



Housing Accelerator Fund

June 2024 Information Session

WELCOME

We are pleased to welcome you to the Information Session for the Housing Accelerator Fund.

Please sign-in.

We encourage you to share your feedback, concerns and ideas. Comments may also be submitted via email to zoningbylaw@saskatoon.ca.

City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, healthy and safe environment and be treated with fairness and dignity. Comments that are disrespectful or harmful to staff or other community members will not be tolerated.

As we gather here today, we acknowledge we are on Treaty 6 Territory and the Homeland of the Métis. We pay our respect to the First Nations and Métis ancestors of this place and reaffirm our relationship with one another.



THE HOUSING ACCELERATOR FUND (HAF)

saskatoon.ca/housingactionplan

The Housing Accelerator Fund is a Government of Canada program that supports municipalities in boosting housing supply.

City Council approved City's Housing Action Plan in November 2023, which included 13 initiatives. These initiatives are intended to boost housing supply by removing barriers to housing development.

We are here today to explain a number of these initiatives including:

- Permitting up to four-dwelling units on all residential sites citywide
- Permitting multi-unit dwellings close to planned rapid transit
- Removing minimum parking requirements citywide
- Streamline approvals for Residential Care Homes

To view all the initiatives for the Housing Action Plan or to sign up for project updates, please visit saskatoon.ca/housingactionplan



HOUSING IN SASKATOON

Healthy communities have a wide variety of adequate housing choices available that reflect the unique needs of the community.

POPULATION GROWTH AND HOUSING

- In 2023, Saskatoon grew by an estimated 12,500 to 15,300 people.
- Based on the 2021 Census and an average household size of 2.4 persons, 5,875 dwellings would have been required to match the growth experienced. According to CMHC, there were 2,444 housing starts in 2023 with 2,032 completions
- Affordable housing providers are continuing to see increased demand for affordable housing as those with lower fixed incomes continue to be priced out of the market and be at the highest risk of homelessness.

RENTALS

- 35% of Saskatoon households rent (Census 2021).
- Saskatoon's rental vacancy rate has been decreasing while average rent has been increasing.

In May 2023, the City completed Phase 1 of a Housing Needs Assessment as part of the Housing Accelerator Fund application.

Housing Needs Assessments are a way for communities to better understand their current and future housing needs.



[Click to view the Housing Needs Assessment Phase 1](#)

	2020	2021	2022	2023
Rental apartment vacancy rate	5.9%	4.8%	3.4%	2.0%
Average rent for 2-bedroom apartment	\$1,166	\$1,183	\$1,243	\$1,360

NEXT STEPS

WHAT HAPPENS NEXT?

The amendments being shared today will be brought forward to a Public Hearing for a decision by City Council **June 27, 2024** with the exception of amendments for the removal of parking requirements which will be brought forward to a Public Hearing **July 31, 2024**. For information on how to participate in the Public Hearing, please visit saskatoon.ca.

HOW DO I SHARE MY COMMENTS?

If you have additional comments or questions, please send them to zoningbylaw@saskatoon.ca.

HOW DO I FIND OUT MORE ABOUT HAF INCENTIVES?

Please visit saskatoon.ca/housingactionplan to learn more about HAF incentive programs.

