

Zoning Bylaw Review

Neighbourhood Level Infill Survey Results

Insightrix – September 2021

Community Advisory Panel – October 2021



saskatoon.ca/zoningbylawreview



NEIGHBOURHOOD LEVEL INFILL SURVEY

As part of the Comprehensive Review of the Zoning Bylaw, the City is reviewing the Zoning Bylaw regulations pertaining to neighbourhood level infill. When we say neighbourhood level infill, we are referring specifically to the construction of new, or renovations to, houses and duplexes.

In the fall of 2021, two surveys were undertaken to gain resident perspectives:

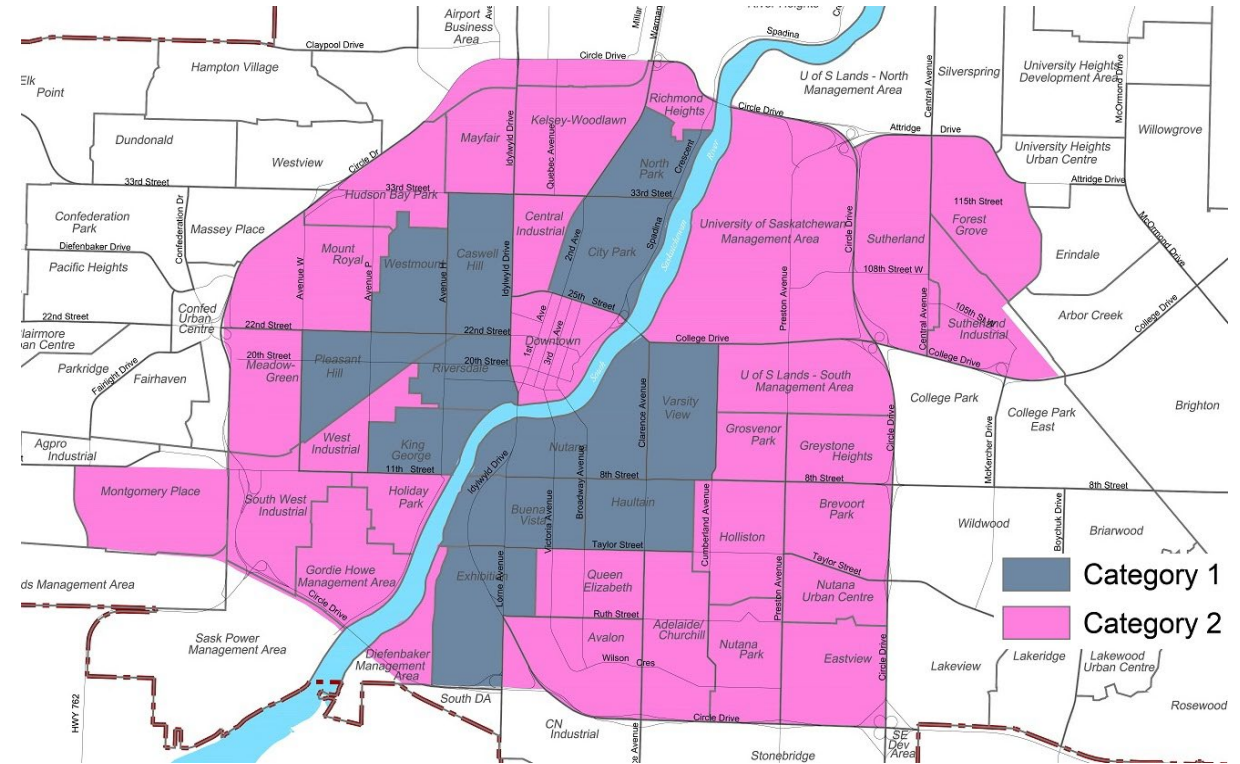
Survey	Neighbourhood	# of Responses
Insightrix Survey	Category 1 Neighbourhood Residents	160
	Category 2 Neighbourhood Residents	240
Community Advisory Panel / Public Survey	Category 1 Neighbourhood Residents	78
	Category 2 Neighbourhood Residents	138
	Residents not living in Established Neighbourhoods	135
	Other / Did Not Reply to this Question	46

In 2015, the City of Saskatoon implemented new regulations in the Zoning Bylaw for new neighbourhood level infill development in the established 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. Category 1 neighbourhoods generally have wide tree-lined boulevards, are built primarily on the grid pattern, do not have as many front garages, are two to three story homes, and are on smaller lots close together.
- Category 2 reflects standards for those neighbourhoods that were built later. Category 2 neighbourhoods generally have larger lots, front driveways (some lanes) and are built on a curvilinear pattern with crescents and cul-de-sacs.

Certain regulations apply to both categories while others apply to only one.

