Examples of Potential Development of Multiple-Unit Dwellings in the Corridor Growth Area and the Transit Development Area

This document provides examples of the forms of development that may be permitted with the new regulations to permit multiple unit dwellings up to four units. Examples are provided for three different sites.

NOTE: These drawings are conceptual and subject to change. The information is for reference only and should not be used for legal proposes. Drawings show the general form of development considered under the proposed amendments. Any development would be required to meet the applicable development standards. These drawings may not be reproduced without the expressed written consent of the Planning and Development Department, City of Saskatoon.
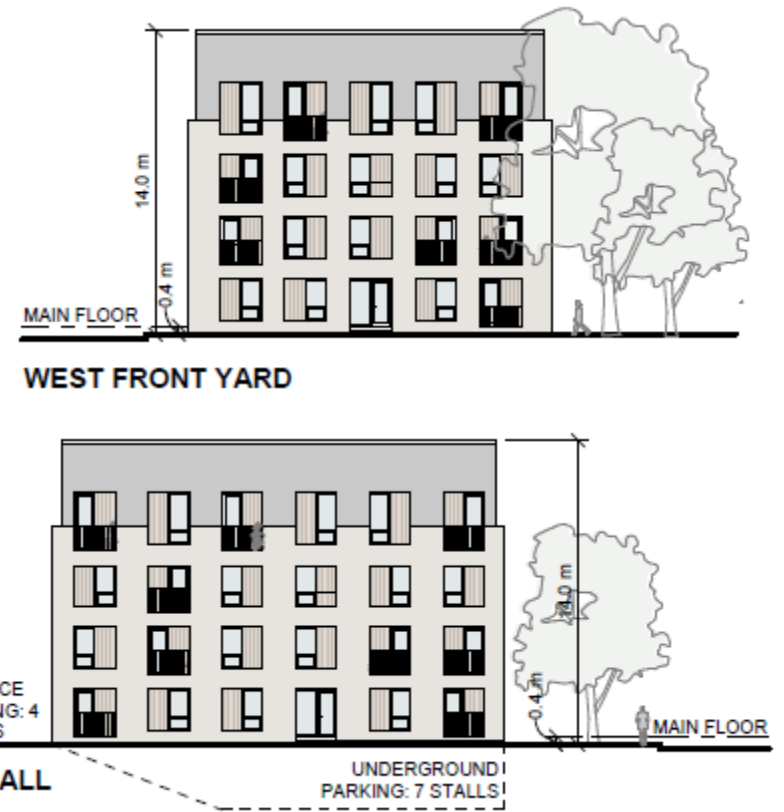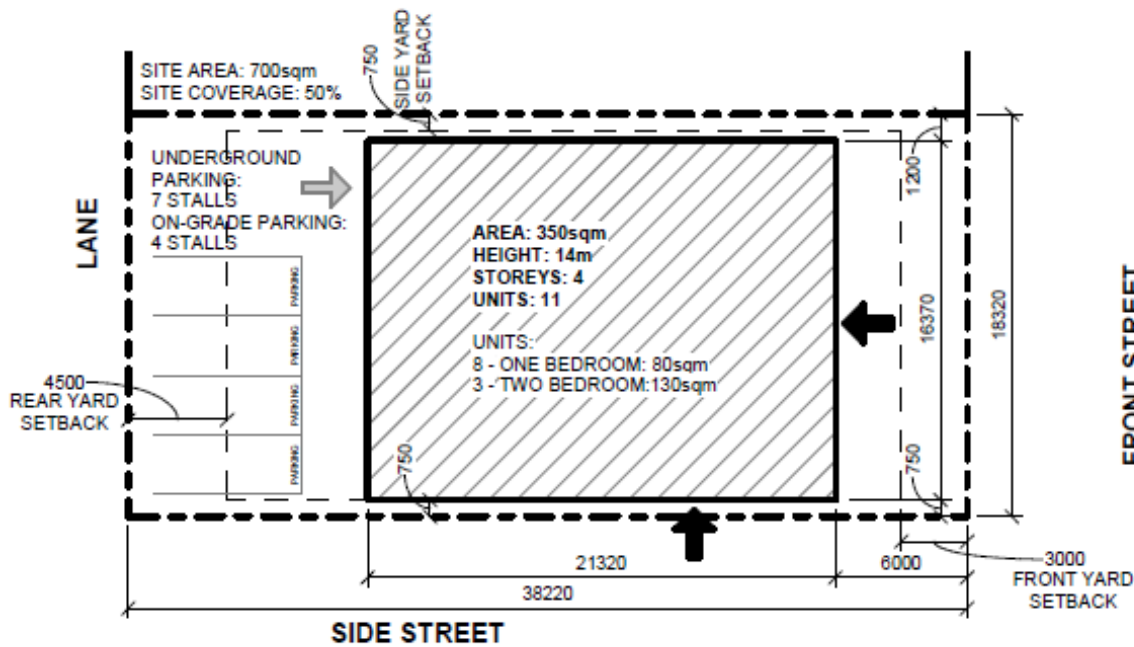
Example 1 (R2 Zoning, Corner Site)

