

**COMMUNITY FEEDBACK**  
**Permitting Four Units on a Site Citywide**  
**Permitting Multiple-Unit Development within the Transit Development Area**

This document summarizes the feedback gathered about the proposed Official Community Plan and Zoning Bylaw amendments for the Housing Accelerator Fund initiative to permit four units on all residential sites, which is going to City Council for consideration in June 2024.

This document will be updated regularly as more community feedback is gathered.

The feedback received to date has been organized into themes. *Note: The language below is not verbatim from comments provided*

**Community Feedback – Comments Specific to Permitting Up to Four Units on a Site**

Theme	Summarized Comments	Response
Support for the Proposed Amendments	Support for the proposed amendments was provided.  Support for more housing which will support the local business community.  Excited to see growth in the community.  Optimize infrastructure and reduce sprawl.  Reduce reliance on suburban growth.  Develop an economically sustainable city.  Support increasing density near high-frequency transit to decrease dependency on cars.  Growth outwards is irresponsible and unsustainable.  Environmental win.	Comments noted.

Neighbourhood Character	Permitting four units on a site in established neighbourhoods will impact neighbourhood character.	<p>Administration is proposing the infill regulations apply to four unit dwellings in established neighbourhood with the exception of the Corridor Growth Area and on corner sites in the Transit Development Area.</p> <p>For more information, please see the <a href="#">Neighbourhood Character Protection report</a> which was presented to the Standing Policy Committee on Planning, Development and Community Services on March 6, 2024.</p>
Site Constraints	Concern about the increased number of waste bins.	Cart sharing opportunities exist for black bins. Tenants can refuse blue or green bins but are required to pay the fee. Carts must be stored on-site when not placed out for collection as per the <a href="#">Waste Bylaw</a> .
Opportunities for Land Development	Several inquiries have been received for proposed land development.	Comments noted. Information about the proposed standards is provided at <a href="http://saskatoon.ca/HAF">saskatoon.ca/HAF</a> .
Displacement of current residents	Concerns that current residents will be displaced.	<p>The proposed amendments will allow for more forms of housing to be built on a property and home owners / developer more housing options. Single family homes and duplex style homes will still be a permitted form of development.</p> <p>Based on similar changes made in other municipalities, the update of the amendments is expected to be gradual in nature.</p>
On-Street Parking	Concerns that increased number of dwelling units will increase on-street parking pressure.	Within Residential Parking Program areas, a four unit dwelling is eligible to apply for up to three permits per unit plus one visitor permit. The City will be exploring potential policy considerations to deal with increased on-street parking pressure.

<p>Proposed Development Standards – Established Neighbourhoods</p>	<p>Proposed development standards in the established neighbourhoods do not encourage development to occur. They are restrictive and do not encourage creativity of design or the size of dwellings that residents would want to purchase.</p>	<p>Administration is proposing more flexible development standards apply to four unit dwellings within the Corridor Growth Area and on corner sites in the Transit Development Area, including increased height (up to 10m) and site coverage (up to 50%). The infill regulations are proposed for four unit dwellings in established neighbourhood with the exception of the Corridor Growth Area and on corner sites in the Transit Development Area.</p> <p>Corner sites are well suited for four-unit dwellings. Many corner sites are wide, often 15 metres (50 feet) or more. Corner site development can increase density in Established Neighbourhoods, making efficient use of civic infrastructure and provide more diverse housing options. Potential impacts of larger buildings are also mitigated as the site is located adjacent to two streets and is not midblock.</p>
<p>Density</p>	<p>Concerns about increased density</p>	<p>Currently, up to three dwelling units can be constructed on a 7.5m lot in most areas of the City. The proposed changes will allow for up to four dwelling units to be constructed on a 15m lot.</p>
<p>Servicing Uncertainty</p>	<p>Servicing uncertainty may deter investment.</p>	<p>Saskatoon Water monitors the water and sewer systems and will provide capacity related comments prior to development. A fire flow sufficiency report shall be submitted and approved by Saskatoon Water for developments in areas of reduced fire flow. This <a href="#">link</a> is the form to request a hydrant test by the City.</p> <p>Implementing low impact development practices will help reduce the impact on storm water systems.</p>
<p>Concerns about Fire</p>	<p>Concerns that homes will be located too close and cause a risk of fire</p>	<p>New development will be required to meet setback requirements.</p>

