

## COMMUNITY FEEDBACK Permitting Four Units on a Site Citywide

This document summarizes the feedback gathered about the proposed Official Community Plan and Zoning Bylaw amendments for the Housing Accelerator Fund initiative to permit four units on all residential sites, which is going to City Council for consideration in June 2024.

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

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

Theme	Summarized Comments	Response
General Support for the Proposed Amendments	Support for the proposed amendments was provided.	Comments noted.
Neighbourhood Character	Permitting four units on a site in established neighbourhoods will impact neighbourhood character.	Administration is proposing the infill regulations apply to four unit dwellings in established neighbourhood with the exception of the Corridor Growth Area and on corner sites in the Transit Development Area.
Constraints	Concern about the increased number of waste bins.	Cart sharing opportunities exist for black bins. Tenants can refuse blue or green bins but are required to pay the fee. Carts must be stored on-site when not placed out for collection as per the <a href="#">Waste Bylaw</a> .
Opportunities for Land Development	Several inquiries have been received for proposed land development.	Comments noted. Information about the proposed standards is provided at <a href="https://saskatoon.ca/HAF">saskatoon.ca/HAF</a> .
On-Street Parking	Concerns that increased number of dwelling units will increase on-street parking pressure.	Within Residential Parking Program areas, a four unit dwelling is eligible to apply for up to three permits per unit plus one visitor permit. The City will be exploring potential policy considerations to deal with increased on-street parking pressure.

<p>Proposed Development Standards – Established Neighbourhoods</p>	<p>Proposed development standards in the established neighbourhoods do not encourage development to occur. They are restrictive and do not encourage creativity of design or the size of dwellings that residents would want to purchase.</p>	<p>Administration is proposing more flexible development standards apply to four unit dwellings within the Corridor Growth Area and on corner sites in the Transit Development Area, including increased height (up to 10m) and site coverage (up to 50%). The infill regulations are proposed for four unit dwellings in established neighbourhood with the exception of the Corridor Growth Area and on corner sites in the Transit Development Area.</p> <p>Corner sites are well suited for four-unit dwellings. Many corner sites are wide, often 15 metres (50 feet) or more. Corner site development can increase density in Established Neighbourhoods, making efficient use of civic infrastructure and provide more diverse housing options. Potential impacts of larger buildings are also mitigated as the site is located adjacent to two streets and is not midblock.</p>
<p>Servicing Uncertainty</p>	<p>Servicing uncertainty may deter investment.</p>	<p>Saskatoon Water monitors the water and sewer systems and will provide capacity related comments prior to development. A fire flow sufficiency report shall be submitted and approved by Saskatoon Water for developments in areas of reduced fire flow. This <a href="#">link</a> is the form to request a hydrant test by the City.</p> <p>Implementing low impact development practices will help reduce the impact on storm water systems.</p>

**Community Feedback – Housing Accelerator Fund (General Comments Received)**

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

Theme	Summarized Comments	Response
Affordable Housing	Support for increasing affordable housing.	The City is developing a Housing Strategy. For information about the Strategy or the affordable housing incentives, please visit <a href="https://saskatoon.ca/engage/housing-strategy">saskatoon.ca/engage/housing-strategy</a>
Incentives	Suggestions for Housing Accelerator Fund incentives.	Incentives are being developed and more information will be provided on the scope of the incentives at the May 8, 2024, Planning, Development and Community Services meeting. These incentives will be focused on new builds and affordable housing.
Property Taxes	Concerns that the proposed changes will increase property taxes.	There will be no impacts for the 2025 assessments. The data for the 2025 assessments is based on data collected as of January 1, 2023. 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. More information can be found here. <a href="https://www.saskatoon.ca/servicesresidents/property-tax-assessment/assessment">https://www.saskatoon.ca/servicesresidents/property-tax-assessment/assessment</a>
Infill Review	Questions about the infill review.	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.