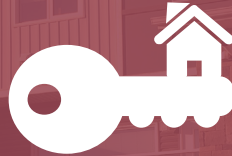


PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



\$41.325M in
Government of
Canada funding



Up to 900 new
homes expected



Over three years

EXAMPLES OF POTENTIAL DEVELOPMENT OF FOUR UNIT DWELLINGS IN THE ESTABLISHED NEIGHBOURHOODS

The drawings shown in this document are labeled with imperial measurements.

This document provides examples of the forms of development that may be permitted with the new regulations to permit multiple unit dwellings up to four units. Examples are provided for three different sites.

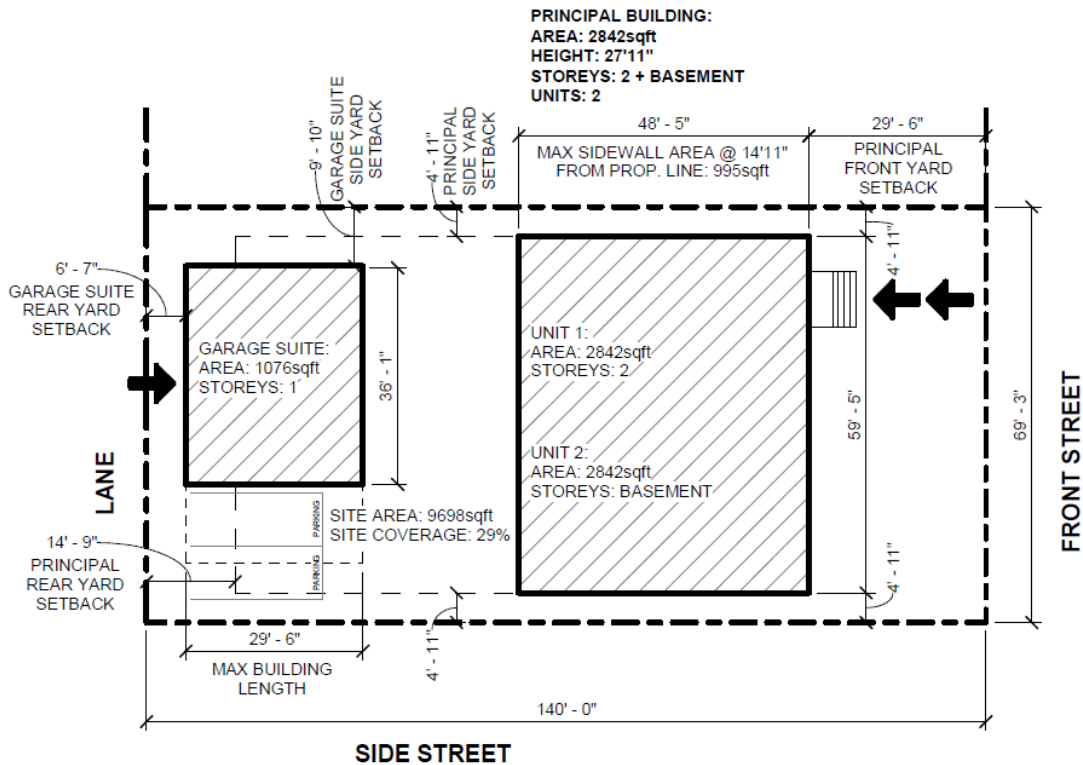
NOTE: These drawings are conceptual and subject to change. The information is for reference only and should not be used for legal proposes. Drawings show the general form of development considered under the proposed amendments. Any development would be required to meet the applicable development standards. These drawings may not be reproduced without the expressed written consent of the Planning and Development Department, City of Saskatoon.

Example 1 (R1 Zoning, Corner Site)

Located within the Established Neighbourhoods and within the Transit Development Area

Example 1(A): One Unit Dwelling with secondary suite and garage suite (Currently Permitted)

- Height of 27'11" (8.5 metres)
- Site coverage of 29.3% (Site coverage does not include garage suite)
- Infill regulations applied