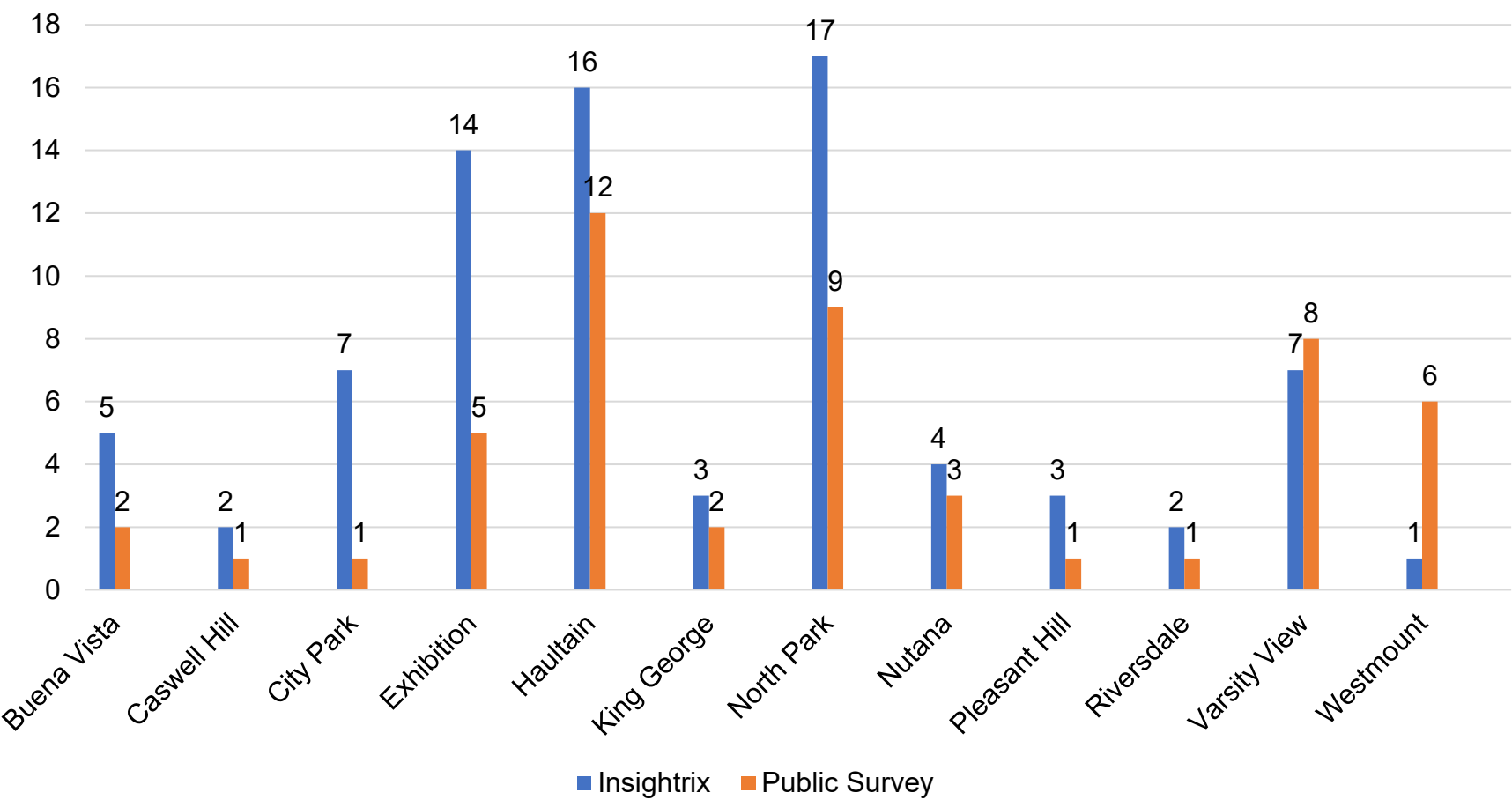


Category 1 Neighbourhoods (blue): King George, Pleasant Hill, Riversdale, Westmount, Caswell Hill, Nutana, Buena Vista, Haultain, Varsity View, City Park, North Park and Exhibition.

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, Holliston, Adelaide/Churchill, Queen Elizabeth, Avalon, Holiday Park, Holliston, Montgomery Place, Mount Royal and Meadowgreen.

ESTABLISHED NEIGHBOURHOOD CATEGORIES

Are there any neighbourhoods listed as Category 1 that you feel do not belong in that category and/or do not have the characteristics of a Category 1 neighbourhood?



The number listed on the table is the number of respondents who selected the indicated neighbourhood. Total responses for each survey was:

- Insightrix Survey – 400
- Public Survey – 394

Insightrix Survey

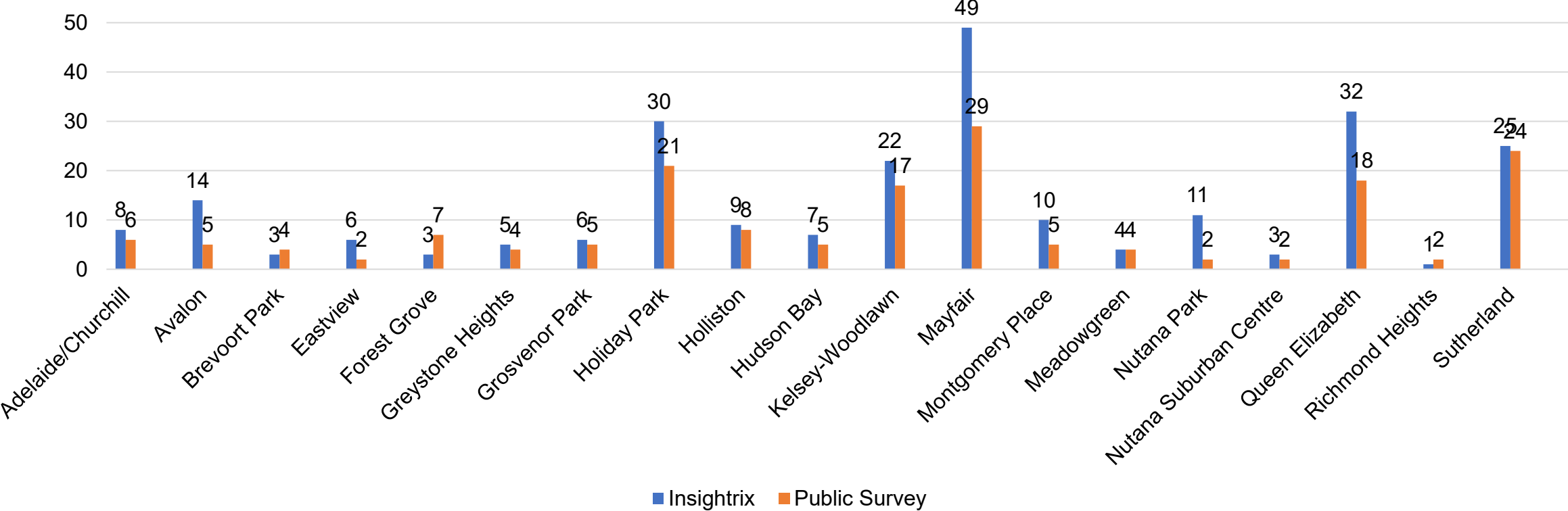
- 180 responded “None of the Above”
- 167 responded “Not Sure”

