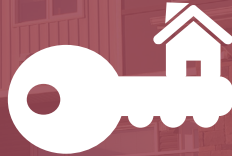


PUTTING THE HOUSING ACCELERATOR FUND INTO ACTION FOR SASKATOON



**\$41.325M in
Government of
Canada funding**



**Up to 900 new
homes expected**



Over three years

HOUSING ACCELERATOR FUND APPROVED AMENDMENTS

This document outlines the amendments to the Official Community Plan and Zoning Bylaw that have been made to implement the initiatives in the City of Saskatoon's Housing Action Plan. To review all of the initiatives in the Action Plan, please visit saskatoon.ca/housingactionplan.

In addition to the amendments listed below, amendments have been made to implement Corridor Land Uses. For more information on these amendments, please visit saskatoon.ca/engage/corridor-land-use-and-rezoning.

Additionally, nine sites have been rezoned to the Corridor Station Mixed-Use 1 District through an opt-in rezoning process. For more information on these amendments, please visit saskatoon.ca/engage/station-mixed-use-rezoning.

Accessory Dwelling Units

An accessory dwelling unit is a type of dwelling that is self-contained and accessory to a principal use known as a secondary suite or a garden or garage suite.

[Amendments for Accessory Dwelling Units](#) were approved by City Council in April 2024. These amendments received Ministerial Approval in June 2024. **These amendments are in effect.**

- Permitting a garden or garage suite accessory to a semi-detached dwelling or a two-unit dwelling.
- Allow a secondary suite and a garden or garage suite to be on the same site.
- Remove restriction on where the entrance of a secondary suite can be located.
- Remove off-street parking requirements for both secondary suites and garden and garage suites, as well as short-term rentals and homestays.
- Remove the two bedroom maximum for both secondary suites and garden and garage suites.
- Permit a garden or garage suite to be attached to one other garden or garage suite on an adjacent site where there is access to a rear lane.
- Increase height for a garage suite to 6.5 metres.

Related Documents:

- [Accessory Dwelling Unit FAQ](#)
- [How can Accesory Dwellings help with housing in Saskatoon?](#)
- [OCP – Amending Bylaw](#)
- [Zoning Bylaw – Amending Bylaw](#)

Permitting Up to Four Units on a Residential Site

[Amendments to permit up to four units on a residential site](#) were approved by City Council in June 2024. The Official Community Plan amendments related to this received Ministerial approval on August 21, 2024. **These amendments are in effect.**

- The amendments allow for up to four dwelling units on a residential site.
 - This includes permitting semi-detached and two-unit dwellings as permitted uses in the R1, R1A and R1B Zoning Districts.
- Amendments were also made to permit two dwelling units on each side of a semi-detached dwelling.

To find information about your property, please see the [interactive map](#).

Related Documents:

- [Four Units on a Site – How does this help address housing accessibility?](#)
- [FAQ – Permitting Four Dwelling Units Per Site](#)
- [Community Examples of Four Unit Dwellings](#)
- [Examples of Potential Development of Four Unit Dwellings \(Imperial\)](#)
- [Examples of Potential Development of Four Unit Dwellings \(Metric\)](#)
- [OCP – Amending Bylaw](#)
- [Zoning Bylaw – Amending Bylaw](#)

Permitting Multiple Unit Dwellings in the Transit Development Area

[Amendments to permit multiple unit dwellings in the Transit Development Area \(TDA\)](#) were approved by City Council in June 2024. The Official Community Plan amendments related to this received Ministerial approval on August 21, 2024. **These amendments are in effect.**

Please refer to the [Transit Development Area map](#) to view where multiple unit dwellings are permitted.

OCP Land Use Designation	Proposed Development Standards
Station Mixed-Use and Corridor Mixed-Use (dark purple areas)	Regulations generally align with the CM1 – Corridor Mixed-Use 1 District with a minimum site width of 15 metres and a maximum permitted height of 22 metres or six storeys.
Corridor Residential (light purple areas)	Regulations generally align with the CR2 – Corridor Residential 2 District with a minimum site width of 15 metres and a maximum permitted height of 15 metres or four storeys. Measures to mitigate massing will be required for sites abutting a low-density residential use.

For all other sites within the Transit Development Area, MUDs will be permitted where:

- the site is located on an arterial or collector street (along the green streets highlighted on the map),
- has a minimum site width of 21 metres,
- maximum permitted height of 15 metres or four storeys, and
- measures to mitigate massing will be required for sites located abutting a low-density residential use.

Four storey multiple unit residential development with five or more units is only permitted in Residential (R), Institutional (M) and Commercial (B; except B1A, B1, B3 and B4) Zoning Districts.

To find information about your property, please see the [interactive map](#).

Related Documents:

- [FAQS – Four Storey Development within the Transit Development Area](#)
- [Examples of Multiple Unit Residential Development within the Transit Development Area](#)
- [Zoning Bylaw – Amending Bylaw](#)

Residential Care Homes

[Amendments to streamline approvals for residential care homes](#) were presented to Council in June 2024. **These amendments are in effect.**

- Residential Care Homes Type II that are pre-designated on an approved [Concept Plan](#) are permitted, having been previously reviewed for site suitability.
- Residential Care Homes Type II that are not pre-designated on an approved [Concept Plan](#) are discretionary and delegated to Administration.
 - As per the City's Public Notice Policy, these Residential Care Homes will be circulated to nearby residents for feedback.
 - Applications would also be considered based on conformance with the Official Community Plan and any other applicable policies and regulations.
- Expansions to residential care homes will be discretionary and delegated to Administration.
 - As per the City's Public Notice Policy, these Residential Care Homes will be circulated to nearby residents for feedback.
 - Applications would also be considered based on conformance with the Official Community Plan and any other applicable policies and regulations.
- Residential Care Homes Type III have been removed from the Zoning Bylaw as they are institutional in scale, and better align with other forms of Supportive Housing. There are no Residential Care Homes Type III in Saskatoon.
- The proposed changes do not impact permanent or temporary emergency shelters.

Related Document

- [Zoning Bylaw – Amending Bylaw](#)

Removing Minimum Parking Requirements from the Zoning Bylaw

[Amendments to remove parking minimums](#) from the Zoning Bylaw were approved on July 31, 2024. **These amendments are in effect.**

Changes to the Zoning Bylaw included:

- Minimum parking requirements in the Zoning Bylaw are removed for all uses and in all districts.
- Section 6: Parking, Loading, and Vehicular Circulation Provisions of the Zoning Bylaw has been re-organized.
- Parking and loading space standards such as parking space dimensions and hard surfacing requirements will remain. Provided parking will be required to meet these standards.
- Requirements for the following remain:

Type of Requirement	Details
Accessible Parking Spaces	Maintain requirements for accessible parking for all uses and districts where they were previously required.
Loading Spaces	Require loading spaces for non-residential and large residential (over 50 units) developments.
Visitor Parking Spaces	Require visitor parking spaces for multiple-unit dwellings and dwelling groups.
Passenger Drop-off Spaces	Require drop-off spaces for elementary and high schools at the same rate as previously required.
Bike Parking	Require bike parking for most developments as previously required.
Zoning By Agreement and Discretionary Use Applications	A minimum number of parking spaces may be required for Zoning By Agreement sites and Discretionary Use Applications based on the specifics of the development.

Related Documents

- [FAQ - Parking Minimums](#)
- [Zoning Bylaw – Amending Bylaw](#)