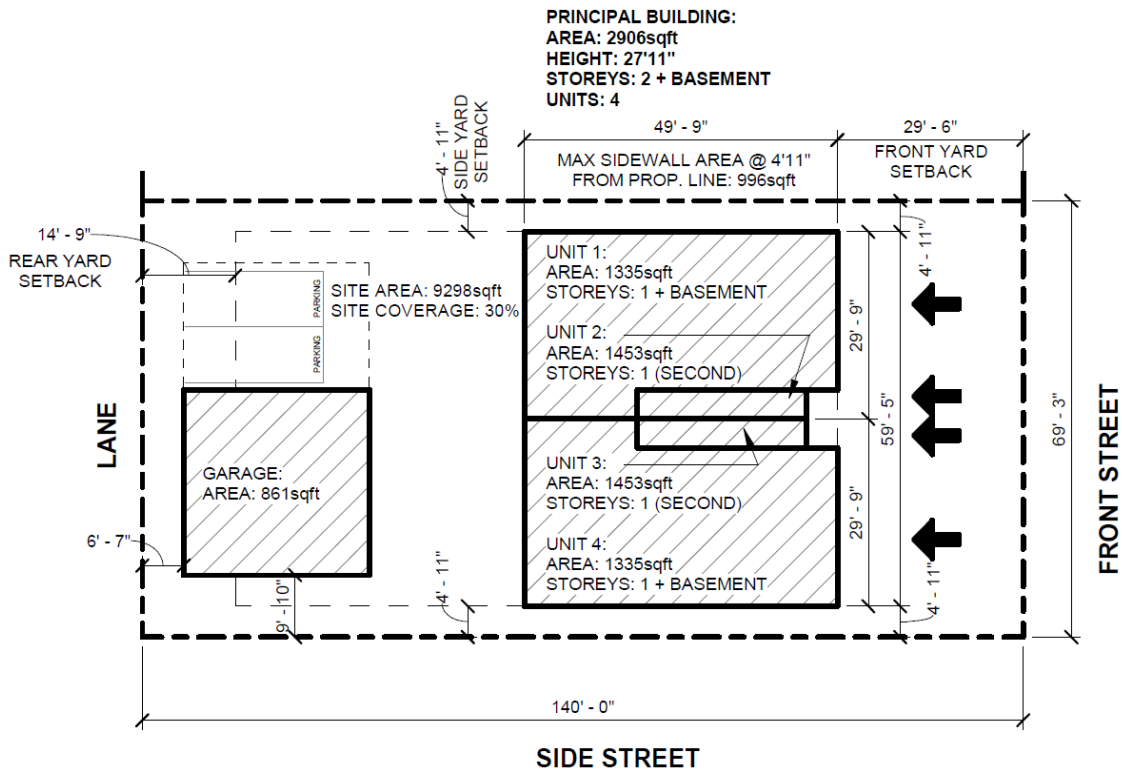


Example 1 (R1 Zoning, Corner Site)

Located within the Established Neighbourhoods and within the Transit Development Area

Example 1(B): Four Unit Dwelling (Could be constructed with the proposed regulations)

- Height of 27'11" (8.5 metres)
- Site coverage of 30% (Site coverage does not include detached garage)
- Infill regulations applied