FILL OUT THE SURVEY

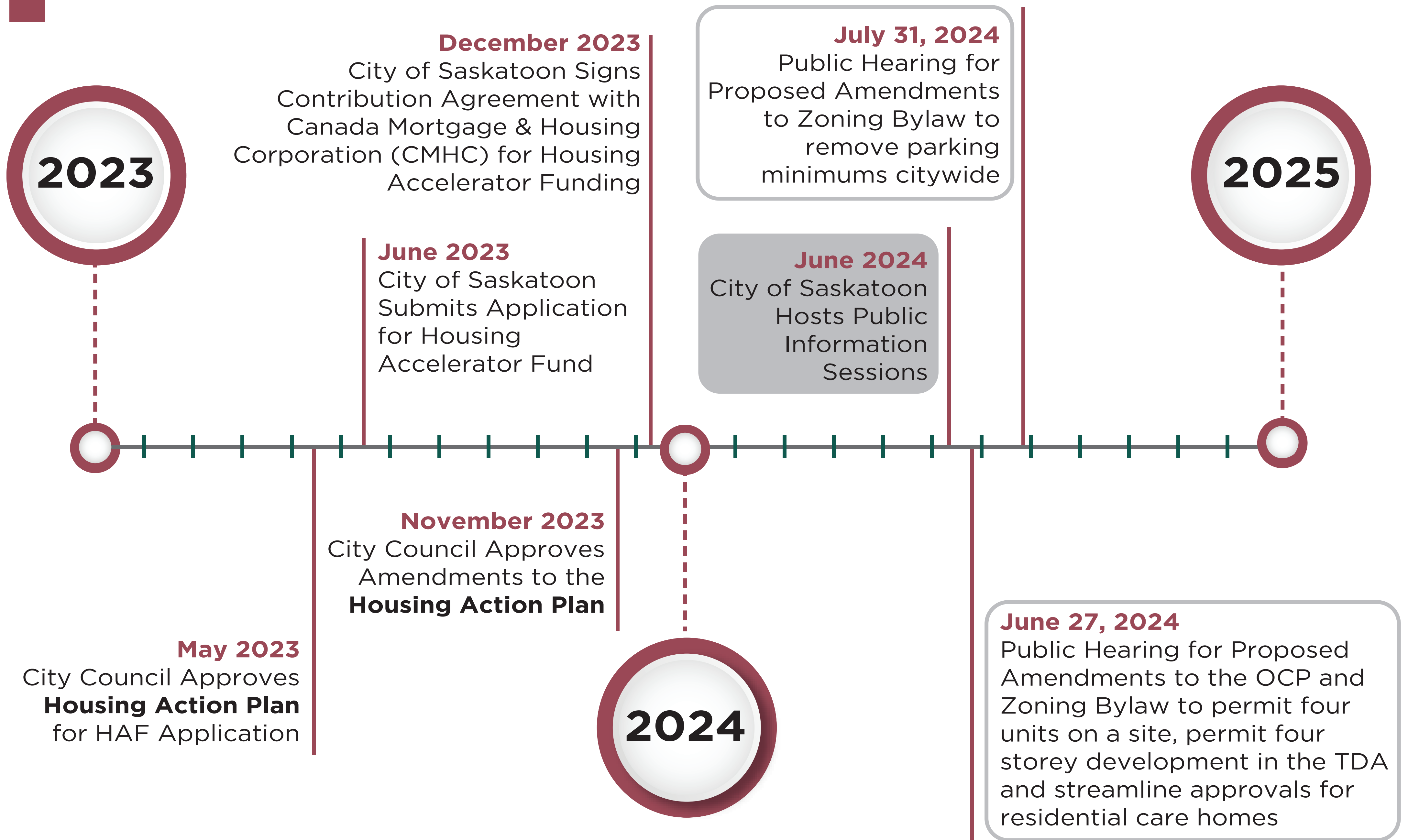
A survey has been prepared to provide you with information on the proposed new regulations and gain your feedback on some of the proposed changes.

The results of the survey will be shared at saskatoon.ca/HAF before the Public Hearings



