

# ACCESSORY DWELLING UNITS PROPOSED AMENDMENTS Housing Accelerator Fund Action Plan



**INITIATIVE:** Eliminating barriers for building accessory dwelling units like secondary suites and garden and garage sites.

## **What Are Accessory Dwelling Units (ADUs)?**

An ADU is a type of dwelling that is self-contained and accessory to a principal use and include secondary suites, and garden and garage suites. They support housing affordability by increasing housing options and increasing the housing stock. Secondary suites were first permitted in Saskatoon in the late 1990s and over time standards evolved. Regulations governing garden and garage suites were added to the Zoning Bylaw in 2014.

Currently the Official Community Plan and the Zoning Bylaw only allow one ADU to be developed on a site as an accessory to a one-unit dwelling. This type of housing is also limited with restrictions around size and access.

## **What is proposed as part of the Housing Accelerator Fund Action Plan?**

**Secondary Suites** - Remove restriction on where the entrance of a secondary suite can be located on the principal dwelling.

**Garden and Garage Suites** - Allow garden and garage suites as permitted accessory uses to two-unit dwellings and semi-detached dwellings • Permit a garden or garage suite to be attached to another garden or garage suite on an adjacent site (with access to a rear lane). • Increase height for a garage suite to 6.5 metres (excepting flat roofs) in newer neighbourhoods (Category 3).

**Both Secondary Suites and Garden and Garage Suites** - Allow a secondary suite and a garden or garage suite to be on the same site • Remove off-street parking requirements • Remove the two bedroom maximum • Remove parking requirements. Parking requirements for short term rentals and homestays will also be removed

## **Why is this important to housing accessibility in Saskatoon?**

Promoting ADUs can increase housing supply in existing neighbourhoods without dramatically changing the character of that neighbourhood, while using existing infrastructure and services like sewer and water. This means ADUs require fewer resources to build than a single-family home and tend to have lower operating and energy costs.