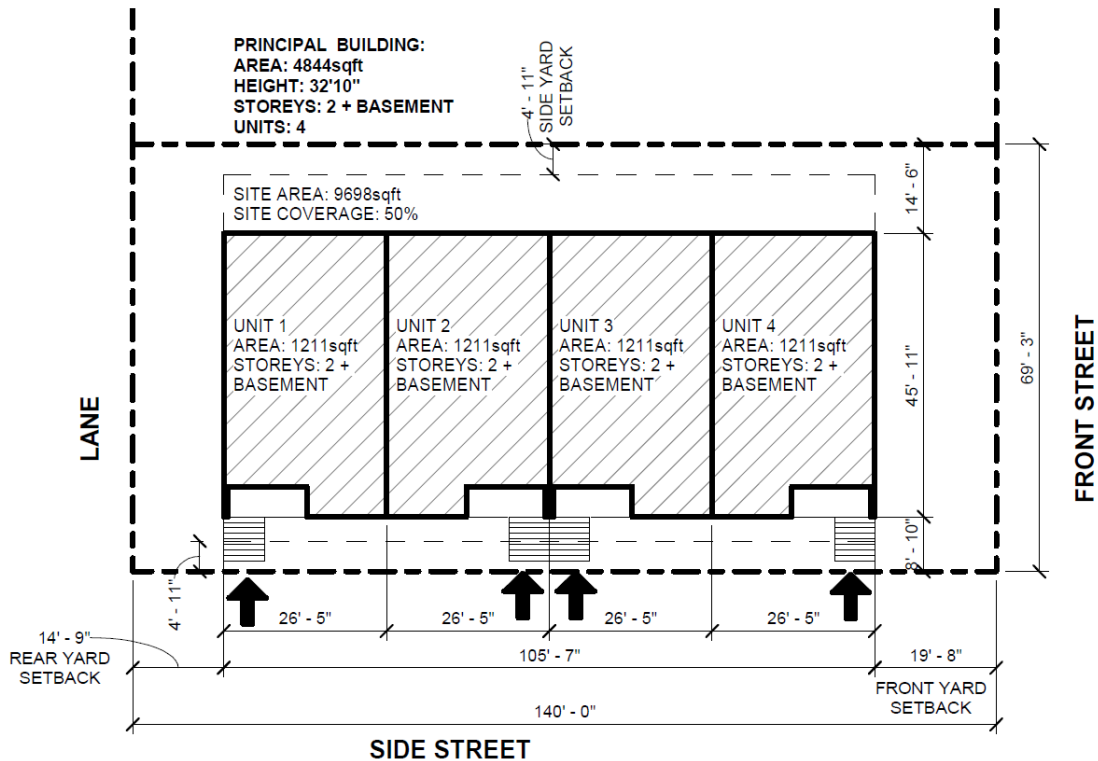


Example 1 (R1 Zoning, Corner Site)

Located within the Established Neighbourhoods and within the Transit Development Area

Example 1(C): Four Unit Dwelling (Could be constructed with the proposed regulations)

- Height of 32'10" (10 metres - Increased height to 10m permitted on corner sites in the Transit Development Area)
- Site coverage of 50% (Increased site coverage to 50% permitted on corner sites in the Transit Development Area)
- Front yard setback is 19'8" (6m)
- Infill regulations not applied

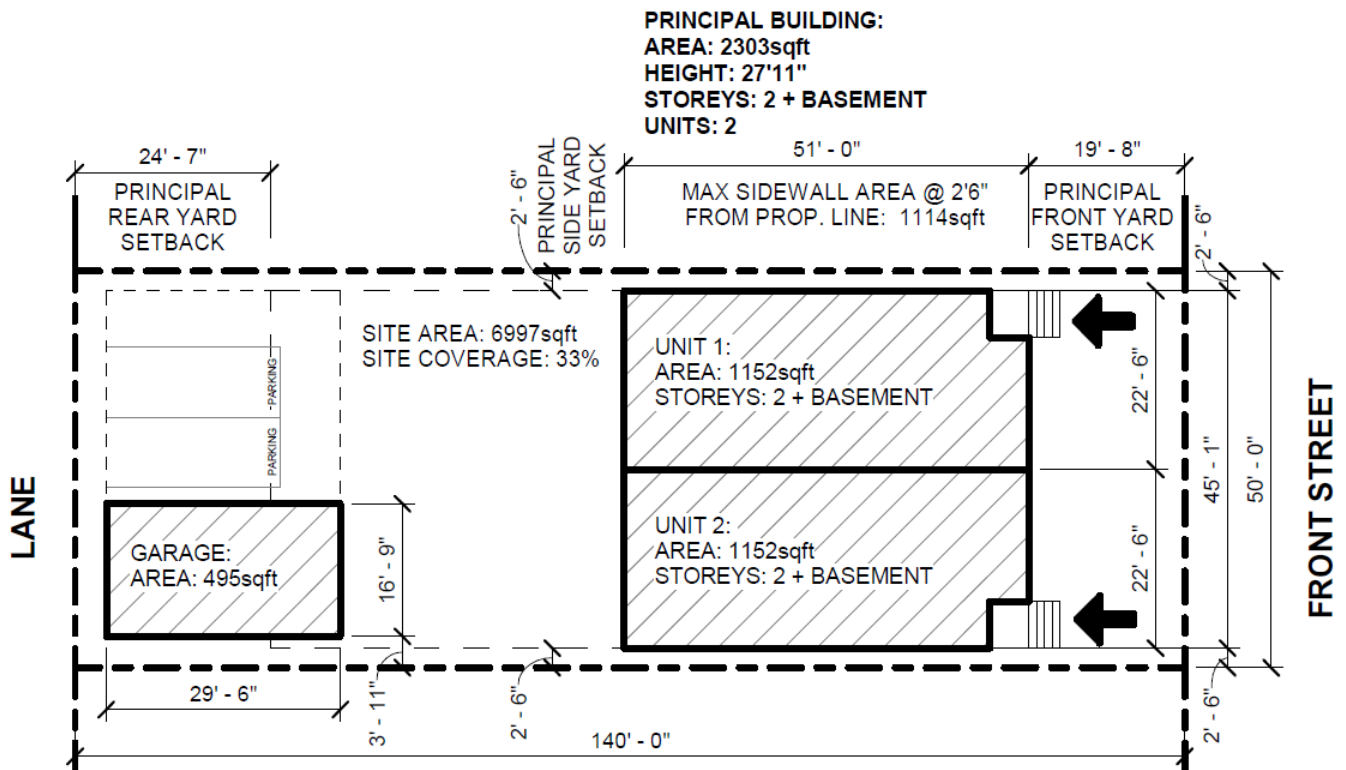


Example 2 (R2 Zoning, Interior Site)