**Community Feedback – Comments specific to permitting multiple unit dwellings within the Transit Development Area.**

Theme	Summarized Comments	Response
Support for the Proposed Amendments	<p>Support for the proposed amendments was provided.</p> <p>Support for more housing which will support the local business community.</p> <p>Excited to see growth in the community.</p> <p>Optimize infrastructure and reduce sprawl.</p> <p>Reduce reliance on suburban growth.</p> <p>Develop an economically sustainable city.</p> <p>Support increasing density near high-frequency transit to decrease dependency on cars.</p> <p>Growth outwards is irresponsible and unsustainable.</p> <p>Environmental win.</p>	Comments noted.
Opportunities for Land Development	Several inquiries have been received for proposed land development.	Comments noted. Information about the proposed standards is provided at <a href="http://saskatoon.ca/HAF">saskatoon.ca/HAF</a> .
Solar	Concerns about protection for solar installations	To protect existing solar installations, it requires regulations around “solar access rights”. This is not something the City currently has in place.
Parking	Removing parking requirements will have impacts	For information on the review of removing parking requirements city-wide, please visit <a href="https://www.saskatoon.ca/engage/minimum-parking-requirements">https://www.saskatoon.ca/engage/minimum-parking-requirements</a>

<p>Density</p>	<p>Concerns about increased density and/or does not feel that the increased density should be located where proposed.</p> <p>800m from Bus Rapid Transit Stations is too far.</p> <p>People who live in the Transit Development Area prefer to walk to their location, not use public transit.</p>	<p>The amendments focus increased density near planned bus Rapid Transit Stations. Multiple-unit dwellings would be permitted within 800 metres (about a 10 minute walk) from planned Bus Rapid Transit stations.</p> <p>Administration is proposing that multiple unit dwellings be permitted in a fashion that allows for transition into the neighbourhoods. Higher density (six storeys) will be permitted nearest to Bus Rapid Transit stations with four storey multiple unit dwellings further away from the Bus Rapid Transit Stations.</p> <p>Multiple unit dwellings located next to low density residential development (e.g. single family homes) will be required to include setbacks in their design to mitigate impacts on lower density residential development.</p>
<p>Neighbourhood Character</p>	<p>The proposed changes will have an impact on neighbourhood character in established neighbourhoods.</p>	<p>Administration is proposing that multiple unit dwellings be permitted in a fashion that allows for transition into the neighbourhoods. Higher density (six storeys) will be permitted nearest to Bus Rapid Transit stations with four storey multiple unit dwellings further away from the Bus Rapid Transit Stations.</p> <p>Multiple unit dwellings located next to low density residential development (e.g. single family homes) will be required to include setbacks in their design to mitigate impacts on lower density residential development.</p> <p>For more information, please see the <a href="#">Neighbourhood Character Protection report</a> which was presented to the Standing Policy Committee on Planning, Development and Community Services on March 6, 2024.</p>

Property Values	Concerns that property values will decrease.	Based on current assessment models, generally construction of a multiple unit dwelling has no or minimal impact on property values for neighbouring sites. The market value impacts of these changes will be monitored and may have impacts in future reassessments.
Servicing Capacity	Concerns about infrastructure capacity to accommodate the proposed changes	<p>Some older parts of the city have insufficient fire flow. The City has implemented a plan to upgrade the water mains in areas with insufficient fire flow over time; however, if an applicant wants to develop a site in a location where the fire flow is insufficient and upgrades have not been completed at the time of development, it will be the responsibility of developer to address it. Saskatoon Water will monitor and analyze servicing capacity for sanitary and stormwater in neighbourhoods according to City standards;</p> <p>Implementing <a href="#">low impact development practices</a> can help reduce the impacts on the storm water system and prevent flooding.</p> <p>The required servicing plans must be submitted at the time of building permit application.</p>
Focus Development in Specific Areas	<p>Focus development in areas which do not currently have development (U of S lands) and western/northern parts of the City.</p> <p>Exclude certain neighbourhoods.</p>	<p>The amendments focus increased density near planned bus Rapid Transit Stations. Multiple-unit dwellings would be permitted within 800 metres (about a 10 minute walk) from planned Bus Rapid Transit stations.</p> <p>Areas of the U of S are within the 800m Transit Development Area, however, due to existing conditions, these lands are not appropriate for as-of-right permissions. When plans for future development of these lands are prepared, consideration of four storey residential development will be included.</p>