Public Survey

- 162 responded “None of the Above”
- 109 responded “Not Sure”

ESTABLISHED NEIGHBOURHOOD CATEGORIES

Are there any Category 2 neighbourhoods that you feel belong in Category 1?



The number listed on the table is the number of respondents who selected the indicated neighbourhood. Total responses for each survey was:

- Insightrix Survey – 400
- Public Survey – 394

Insightrix Survey

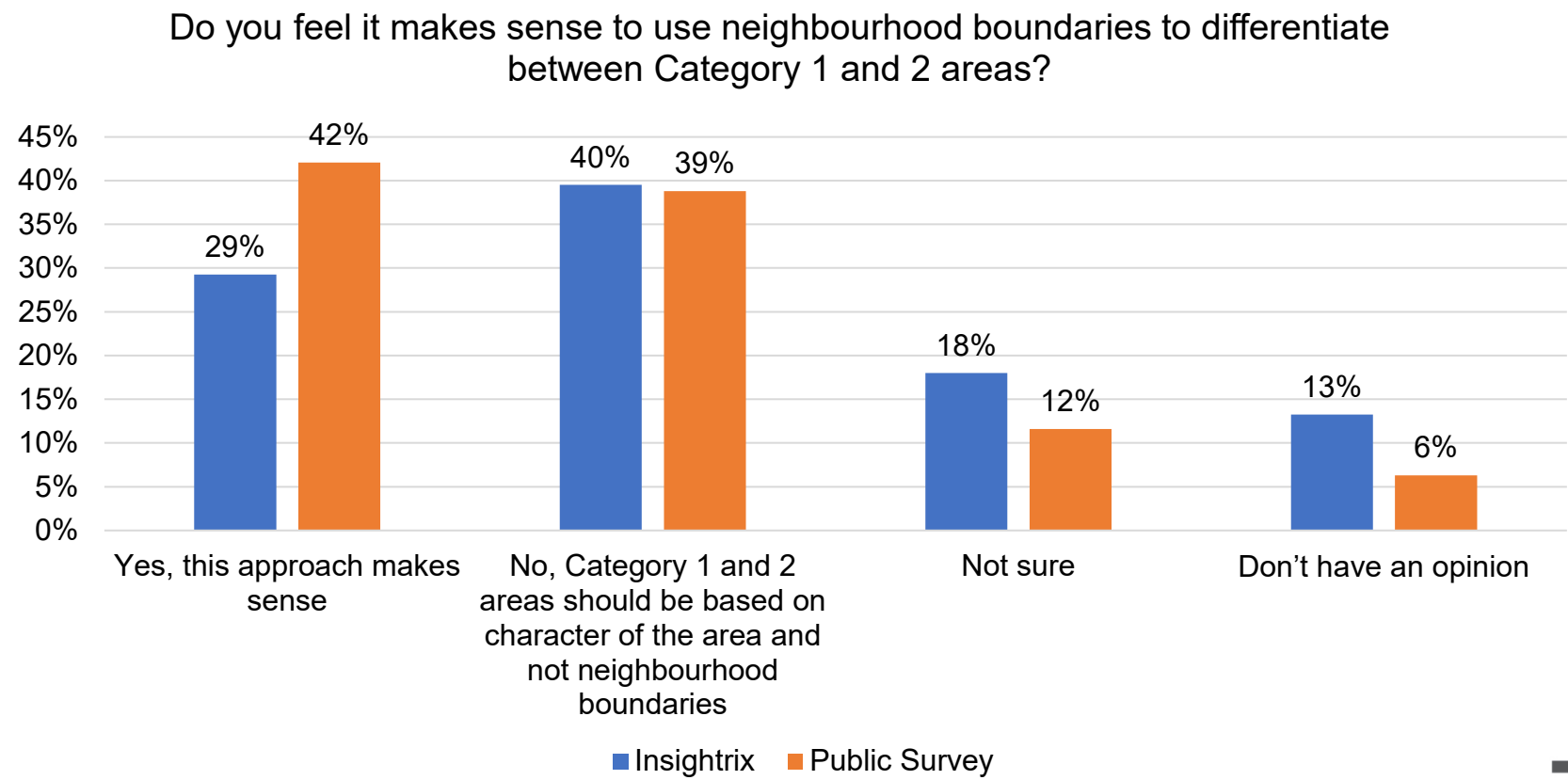
- 104 responded “None of the Above”
- 183 responded “Not Sure”

Public Survey

- 120 responded “None of the Above”
- 114 responded “Not Sure”