Located within the Established Neighbourhoods and outside the Transit Development Area

Example 2(A): Two Unit Dwelling (Currently Permitted)

- Height of 27'11" (8.5 metres)
- Site coverage of 32.9% (Site coverage does not include detached garage)
- Infill regulations applied



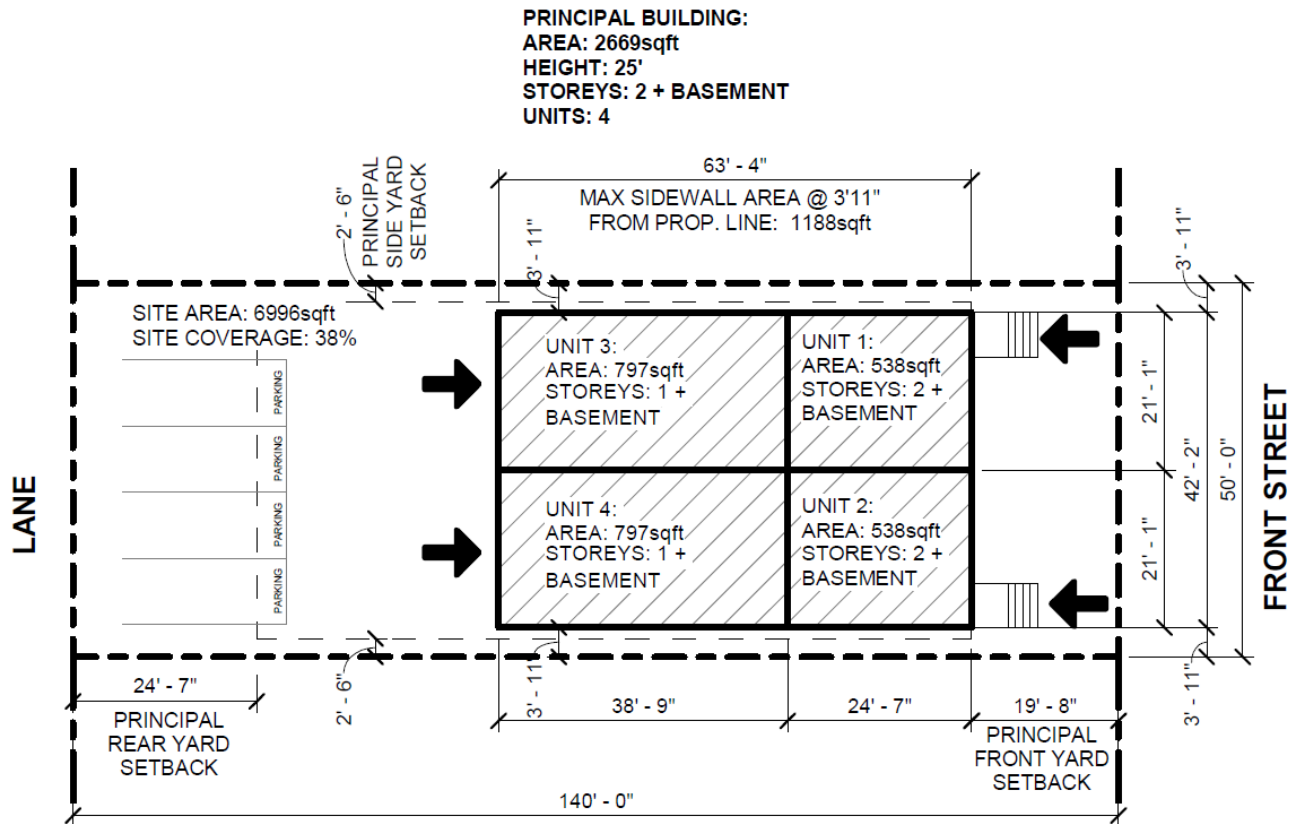
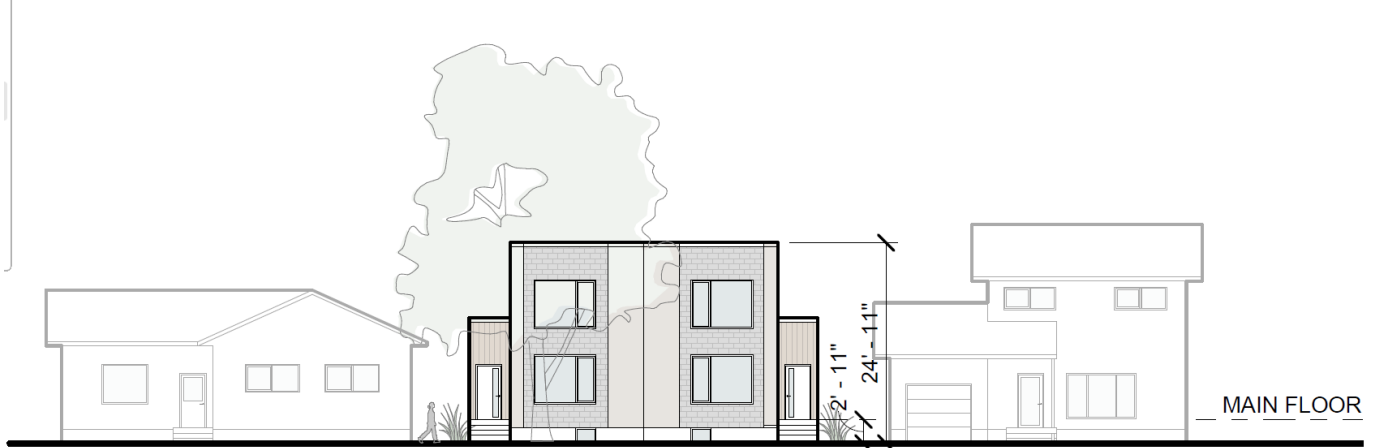
Example 2 (R2 Zoning, Interior Site)

