

# PERMITTING FOUR UNITS ON SITE PROPOSED AMENDMENTS Housing Accelerator Fund Action Plan



**INITIATIVE:** To permit the development of up to four dwelling units per residential site, city-wide.

## What is meant by allowing four dwelling units per site?

As part of the Housing Accelerator Fund Action Plan, it is proposed that four-unit dwellings would be permitted in residential areas, as long as certain development standards are met (for example, sites with four-unit dwellings would have to be of a minimum size of 15 metres (50 feet) wide, maximum building height, etc.). In addition to four-unit dwellings, single family homes and duplex-style homes will continue to be permitted in residential areas. It will be up to individual landowners what they want to build on their own property.

## How could this affect me?

The examples set by other cities in Canada who have adopted similar regulations show that changes to neighbourhoods will be gradual and incremental.

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

- The Official Community Plan and Zoning Bylaw will be updated to allow for up to four-unit dwellings to be developed per site in all residential districts, city-wide in addition to single family homes and semi-detached or two-unit (duplex) homes.
- Generally, the development standards being proposed for four-unit dwellings will be similar to one- or two-unit dwellings today in each zoning district, in terms of setbacks, site coverage and height.
- Additionally, the infill regulations which restrict height and massing will apply to four-unit dwellings in Established Neighbourhoods. The exceptions to this are within the Corridor Growth Area and on corner sites in the Transit Development Area.

You can find out more specific details, including illustrated example, at [saskatoon.ca/HAF](http://saskatoon.ca/HAF).

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

Allowing more housing units on a site will increase housing diversity and opportunities for 'Missing Middle' housing, the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. It will provide for multi-family units in walkable areas of the city and make use of existing infrastructure.