ESTABLISHED NEIGHBOURHOOD CATEGORIES

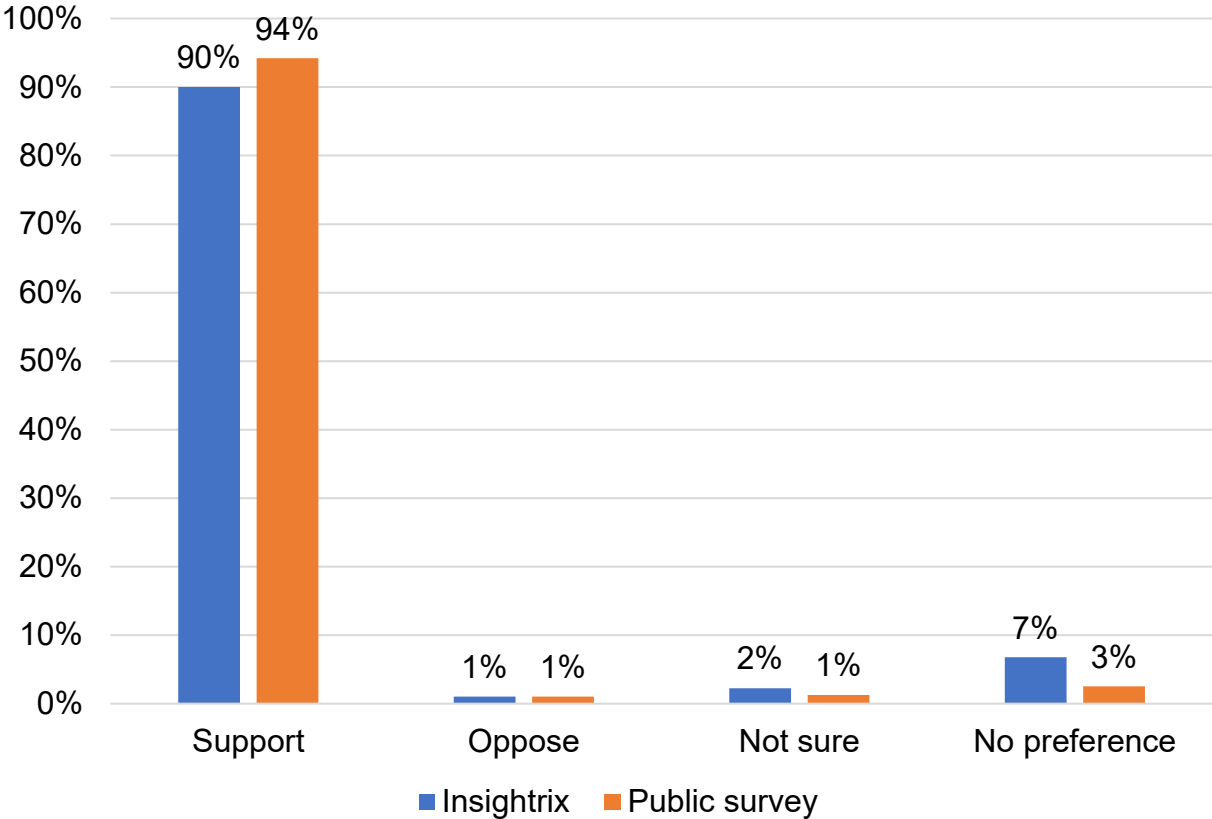
When the neighbourhood level infill regulations were first included in the Zoning Bylaw, neighbourhood boundaries were used to differentiate between the categories even though in some cases, the character of part of the neighbourhood may better suit the other category.



PORCHES AND VERANDAS

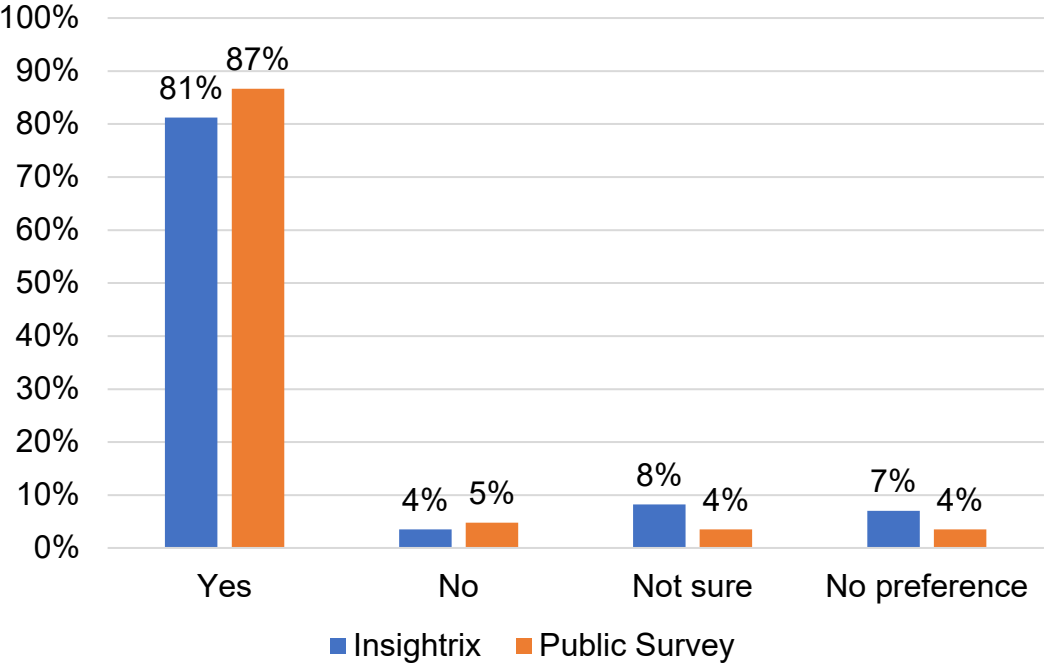


Do you support or oppose front structures such as porches or verandas attached to homes in Category 1 neighbourhoods?