Quality of Buildings	<p>Ensuring quality buildings</p> <p>Ensuring buildings are energy efficient</p>	<p>All construction is required to obtain a building and development permit. Through the building permit process, plan reviews and building inspections are completed. All buildings are required to meet the requirements of the National Building Code of Canada, as adopted by the Province of Saskatchewan.</p> <p>For a project guide for requirements for new residential builds, please visit: <a href="https://www.saskatoon.ca/services-residents/homebuilding-renovations-improvements/project-guides/home-renovation-addition-or-new-construction">https://www.saskatoon.ca/services-residents/homebuilding-renovations-improvements/project-guides/home-renovation-addition-or-new-construction</a></p> <p>The 2020 National Building Code includes 5 energy tiers to incrementally improve energy building performance while also establishing a clear and predictable path towards net-zero construction standards. Currently all residential construction is required to meet Tier 2 of the 2020 National Building Code, and beginning January 1, 2025, residential construction will be required to meet Tier 3. By establishing a clear and predictable path, builders and construction technology advance together leading to lasting builds designed to minimize impacts on housing affordability.</p>
Biodiversity	Concerns that permitting multiple unit dwellings will have a negative impact on biodiversity.	<p>The <a href="#">Corridor Transformation Plan</a> includes guidelines for building development including guidelines which provide for a broad range of sustainability goals related to energy, ecosystems and the urban heat island effect while creating high quality, livable urban environments.</p> <p>For information on tree protection requirements for city-owned trees, please visit <a href="https://www.saskatoon.ca/services-residents/housing-property/city-owned-trees/tree-protection-requirements">https://www.saskatoon.ca/services-residents/housing-property/city-owned-trees/tree-protection-requirements</a></p>

Stormwater Management	Concerns that multiple unit dwellings will create issues with stormwater runoff	<p>A site grading plan is required as part of the building permit application. In addition, effective October 1, 2021, the City requires a final site grading inspection for all new commercial and multi-family developments that require site grading.</p> <p>Information about requirements for lot drainage can be found at <a href="https://www.saskatoon.ca/business-development/development-regulation/lot-drainage">https://www.saskatoon.ca/business-development/development-regulation/lot-drainage</a></p>
Boarding Houses / Apartments	Concern that permitting multiple unit dwellings will result in boarding houses / apartments.	The Zoning Bylaw defines boarding houses and apartment differently than multiple-unit dwellings. These uses are not included in the proposed as part of these amendments.
Displacement	Permitting multiple unit development will displace people living in the area.	Uptake for this form of development is expected to occur gradually. Development will depend on many factors including economic feasibility, infrastructure capacity, market demand and availability of materials.



**Community Feedback – Housing Accelerator Fund (General Comments Received)**

Resident feedback has been sorted into themes below. Note: *The language below is not verbatim from comments provided.*

Theme	Summarized Comments	Response
Affordable Housing	Support for increasing affordable housing.	The City is developing a Housing Strategy. For information about the Strategy or the affordable housing incentives, please visit <a href="https://saskatoon.ca/engage/housing-strategy">saskatoon.ca/engage/housing-strategy</a>
Support for the Proposed Amendments	<p>Support for the proposed amendments was provided.</p> <p>Support for more housing which will support the local business community.</p> <p>Excited to see growth in the community.</p> <p>Optimize infrastructure and reduce sprawl.</p> <p>Reduce reliance on suburban growth.</p> <p>Develop an economically sustainable city.</p> <p>Support increasing density near high-frequency transit to decrease dependency on cars.</p> <p>Growth outwards is irresponsible and unsustainable.</p> <p>Environmental win.</p>	Comments noted.
Incentives	Suggestions for Housing Accelerator Fund incentives.	<p>Information about incentives was provided at the May 8, 2024, Planning, Development and Community Services meeting. These incentives will be focused on new builds and affordable housing.</p> <p>For information about Housing Accelerator Fund incentives, please visit <a href="https://saskatoon.ca/housingactionplan">saskatoon.ca/housingactionplan</a></p>

Property Taxes	Concerns that the proposed changes will increase property taxes.	<p>There will be no impacts for the 2025 assessments. The data for the 2025 assessments is based on data collected as of January 1, 2023. The majority of your residential property's assessed value comes from five factors; location, lot size, living area, age of property and quality of construction. An Assessor analyzes comparable property sales to determine what characteristics add or subtract value to your home.</p> <p>More information can be found here.  <a href="https://www.saskatoon.ca/servicesresidents/property-tax-assessment/assessment">https://www.saskatoon.ca/servicesresidents/property-tax-assessment/assessment</a></p>
Infill Review	Questions about the infill review.	<p>The milestone to complete the infill review is mid-2025. This timeline has been identified to ensure adequate consultation and technical review during this phase of the project.</p>
Maps	Requests to provide clearer maps.	<p>Administration is developing an interactive map which will provide more options for individuals to view what may be permitted on their property. When ready, this map will be available at <a href="https://www.saskatoon.ca/HAF">saskatoon.ca/HAF</a></p>
Federal Funding	<p>Concerns about overall federal approach to Housing Accelerator Fund.</p> <p>Recommendation to renegotiate with the Federal Government about the funding.</p>	Comments noted.