Located within the Transit Development Area and Corridor Residential Land Use

Example 1: 4 Storey Multiple-Unit Dwelling

- Site width 18.32 metres (minimum requirement 15 metres)
- Building Height of 14 metres (maximum requirement 15 metres)
- Site coverage of 50% (maximum 60% on corner sites)
- 11 Dwelling units

Drawings do not show building stepback.

SITE AREA: 700sqm
SITE COVERAGE: 50%

UNDERGROUND PARKING: 7 STALLS
ON-GRADE PARKING: 4 STALLS

LANE

4500 REAR YARD SETBACK

750 SIDE YARD SETBACK

AREA: 350sqm
HEIGHT: 14m
STOREYS: 4
UNITS: 11

UNITS:
8 - ONE BEDROOM: 80sqm
3 - TWO BEDROOM:130sqm

21320
38220
6000

3000 FRONT YARD SETBACK

SIDE STREET

FRONT STREET

1200
16370
18320
750
750

WEST FRONT YARD

14.0 m
0.4 m

MAIN FLOOR

SOUTH SIDEWALL

SURFACE PARKING: 4 STALLS

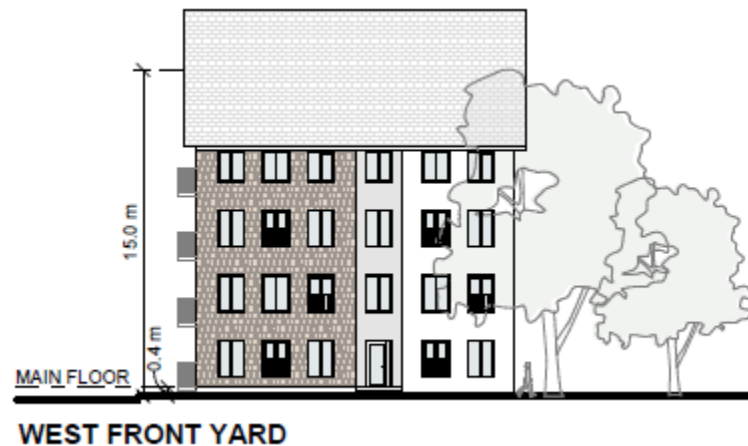UNDERGROUND PARKING: 7 STALLS

MAIN FLOOR

0.4 m

Example 2 (R2 Zoning, Corner Site)

Located within the Transit Development Area and Corridor Residential Land Use

4 Storey Multiple-Unit Dwelling

- Site with 22.86 metres (minimum 15 metres)
- Building Height of 15 metres (maximum requirement 15 metres)
- Site coverage of 50% (maximum 60% on corner sites)
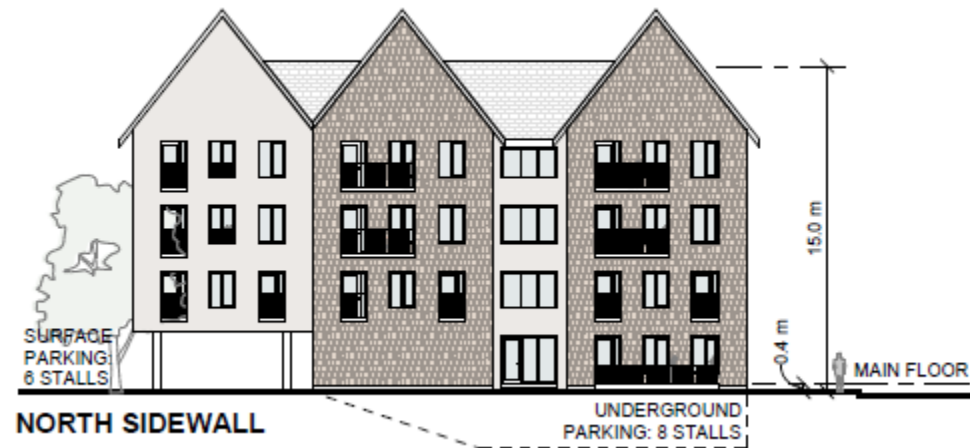- 14 Dwelling units

Drawings do not show building stepback.