THANK YOU FOR SHARING YOUR TIME WITH US TODAY

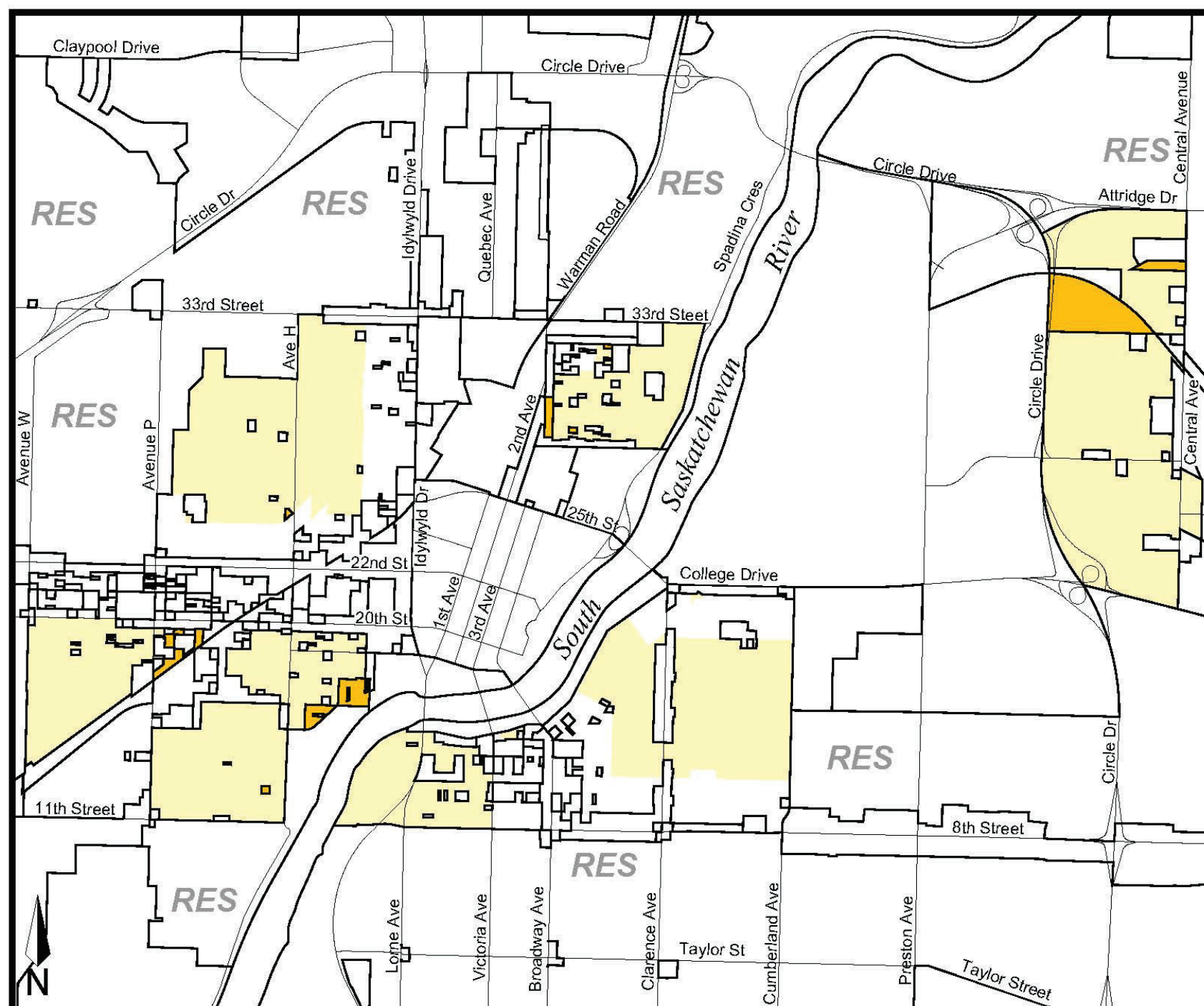
HOUSING ACCELERATOR FUND TIMELINE





CHANGES TO THE OFFICIAL COMMUNITY PLAN (OCP)

To view the OCP: saskatoon.ca/ocp

To view the proposed changes: saskatoon.ca/HAF



OFFICIAL COMMUNITY PLAN

-  From Low Density Residential 1 to Low Density Residential
-  From Low Density Residential 2 to Low Density Residential

N:\Planning\MAPPING\Official Comm Plan\2024 OCP\OCP03_24\OCP03_24 Land Use Map.dwg



The OCP describes Low Density Residential 1 and Low Density Residential 2 as:

"Low Density Residential 1" has the potential for one or two-unit dwellings or community uses that are typically served by local streets.

"Low Density Residential 2" has the potential for a range of residential building types (such as one and two-unit dwellings, street townhouses and low-rise multiple-unit dwellings) and community uses. These sites are typically served by local or collector streets and may be in proximity to Community Focal Points, and/or within the Corridor Growth Area.

The OCP Amendment will consolidate the two land uses into "Low Density Residential" with a similar description as the current "Low Density Residential 2" Land Use.

CHANGES TO THE OFFICIAL COMMUNITY PLAN (OCP) saskatoon.ca/ocp

TRANSIT DEVELOPMENT AREA

The Transit Development Area (TDA) will be added to the OCP, both in maps and text. This area will accommodate multiple-unit dwellings development close to Bus Rapid Transit (BRT) stations.

The boundary has been based on the following principles:

- Encompasses the entire Corridor Growth Area;
- About 800 metres (a 10-minute walk) from a planned BRT Station; and
- Boundaries that provide a “hard” boundary (e.g., arterial and collector streets, the river). This is to address potential future challenges such as partial lots and split block faces.