Located within the Established Neighbourhoods and outside the Transit Development Area

Example 2(B): Four Unit Dwelling (Could be constructed with the proposed regulations)

- Height of 24'11" (7.6 metres)
- Site coverage of 38%
- Infill regulations applied

NOTE: Drawing update May 27, 2024



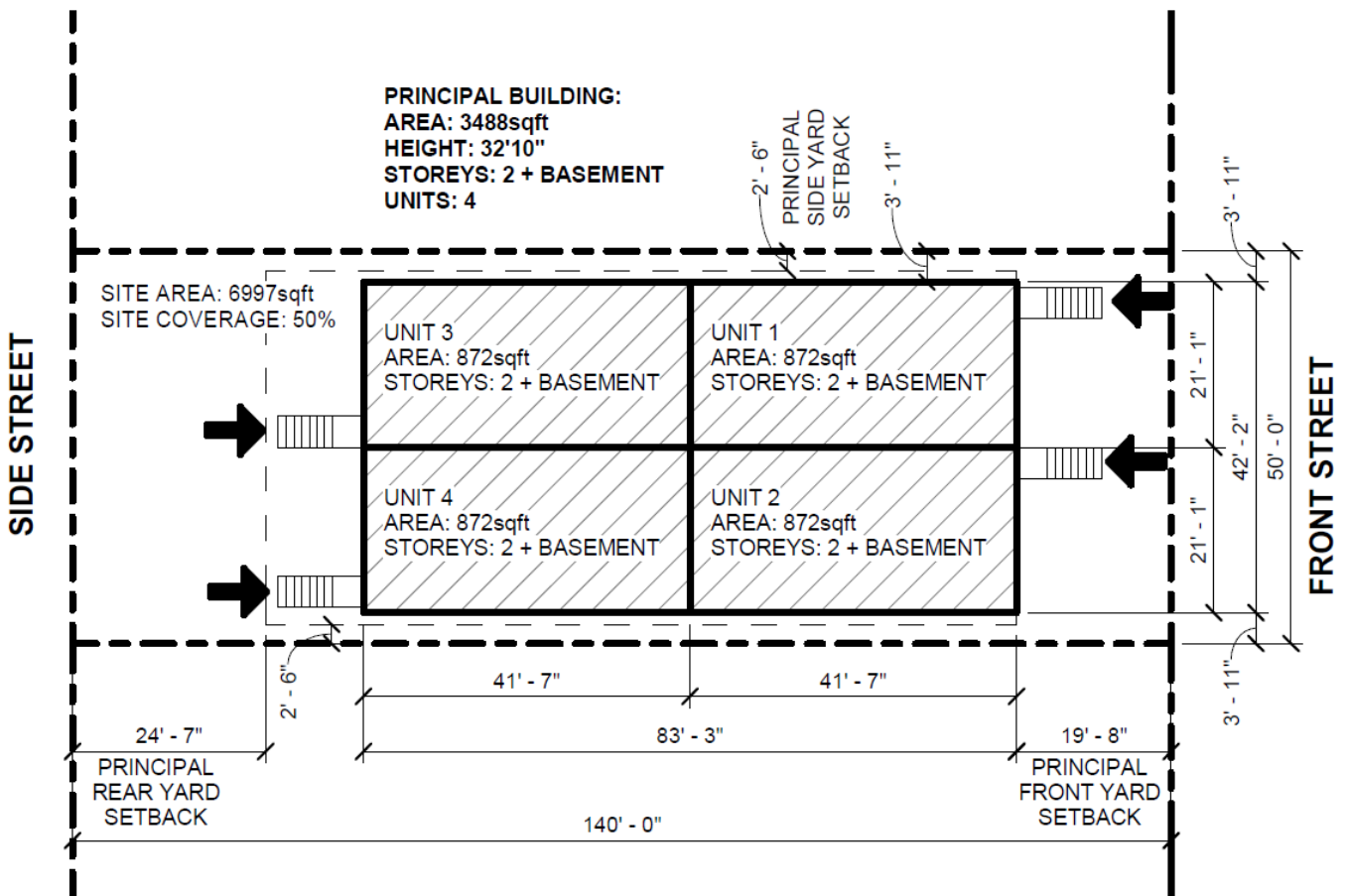
Example 3 (R2 Zoning, Interior Site)

