

Proposed Zoning Bylaw Changes to Supportive Housing

The City of Saskatoon is reviewing regulations for supportive housing in the City's Zoning Bylaw, in particular, "Special Needs Housing". The purpose of this review is to develop a standardized and consistent approach for supportive housing zoning regulations in Saskatoon, as well as identifying and potentially implementing tools that would enable additional flexibility for these uses.

For more information on the Zoning Bylaw, please visit saskatoon.ca/zoningbylaw.

Overview

- The current "Special Needs Housing" use is proposed to be replaced with a new "Supportive Housing" definition. The intent of this change is to better capture the overall intent of supportive housing and not distinguish the type of housing based on who the user (resident) might be. All uses currently considered "Special Needs Housing" will be considered "Supportive Housing" in the context of the Zoning Bylaw.
- The new "Supportive Housing" use will be permitted more broadly (currently it is a discretionary use in many zoning districts).
- Development standards (such as building height and setbacks from property boundaries) will be aligned with standards for similar uses.

What is the Proposed New Definition

A new definition for "Supportive Housing" in the Zoning Bylaw is proposed. The draft "Supportive Housing" definition is:

Supportive Housing means housing that provides a physical environment that is designed to provide on-site support services such as supervisory care, personal care, nursing care, social services, provision of meals, housekeeping and/or social and recreational activities. This may or may not consist of buildings with self-contained dwelling units but does not include an emergency residential shelter.

The Zoning Bylaw currently defines "Special Needs Housing" as follows. This definition will be removed from the Zoning Bylaw:

Special Needs Housing means multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

This new definition is intended to better capture the overall intent of supportive housing and not distinguish the type of housing based on who the user (resident) might be.

All uses currently considered "Special Needs Housing" would be considered "Supportive Housing" in the context of the Zoning Bylaw.

Permitting "Supportive Housing" in more districts

The current "Special Needs Housing" use is discretionary in many districts. A discretionary use is required to undergo a public review process and typically requires Council approval.

The new "Supportive Housing" use would be permitted in line with similar uses. When a use is considered "permitted" under the Zoning Bylaw, it does not require Council approval or public notification before the development can proceed.

Development Standards

Development standards for Supportive Housing (Special Needs Housing) are also being reviewed to be consistent with other similar uses.

There would be no parking requirement for the new supportive housing use. However, there will still be requirements for accessible parking.

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.

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