CORRIDOR MIXED USE LAND USE DESCRIPTION UPDATE

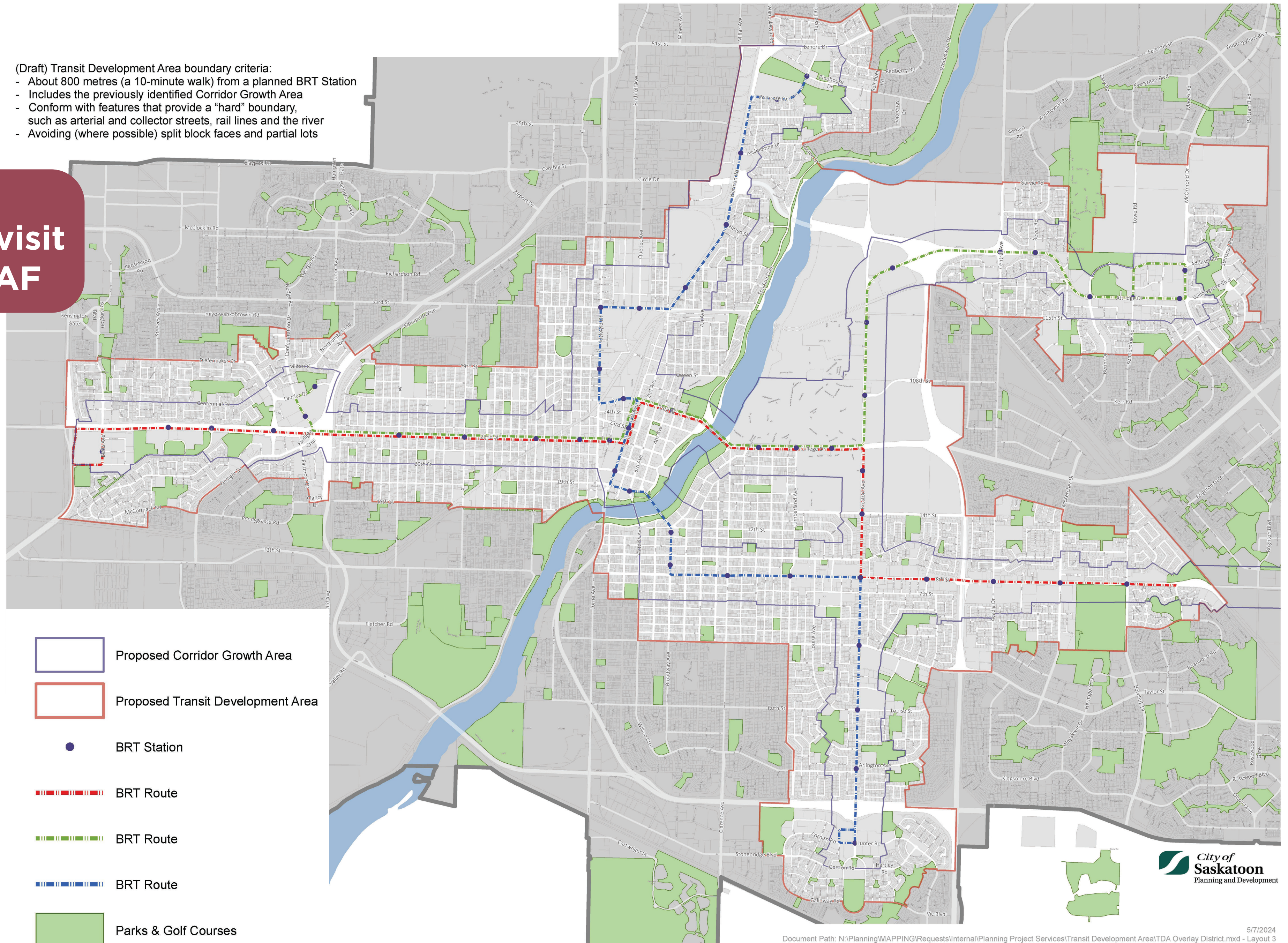
- The Corridor Mixed Use Land Use description will be updated to permit up to six storeys.
- Currently this land use permits up to four storeys. This change is to ensure the Corridor Mixed Use land use retains a relatively higher permitted density from surrounding residential uses to encourage development closer to the BRT.



PROPOSED TRANSIT DEVELOPMENT AREA

- (Draft) Transit Development Area boundary criteria:
- About 800 metres (a 10-minute walk) from a planned BRT Station
 - Includes the previously identified Corridor Growth Area
 - Conform with features that provide a "hard" boundary, such as arterial and collector streets, rail lines and the river
 - Avoiding (where possible) split block faces and partial lots