Located within the Corridor Growth Area

Example 3: Four Unit Dwelling (Could be constructed with the proposed regulations)

- Height of 32'10" (10 metres - Increased height to 10m permitted within the Corridor Growth Area)
- Site coverage of 50% (Increased site coverage to 50% permitted within the Corridor Growth Area)
- Infill regulations not applied

NOTE: As this is an interior site, this option would only be permitted within the Corridor Growth Area.

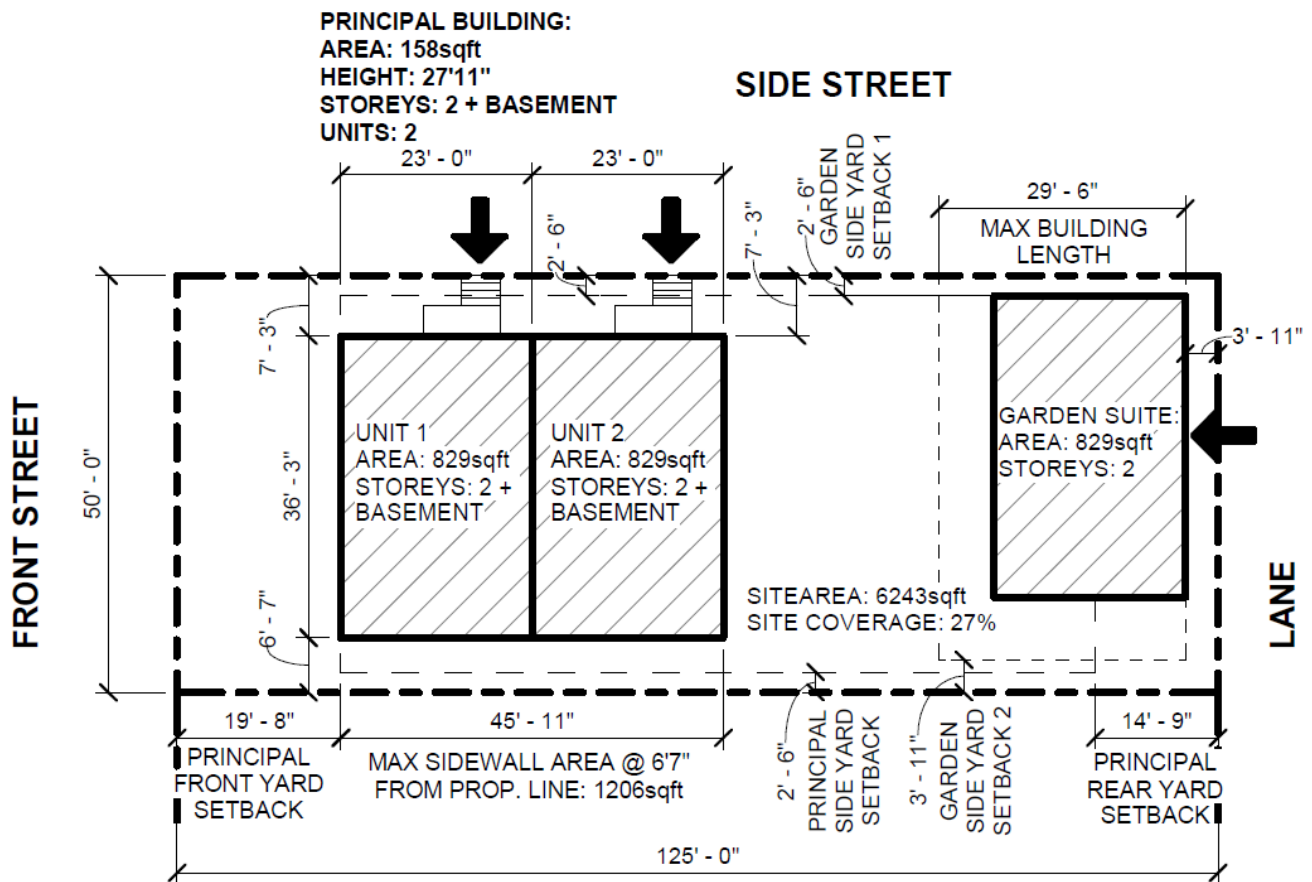
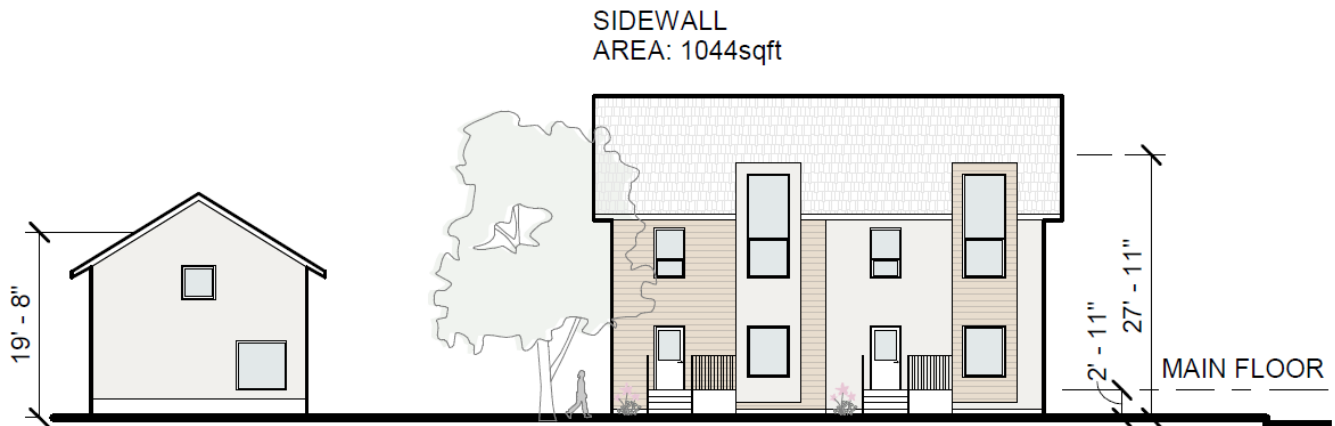


