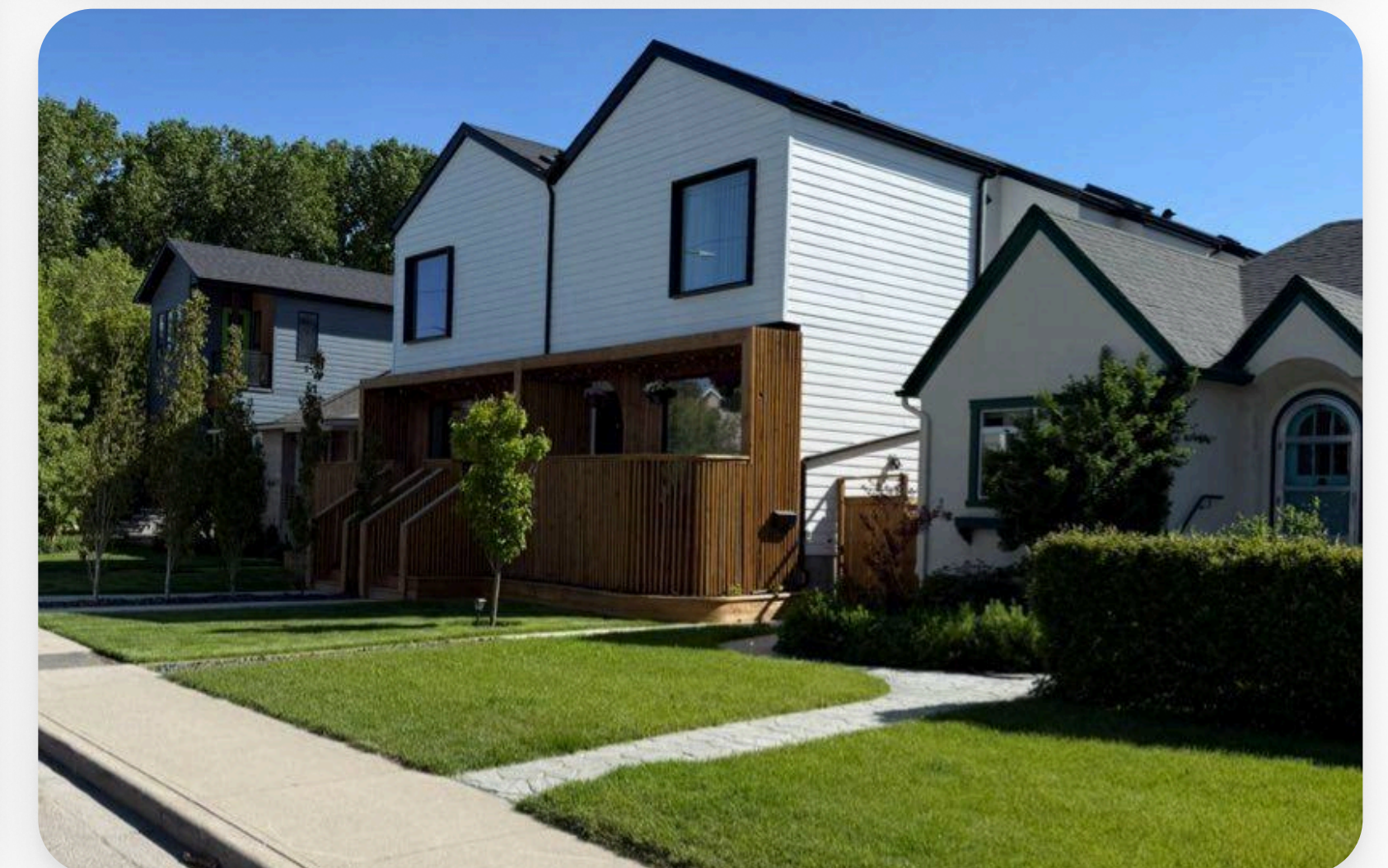
Sale (high cost estimate): **Good**

Good Sale Product & CMHC Rental Product



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

2 + 4 with Garage Suites



7. Corner-lot multiple development

Exploring options to allow five- and six-unit developments on corner lots can help to include more density in neighbourhoods.