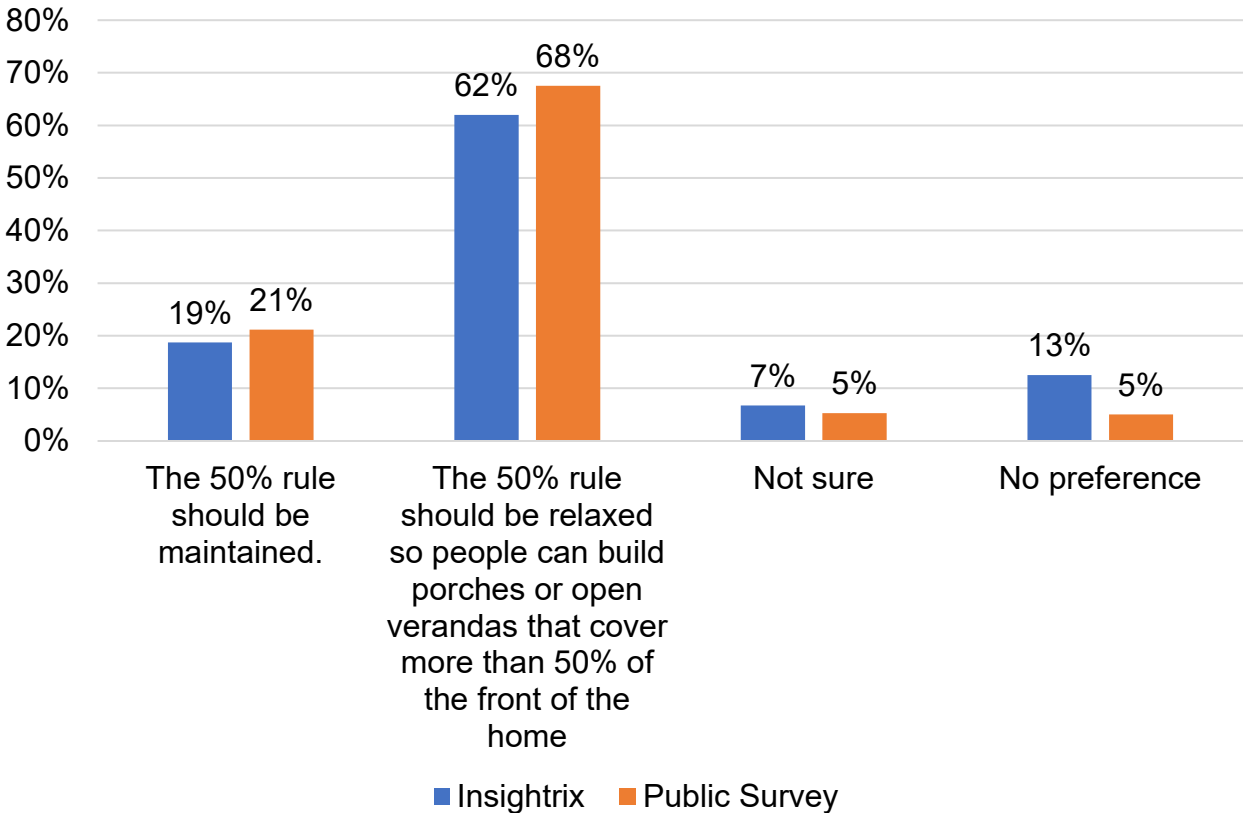


PORCHES AND VERANDAS

If a porch or veranda in the front yard is completely enclosed, do you think it would still match the character of Category 1 neighbourhood homes?



Front porches cannot cover more than 50% of the front of a new home in Category 1 neighbourhoods. With this in mind, which of the following do you agree with?



DOOR HEIGHT

In Category 1 neighbourhoods, the Zoning Bylaw requires that the bottom or sill of an entrance facing the front yard of a home cannot be located more than one metre above the finished grade.