Example 4 (R2 Zoning, Corner Site)

Located within the Established Neighbourhoods and within the Transit Development Area

Example 4(A): Two Unit Dwelling with Garden Suite (Currently Permitted)

- Height of 27'11" (8.5 metres)
- Site coverage of 27% (Site coverage does not include garden suite)
- Infill regulations applied

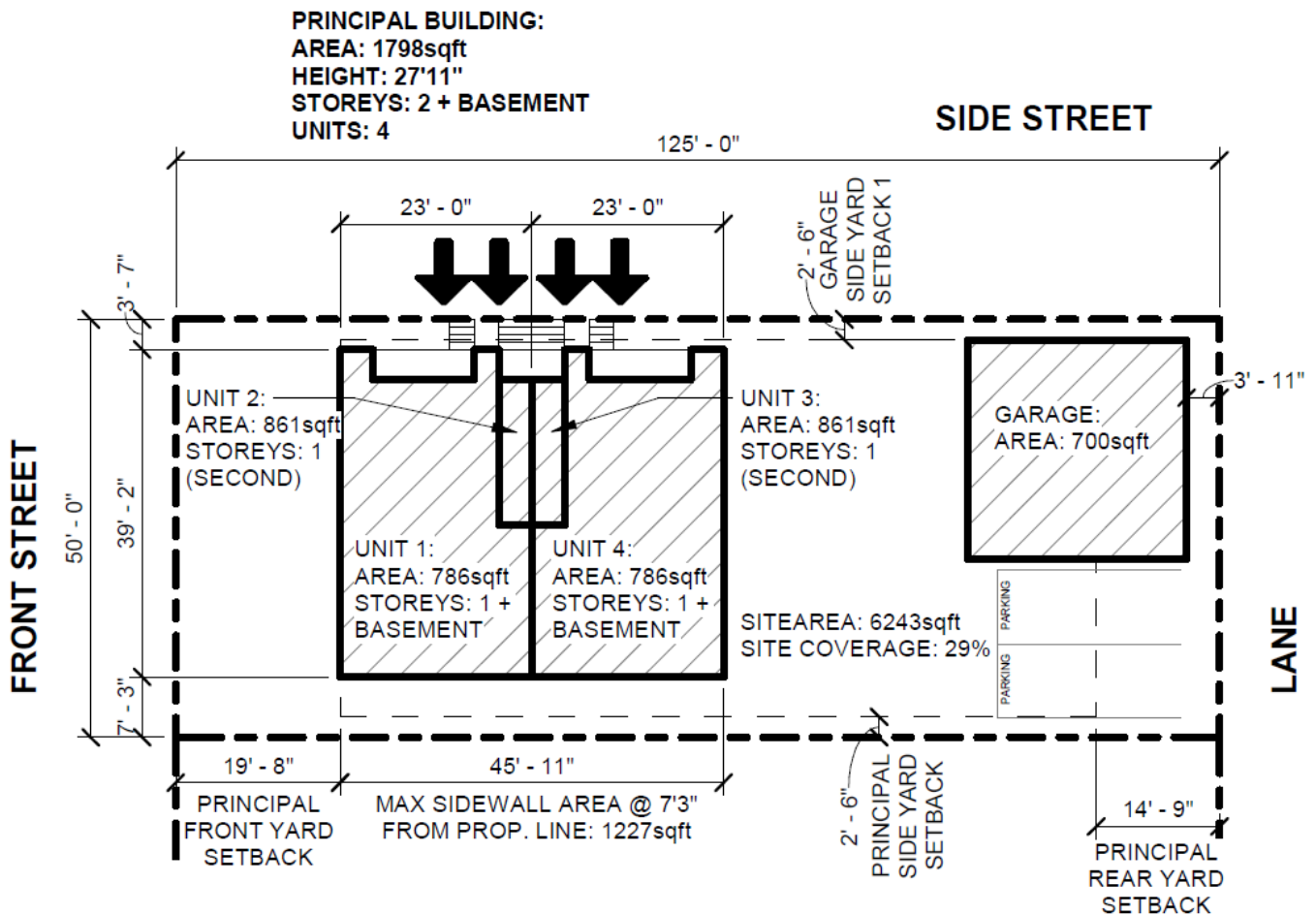
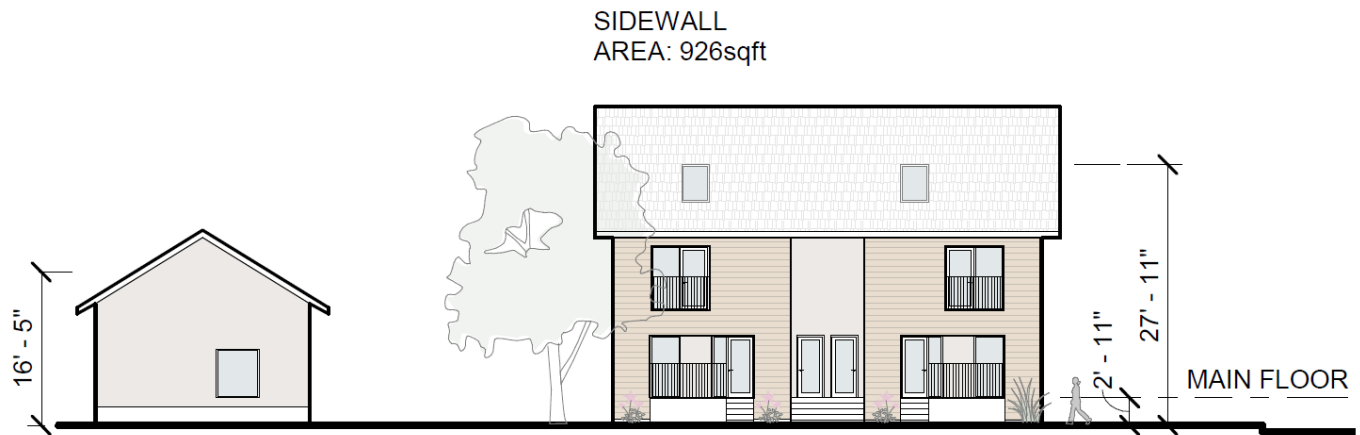


Example 4 (R2 Zoning, Corner Site)

Located within the Established Neighbourhoods and within the Transit Development Area

Example 4(B) : Four Unit Dwelling (Could be constructed with the proposed regulations)

- Height of 27'11" (8.5 metres)
- Site coverage of 30.4% (Site coverage does not include detached garage)
- Infill regulations applied



Example 4 (R2 Zoning, Corner Site)

Located within the Established Neighbourhoods and within the Transit Development Area

Example 4 (C): Four Unit Dwelling (Could be constructed with the proposed regulations)

- Height of 32'10" (10 metres - Increased height to 10m permitted on corner sites within the Transit Development Area)
- Site coverage of 50% (Increased site coverage to 50% permitted on corner sites within the Transit Development Area)
- Infill regulations not applied