MOUNT PLEASANT 05

Completed in 2017

BUILDING

Multi-family
8-plex

TOTAL SIZE

13,729 sqft

LOCATION

Mount Pleasant
Calgary, AB

UNIT FEATURES

Fully Developed Basement
3 Bedrooms
3.5 Bathrooms
Private Patio
Single Detached Garage
Shared Courtyard

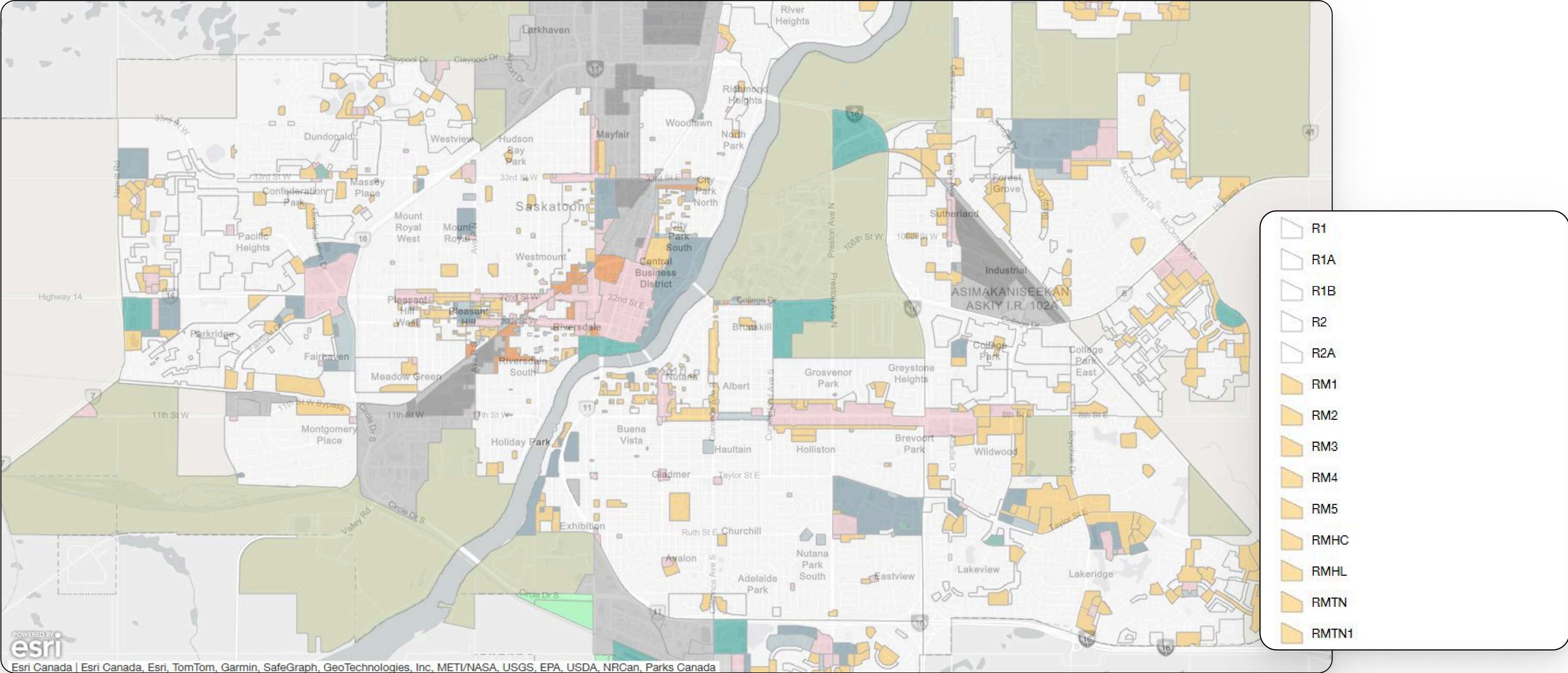
BUILDER

RNSQR

8. Combining districts

Current R districts serve similar functions and have very similar limitations, with some notable differences in use. Combining these into one district, potentially with site-specific dimensional requirements, may help to streamline the Zoning Bylaw.