SIDE STREET

37430

28930

4000
FRONT YARD
SETBACK

1500

3000

14980

22860

4880

AREA: 427sqm
HEIGHT: 15m
STOREYS: 4
UNITS: 15

UNITS:
8 - ONE BEDROOM: 60sqm
3 - TWO BEDROOM: 115sqm
3 - THREE BEDROOM:135sqm

SITE AREA: 855sqm
SITE COVERAGE: 50%

FRONT STREET

1500
SIDE YARD
SETBACK

PARKING   PARKING   PARKING

ON-GRADE
PARKING: 6 STALLS
UNDERGROUND
PARKING: 8 STALLS

PARKING   PARKING   PARKING

RE.
SE

LANE

NORTH SIDEWALL

15.0 m

0.4 m

MAIN FLOOR

SURFACE
PARKING
6 STALLS

UNDERGROUND
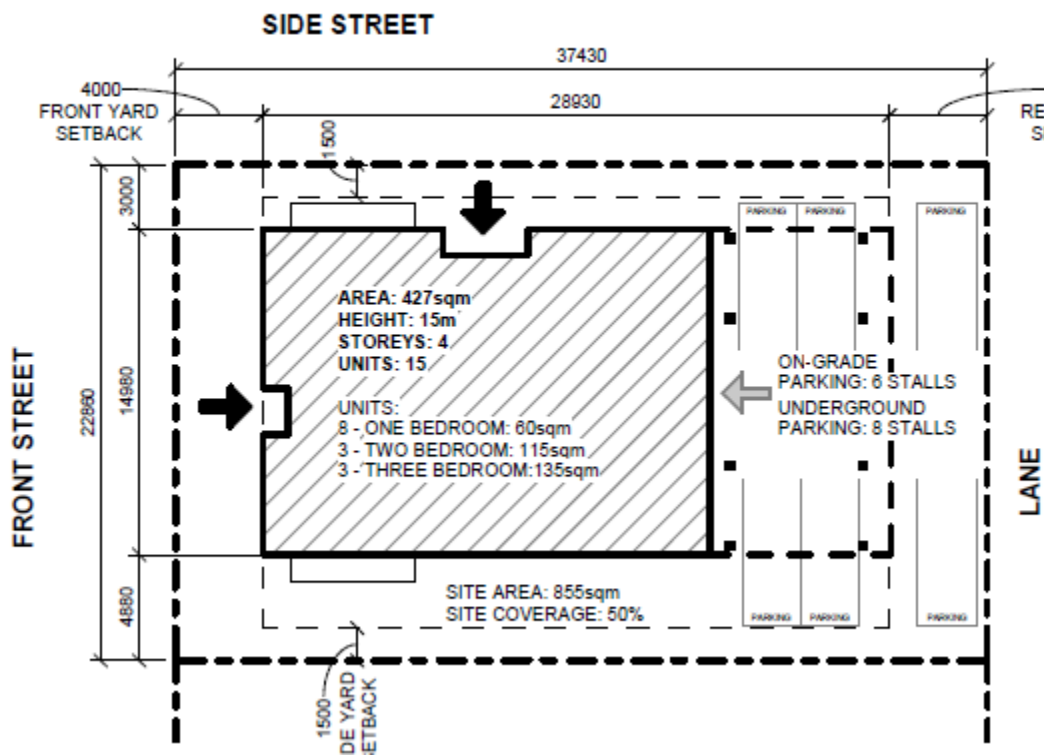PARKING: 8 STALLS

WEST FRONT YARD

15.0 m

0.4 m

MAIN FLOOR

Example 3 (R2 Zoning, Corner Site)

Located within the Transit Development Area and Corridor Residential Land Use

4 Storey Multiple-Unit Dwelling with Building Stepback

- Site with 22.86 metres (minimum 15 metres)
- Building Height of 15 metres (maximum requirement 15 metres)
- Site coverage of 50% (maximum 60% on corner sites)
- 12 Dwelling units

Drawings show building stepback.

SIDE STREET

37430

4000
FRONT YARD
SETBACK

23270

4500
REAR YARD
SETBACK

1500

3000

AREA: 427sqm
HEIGHT: 15m
STOREYS: 4
UNITS: 15

UNITS:
5 - ONE BEDROOM: 75sqm
3 - TWO BEDROOM: 110sqm
4 - THREE BEDROOM:135sqm

SITE AREA: 855sqm
SITE COVERAGE: 50%

FRONT STREET

22860

18360

1500

1500
SIDE YARD
SETBACK

LANE

PARKING

PARKING

ON-GRADE
PARKING: 4 STALLS
UNDERGROUND
PARKING: 10 STALLS

PARKING

NORTH SIDEWALL

SURFACE PARKING:
4 STALLS

15.0 m

0.6 m

MAIN FLOOR

UNDERGROUND
PARKING: 10 STALLS

WEST FRONT YARD

15.0 m

0.6 m

6.0 m

MAIN FLOOR