To view digital version, please visit saskatoon.ca/HAF



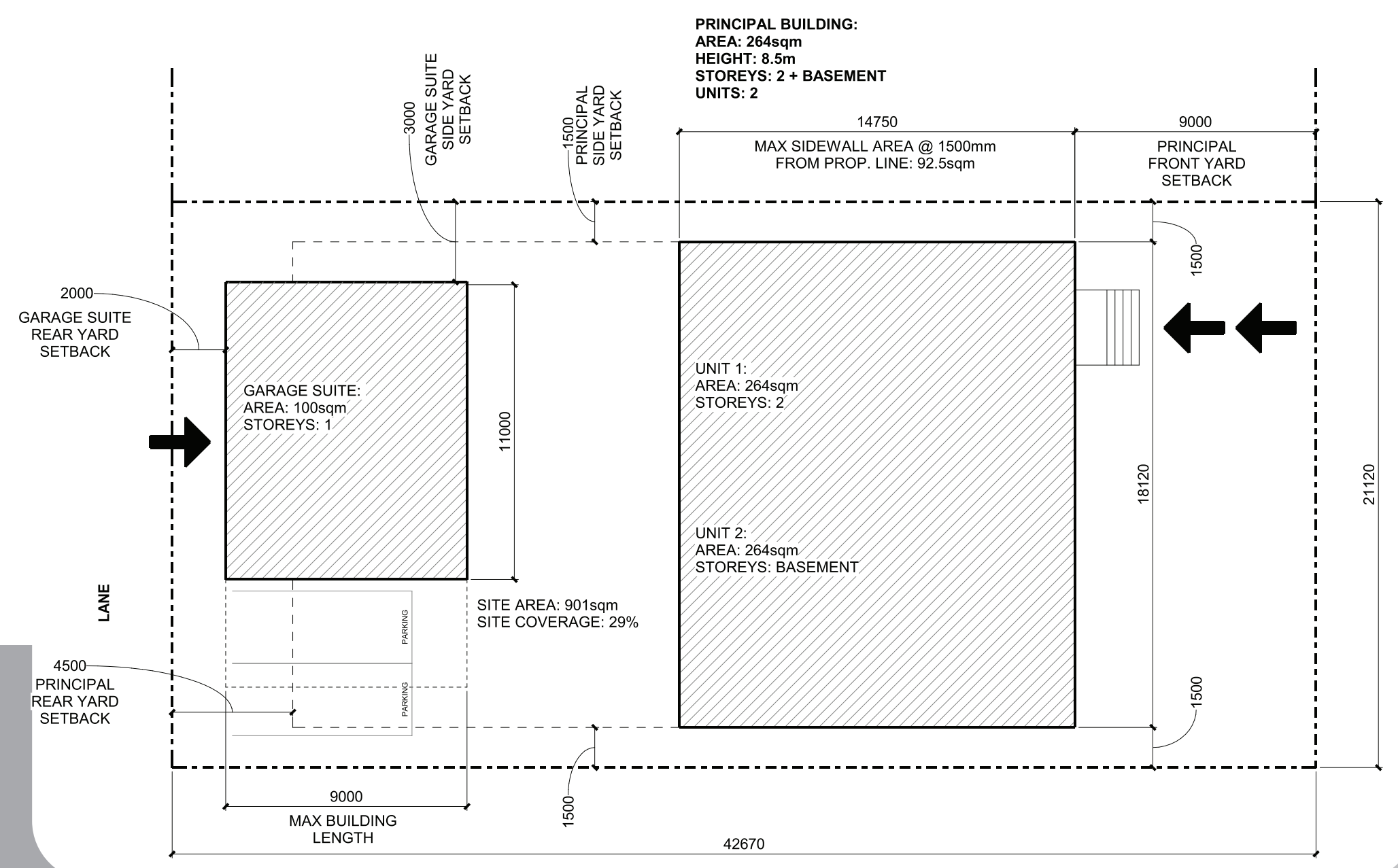
ACCESSORY DWELLING UNITS

saskatoon.ca/HAF

Changes to Accessory Dwellings Units were approved by Council on April 26, 2024.

WHAT IS AN ACCESSORY DWELLING UNIT? (ADU)

- ADUs increase the supply of housing in existing neighbourhoods without dramatically changing the building form.
- In Saskatoon, ADUs are secondary, garden and garage suites.



WHAT HAS CHANGED

- A garden or garage suite may be accessory to a semi-detached or two-unit dwelling in addition to a one-unit dwelling.*
- A secondary suite AND a garden or garage suite can be located on the same site.
- A garden or garage suite may be attached to one other garden or garage suite on an adjacent site.
- Parking requirements for secondary, garden and garage suites have been removed.
- There is no maximum number of bedrooms.
- The entrance door for a secondary suite can be located in the front of the home.

PERMITTING 4 UNITS PER SITE

saskatoon.ca/HAF

In November 2023, City Council directed Administration to bring back amendments to permit up to four-units as-of-right on all residential sites.

WHAT WILL BE PERMITTED

- Residential housing permitted in all residential zoning districts:
 - One-unit dwelling (single family home)
 - Semi-detached and two-unit dwellings (duplex)
 - Three and four-unit dwellings
- Two-units may be permitted on each side of a semi-detached dwelling.

PROPOSED DEVELOPMENT STANDARDS

- Proposed development standards for each zoning district can be found at saskatoon.ca/HAF
- Infill regulations will apply to three and four-unit dwellings in the Established Neighbourhoods, except in the Corridor Growth Area and on corner sites within the Transit Development Area
- In the Corridor Growth Area and on corner sites within the Transit Development Area, the following will apply:
 - Maximum building height is 10 metres.
 - Maximum site coverage is 50%.

