

As part of the **Zoning Bylaw Review Project**, the City of Saskatoon has identified the need to review neighbourhood-level infill regulations that apply to new one- and two-unit housing, or renovations of existing development, in Established Neighbourhoods. Established Neighbourhoods are defined as neighbourhoods located inside Circle Drive, as well as the Sutherland, Forest Grove, and Montgomery Place neighbourhoods.

This review will support the objectives for neighbourhood infill as set out in the Official Community Plan:

- Accommodate 10 per cent of total growth within Neighbourhood Infill areas;
- Help meet the housing needs of a diverse population;
- Make efficient use of civic and community infrastructure;
- Gradually increase residential densities, where appropriate; and
- Recognize the interests of local residents and the impact of development on neighbourhood character and infrastructure.

The scope of the neighbourhood level infill review includes a review of:

- The Established Neighbourhood Map to ensure neighbourhoods in Category 1 and 2 are in the appropriate category (see Figure 1 on next page).
- The existing maximum sidewall area regulation that regulates the size and form of the house, in particular whether it is suitable for corner sites and if a simpler regulation would achieve the same result;
- Minimum front yard setbacks in historic areas, where the existing housing pattern does not match the current regulations, to accommodate a consistent pattern of development;
- Options to allow verandas or similar structures to encroach into required front yards in Category 1 neighbourhoods;
- Regulations pertaining to height-from-grade of the front door in Category 1 neighbourhoods to ensure the regulation is practical for construction practices; and
- Minimum site-width requirements for one-unit dwellings in Category 2 neighbourhoods to maintain a consistent development pattern, while accommodating a gradual increase in residential density.

More detailed information on the current regulations and what is being reviewed can be found online. (**Infill Report January 2021** Item 8.1.3).

For more information on the neighbourhood level infill review, visit saskatoon.ca/engage/neighbourhood-level-infill.



What are the established neighbourhoods?

Category 1 and Category 2 Neighbourhoods

In recognition of the significant difference in housing patterns, two categories of zoning standards are in effect. Category 1 generally refers to pre-war neighbourhoods predominantly built-out prior to the 1950s and Category 2 reflects standards for those neighbourhoods built-out later. Certain regulations apply to both categories while others apply to only one.

Category 1 Neighbourhoods (blue): King George, Pleasant Hill, Riversdale, Westmount, Caswell Hill, Nutana, Buena Vista, Haultain, Varsity View, City Park, North Park and Exhibition.

Category 2 Neighbourhoods (pink): Hudson Bay Park, Mayfair, Kelsey-Woodlawn, Richmond Heights, Sutherland, Forest Grove, Greystone Heights, Grosvenor Park, Brevoort Park, Nutana S.C., Eastview, Nutana Park, Adelaide/Churchill, Queen Elizabeth, Avalon, Holiday Park, Montgomery Place, Mount Royal and Meadowgreen.

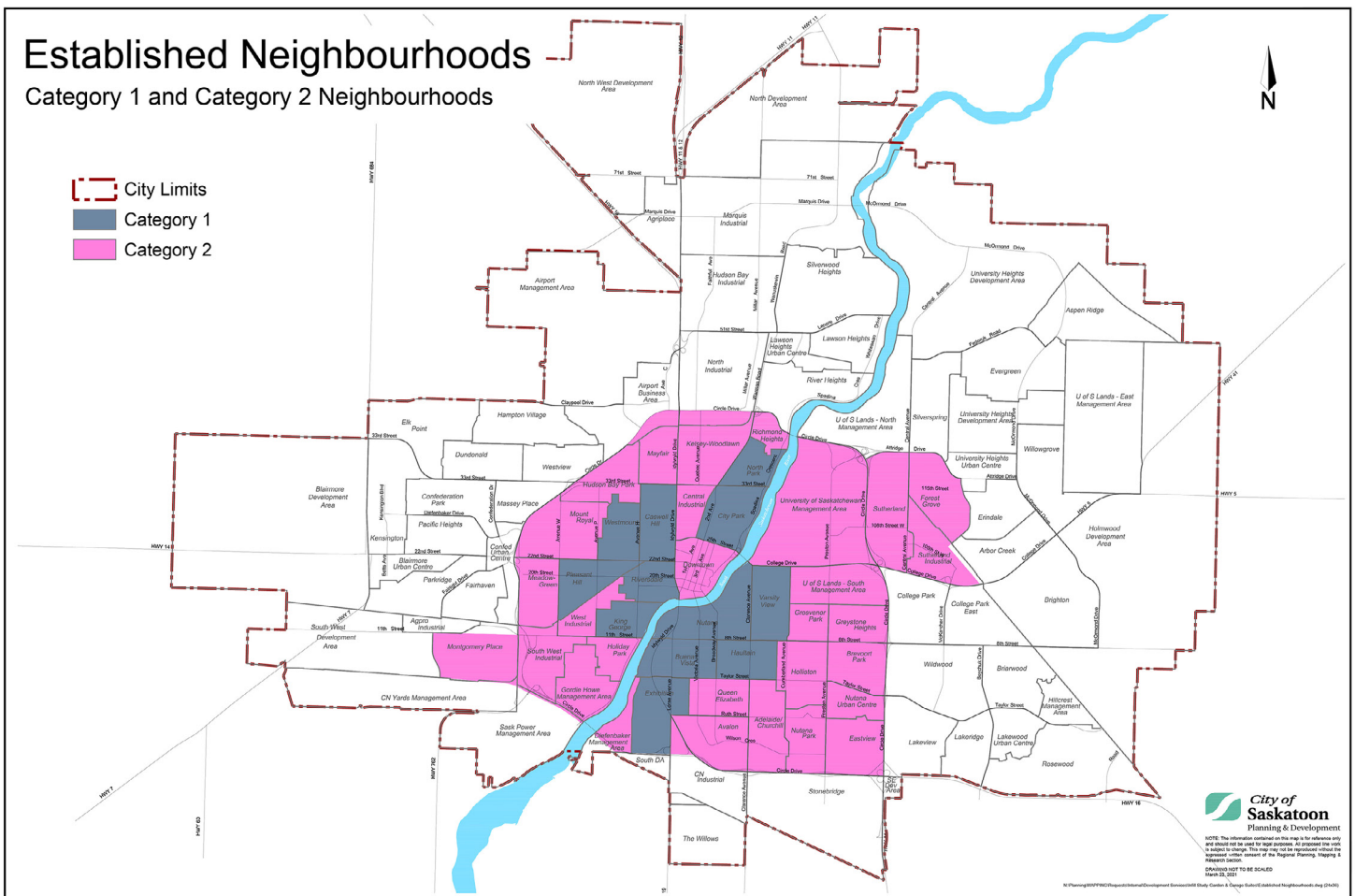


Figure 1