

# NEIGHBOURHOOD LEVEL INFILL REVIEW PROJECT: SHAPING SASKATOON'S NEIGHBOURHOODS

## Overview

In partnership with mddl and Small Housing, the City of Saskatoon is currently coordinating a technical review of its zoning standards, infill housing regulations, and related policies to understand how possible amendments could assist in:

- Maintaining and supporting the character and compatibility of new infill housing projects with existing housing in neighbourhoods.
- Improving the flexibility and feasibility of new development projects to help achieve identified housing targets for the City.

This project has been developed to support the City's Housing Action Plan.

## What is Neighbourhood Level Infill Development?

"Neighbourhood Level Infill development" refers to new homes built within established neighbourhoods. This can be on vacant sites within areas that have been otherwise built out, but can also include new housing built next to existing housing on the same lot, or even new housing built to replace existing homes.

In the Saskatoon context, this refers to one-unit, two-unit, semi-detached and three- and four-unit dwellings.

Redevelopment will take place in many neighbourhoods over time as existing homes get older. However, infill provides opportunities to include more housing within neighbourhoods to increase housing density without the need for significant upzoning. This type of development is also designed to be more compatible with surrounding housing with respect to height, setbacks, and massing requirements.

New infill development can help to meet a community's housing needs and can give potential new residents more opportunities to live in the area. It can also support additional investment into older communities, increase the customer base of neighbourhood businesses, and provide more cost-effective and sustainable long-term examples of urban growth.

## What Will This Project Do?

This project is a **technical review** to understand how new projects can be built within older neighbourhoods in the city.

Examples of the types of regulations to be explored include:

- **Building height regulations** that restrict homes in established neighbourhoods to a maximum height of 8.5m.

- **Sidewall regulations** that manage the massing or size of new infill houses. The allowable sidewall area calculation is used to regulate the size of new infill houses and to minimize the impact of new infill houses on neighbouring residents. The project will review the application of **sidewall regulations** for different architectural styles, in particular those with gable ends.
- **Front door requirements** in category 1 neighbourhoods, including sill heights.
- **Yard setbacks** defining the separations between houses and offsite features (e.g., rear lanes, street, neighbouring homes, etc.)
- **Subdivision standards**, including additional dimensional requirements such as the 60% rule in Category 2 neighbourhoods for minimum site widths.

## What Will This Project Not Do?

There are several things that are not included in this project:

- This will **not** examine whether infill should be permitted or not.
- This will **not** review larger types of development, including multi-unit apartment and condo buildings with five or more units. These are distinctly different types of projects and are outside of the types of infill covered under this project.
- This will **not** discuss changes made to on-site parking requirements.
- This will **not** discuss new developments in the University endowment lands or in newer neighbourhoods.

## How Will the Community Be Engaged?

While developing initial recommendations, we are reaching out by:

- Providing for a “**mixed panel**” **discussion** with different representatives of interests from the community, including developers/builders, community organizations, nonprofit organizations, and others. This mixed panel will discuss perspectives on infill housing and review how recommended changes could help to achieve better outcomes. (May and August)
- Following up with **interviews** of selected representatives and others involved with infill housing to discuss more in-depth topics related to these changes. (May and June)

We will be providing opportunities for the wider community to review and comment on these recommendations, with an “infill housing symposium” coordinated at the end of the project. This symposium will be coordinated to allow everyone to come and discuss how these housing types may work in neighbourhoods across the city. Further engagement will be conducted by the City afterwards.

For more information, please see the City’s engage page at:

<https://www.saskatoon.ca/engage/infill-review-shaping-saskatoons-neighbourhoods>

or contact the City at:

[zoningbylaw@saskatoon.ca](mailto:zoningbylaw@saskatoon.ca)