IMPACT OF THE CHANGE

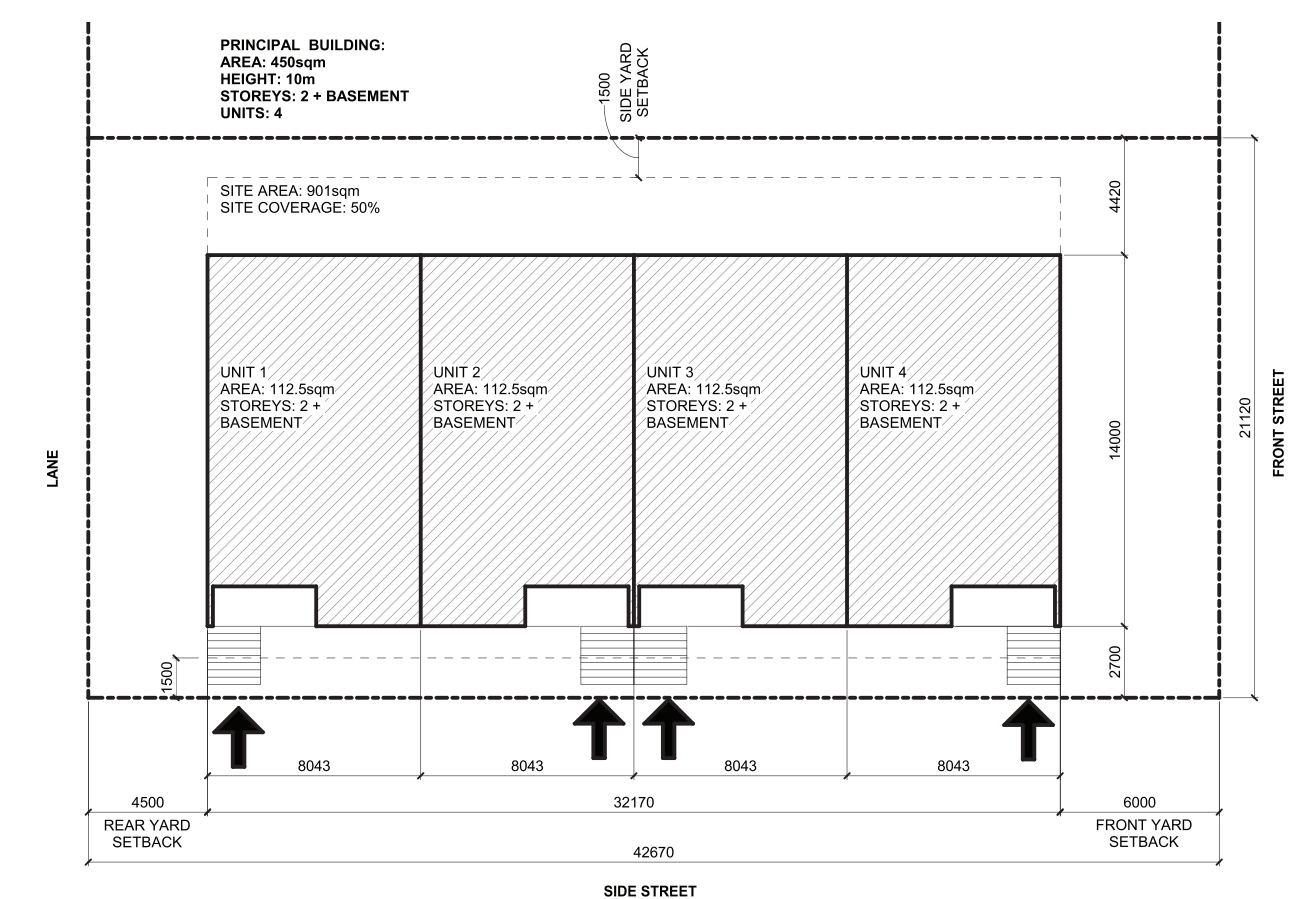
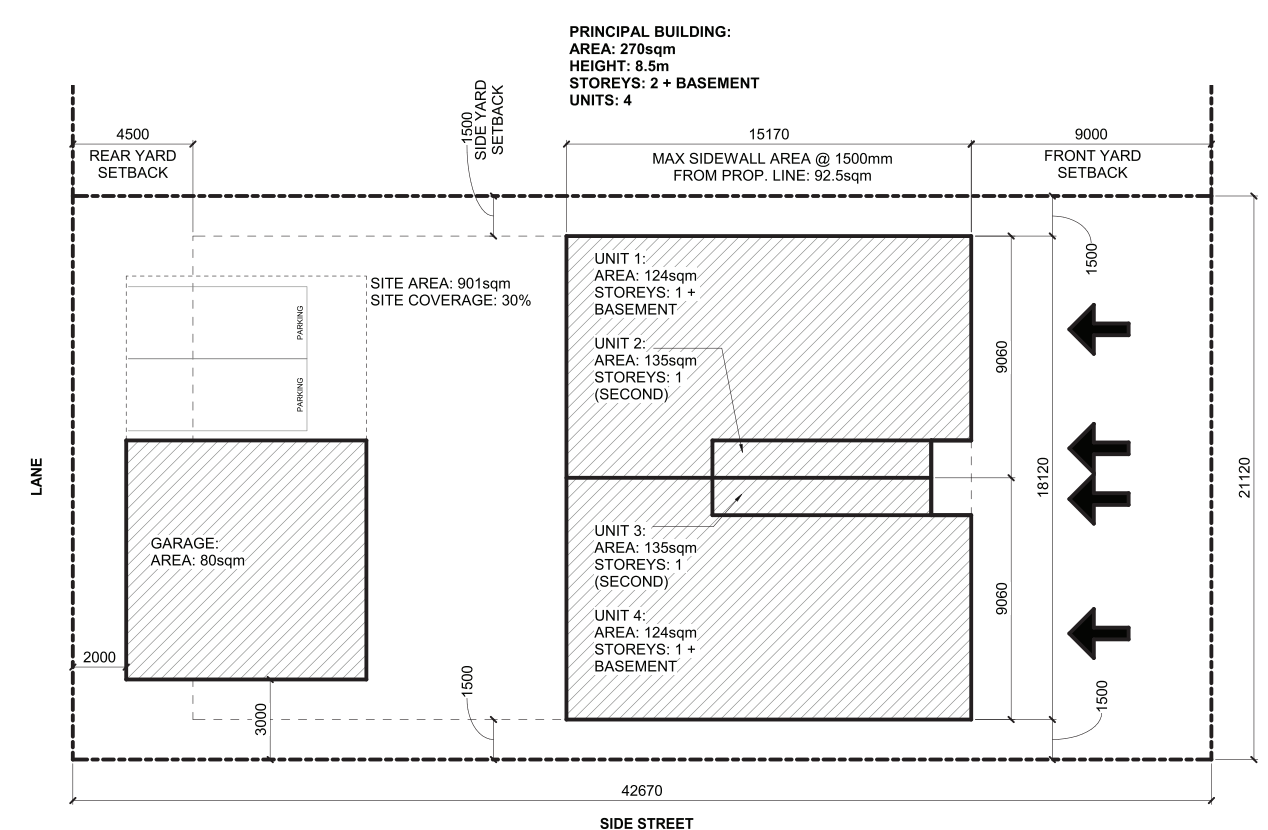
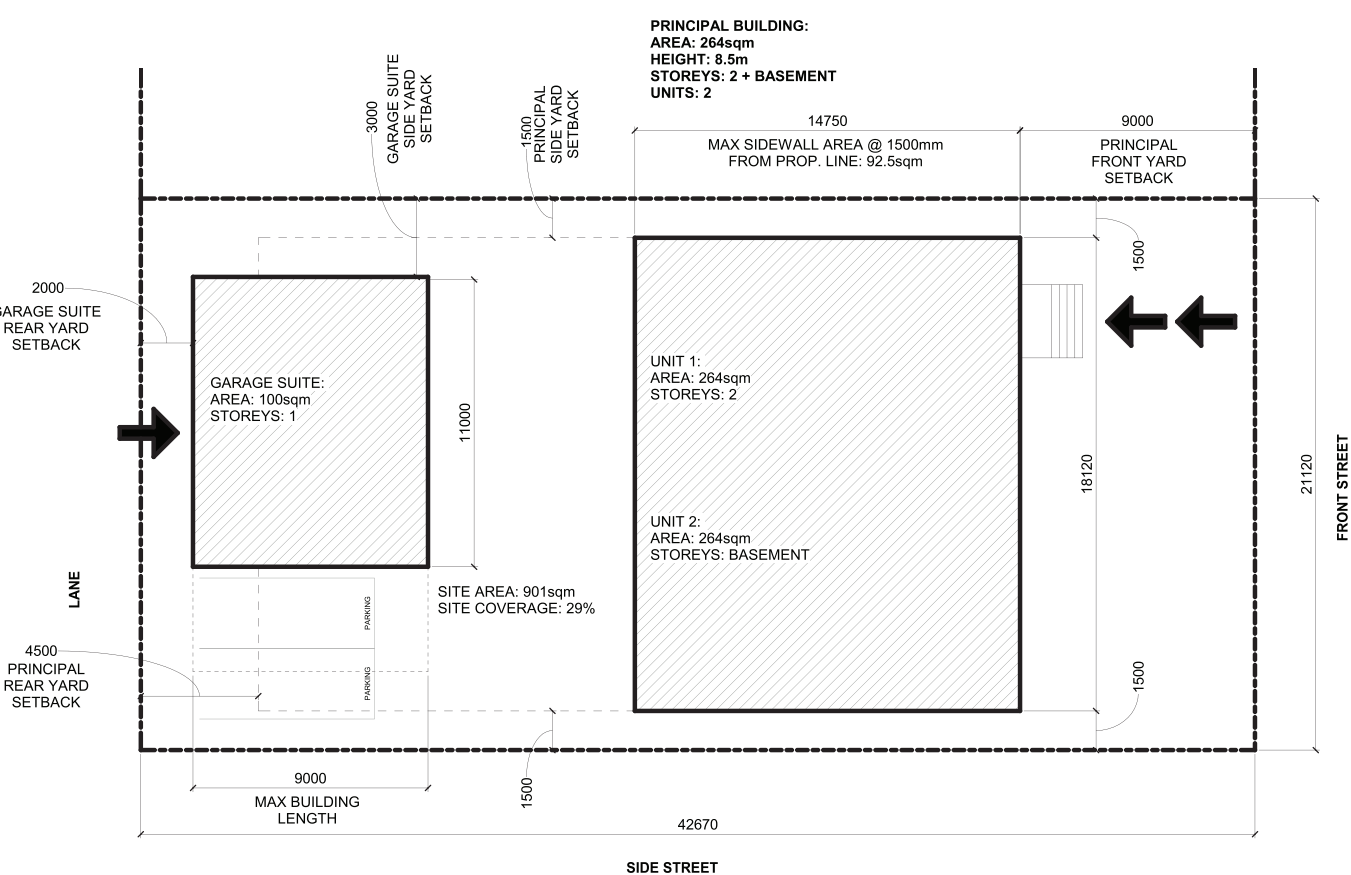
- These changes will allow a greater variety of building forms while retaining a similar residential density to what is currently permitted.
- Uptake is expected to be gradual and depend on many factors including economic feasibility, infrastructure capacity, market demand and availability of materials.
- In cities that already allow four residential units on a site, for example Kelowna and Toronto, the change in their neighbourhoods has been incremental.