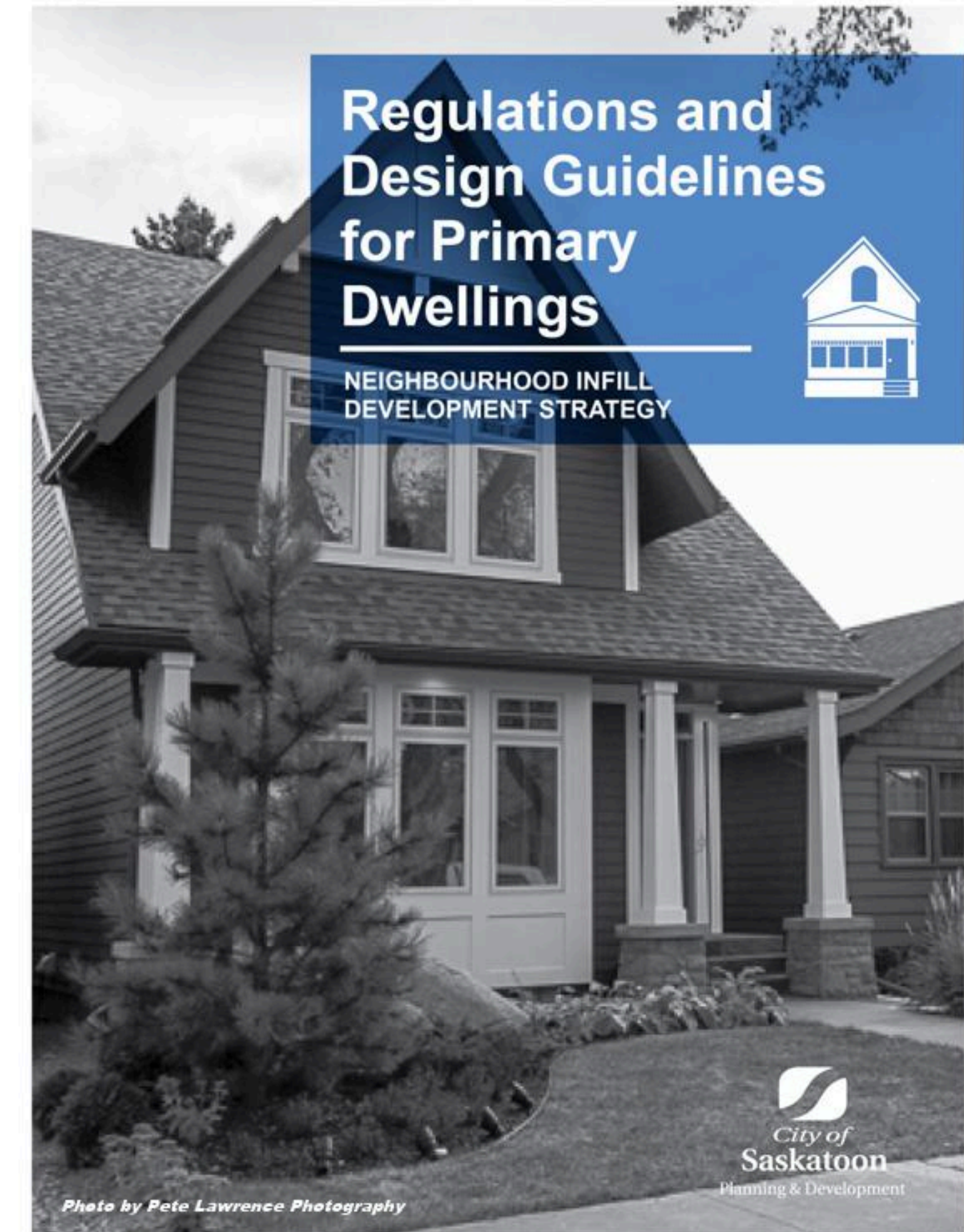
Combining districts



RECOMMENDATIONS

9. Expanding public guidance

Expand existing guidance document for builders and property owners to include additional design guidance (note other recommendations), more detailed outline of the development process, and other information about how to become involved in infill projects.



1 0. Building code alignment

Considerations with the Building Code suggest that there may be areas where additional change may require review of the Building Code as well (e.g., side setbacks, secondary suites).



Q&A

Policy Recommendations

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- ⑧ Combining districts
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- ⑩ Building code alignment



Next Steps

Post Meeting Follow Up

- Please complete the post-event survey by Nov. 3, 2025
- Visit Saskatoon engage page for recommendations, project details, and any unanswered Q&A at saskatoon.ca/engage/zoning-infill-regulations
- For additional zoning questions or other City programs/initiatives please contact zoningbylaw@saskatoon.ca