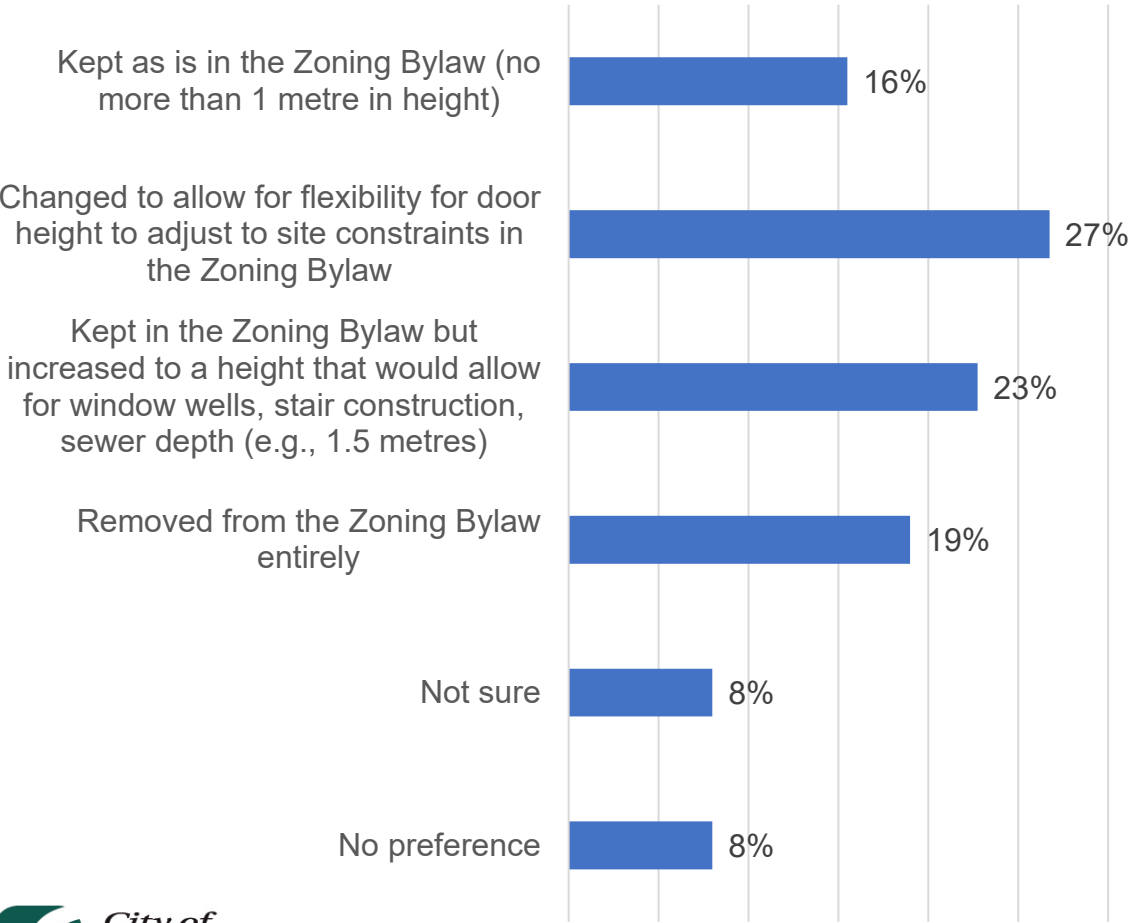
This regulation on front door height is meant to keep the front door low to encourage interaction with the pedestrian realm at the sidewalk. The City has heard that, from a construction perspective, meeting this requirement is difficult due to window wells for basement windows, stair construction, sewer-line depth, and other considerations.



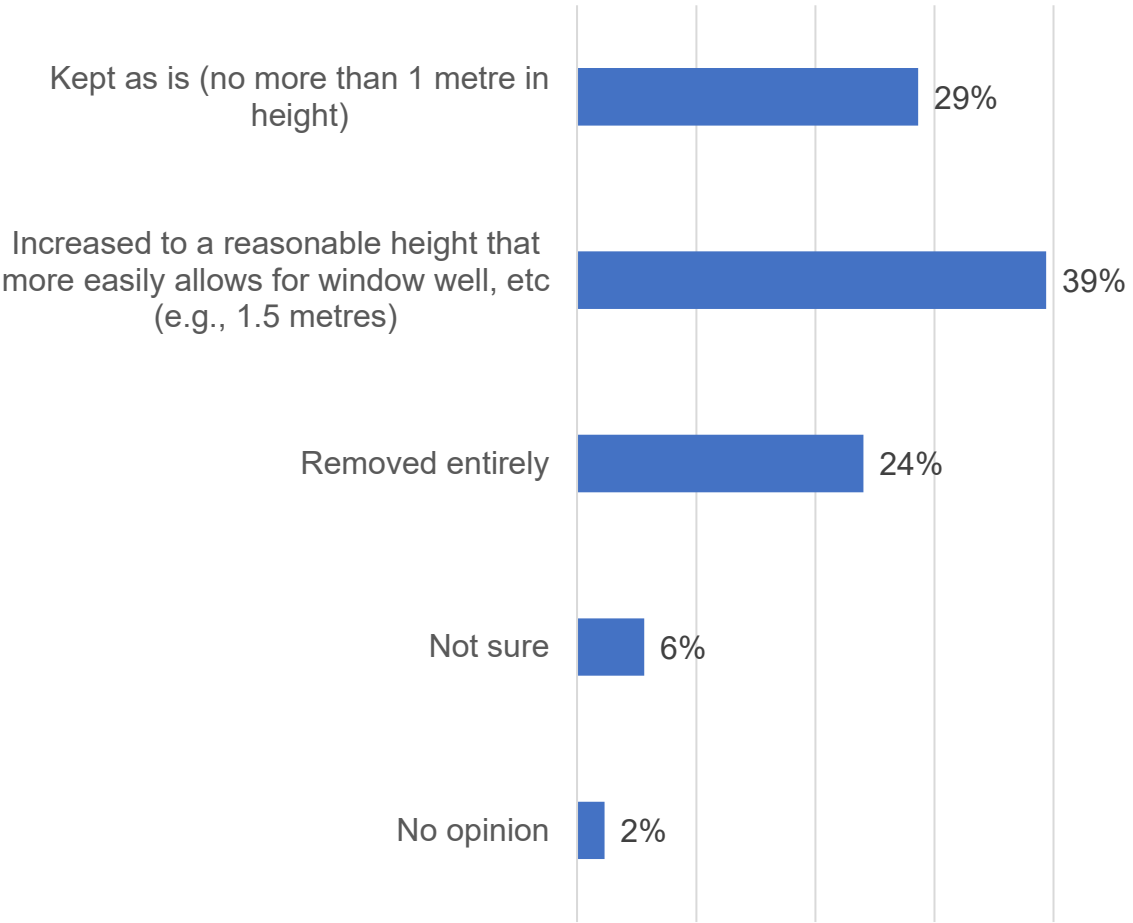
The front door of the left home (the grey and white) is too high according to the current regulation while the right one (the beige home) complies with the requirement.

DOOR HEIGHT

Do you feel the front door height requirement should be...
(Insightrix Survey Results)



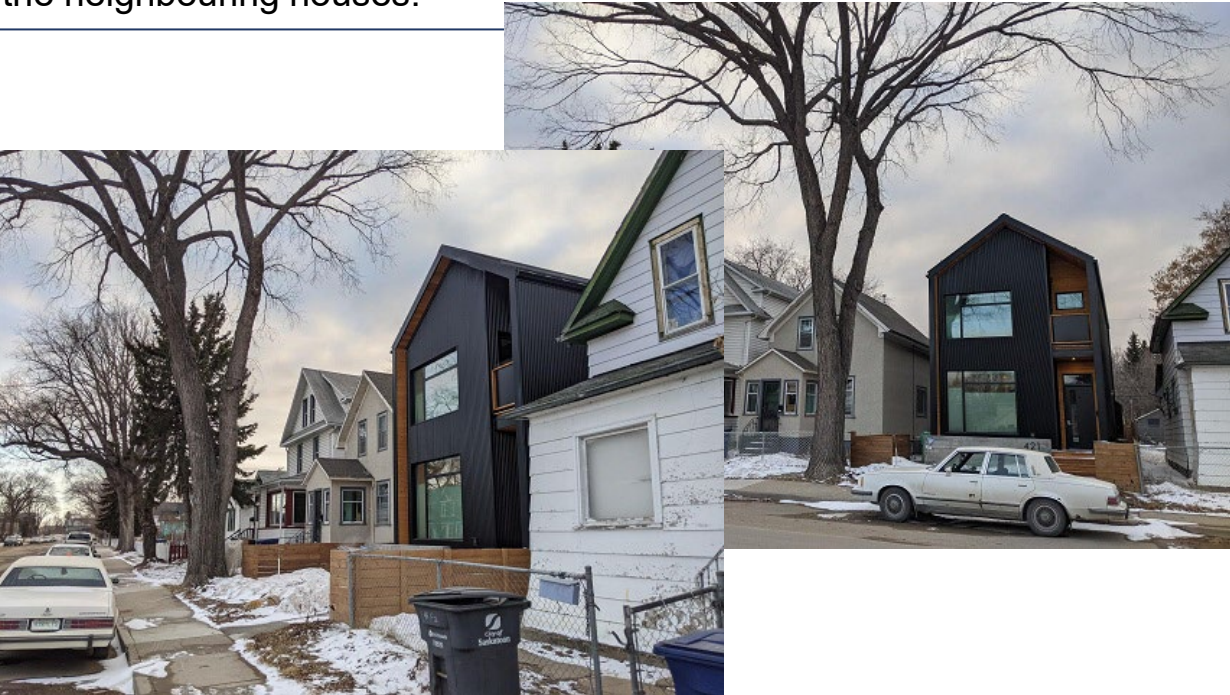
Do you feel the front door height requirement should be...
(Public Survey Results)



SETBACKS

In Category 1 neighbourhoods, many front yard setbacks are required to be 6 metres from the front property line. However, some of the houses were built before this regulation was in place and are closer to the street. To allow a new build to have a setback of less than the required 6 metres from the property line, to align with existing houses, an individual has to go through the development appeal process that could add time, extra cost, and uncertainty.

In the images below, the new build (the darker home) has gone through the appeal process and the front yard setback more closely aligns with the neighbouring houses.



For Category 1 neighbourhoods, which of the following options do you prefer?

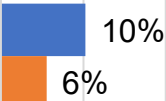
A setback less than 6 metres should be permitted without an appeal process where the neighbouring properties have a setback of less than 6 metres.



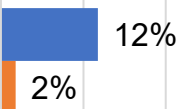
A setback less than 6 metres should only be permitted through the appeal process regardless if the neighbouring properties have a setback of less than 6 metres.
(Current process)



Not sure



No preference

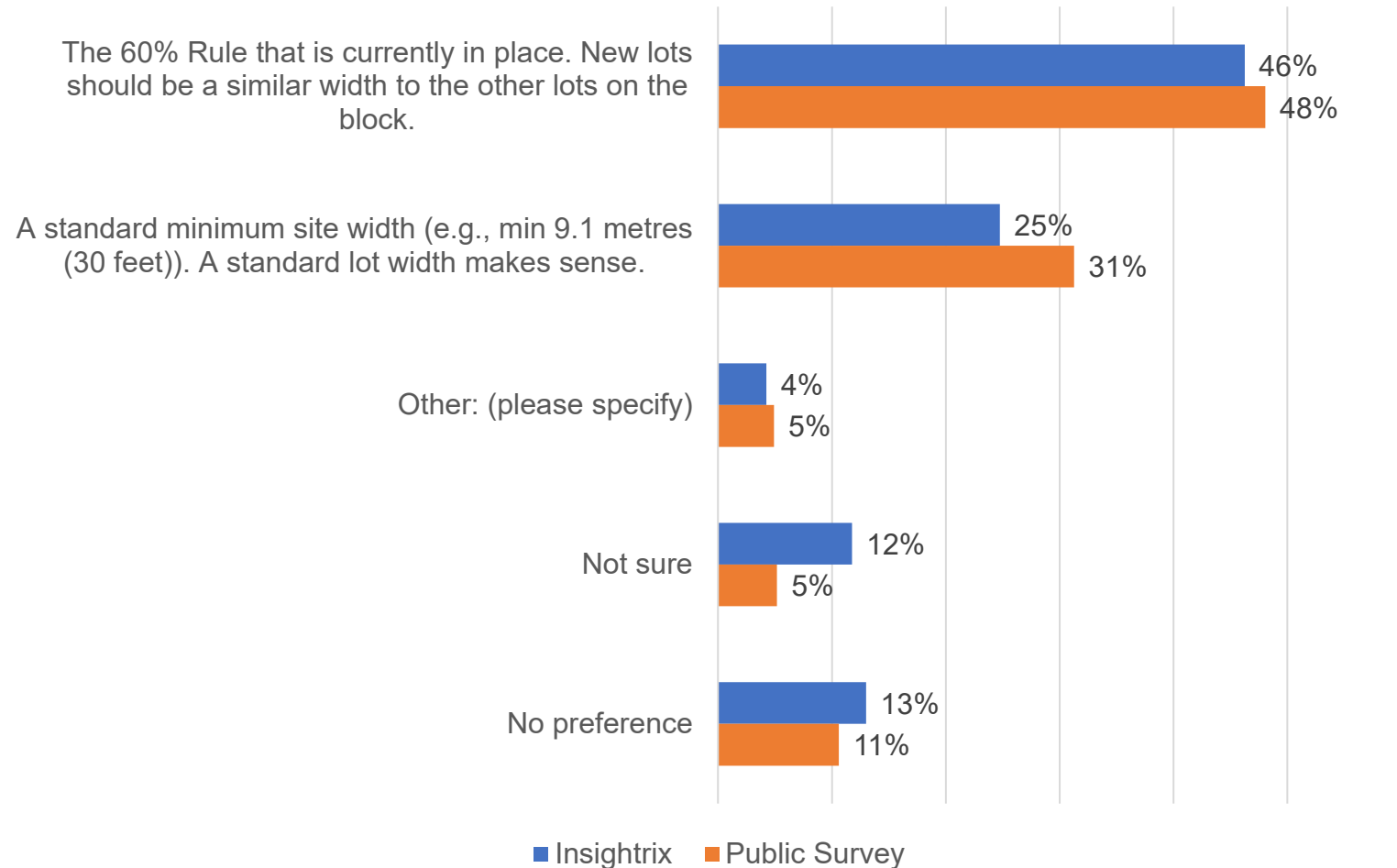


■ Insightrix ■ Public Survey

SITE WIDTH

In Category 2 neighbourhoods, there are restrictions that limit how wide a lot can be so it doesn't vary too much from other lots on the same block. If someone were to subdivide a lot to build two new infill houses, the width of the subdivided lots cannot be too narrow in comparison to the other lots on the block. Right now, the width of each individual lot cannot be less than 60% of the average width of the other lots on that block.

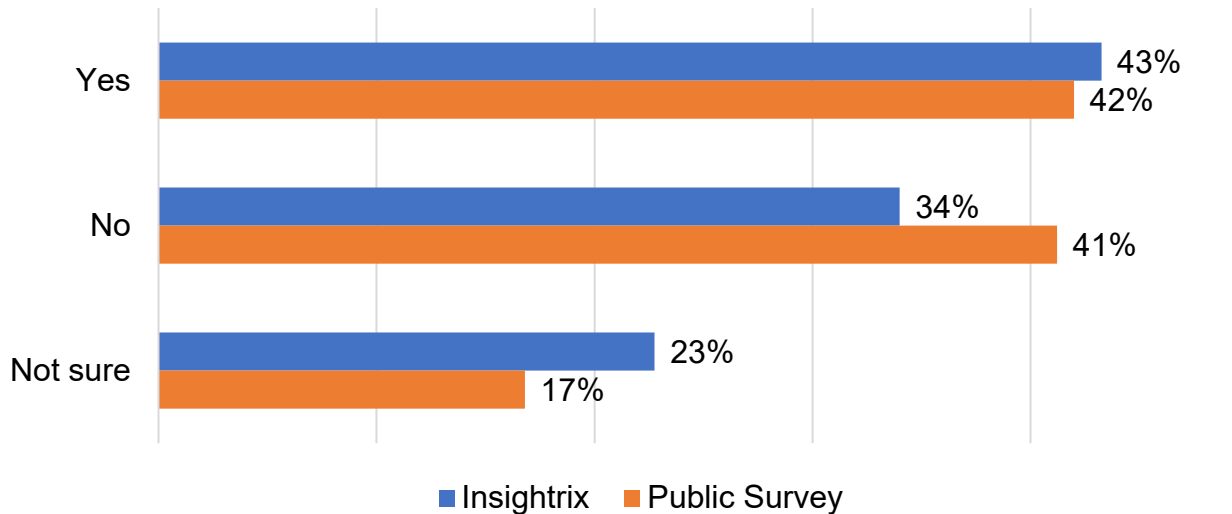
Which of the following options for regulating site width do you think would work best for Category 2 neighbourhoods?



MASSING / SIZE

During development of the Neighbourhood Level Infill Regulations, the massing, or size, of new infill houses was identified as a concern for residents. The allowable sidewall area calculation is used to regulate the size of new infill houses, to ensure that new infill development is of a size that is in character with the rest of the neighbourhood, and to minimize the impact of new infill houses on neighbouring residents.

In terms of massing or size, do you think developments on corner sites should be treated differently (i.e., be allowed to be larger)?



Have you noticed a difference in new infill homes over the past five years in terms of massing / size?