PERMITTING 4 UNITS PER SITE

saskatoon.ca/HAF

Drawings are for illustrative purposes only. Various forms of development may be permitted.

EXAMPLE SITE PLANS - R1 DISTRICT - CORNER SITE WITHIN THE TRANSIT DEVELOPMENT AREA



One Unit Dwelling with Secondary Suite and Garage Suite
Currently Permitted

Four Unit Dwelling
Height: 8.5m
Site Coverage: 30%
Infill Regulations Applied

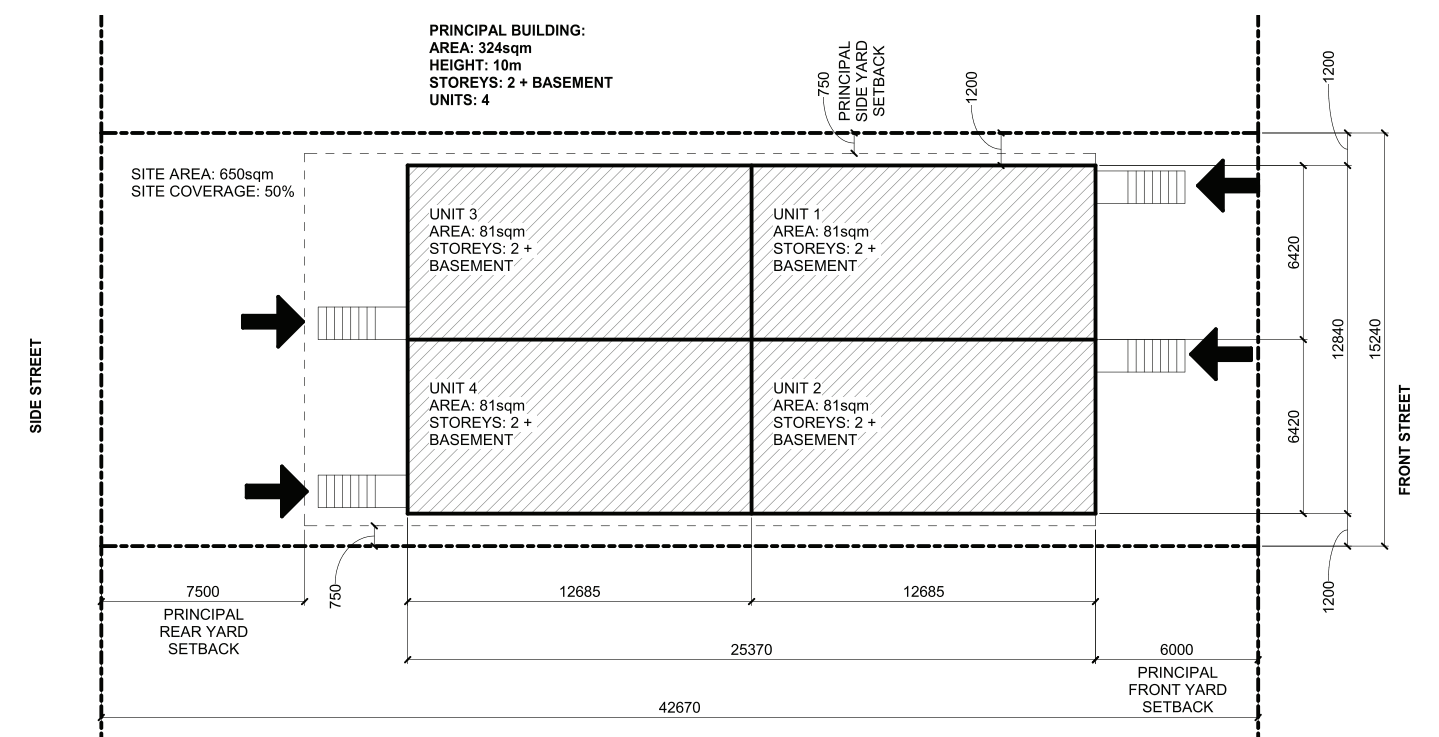
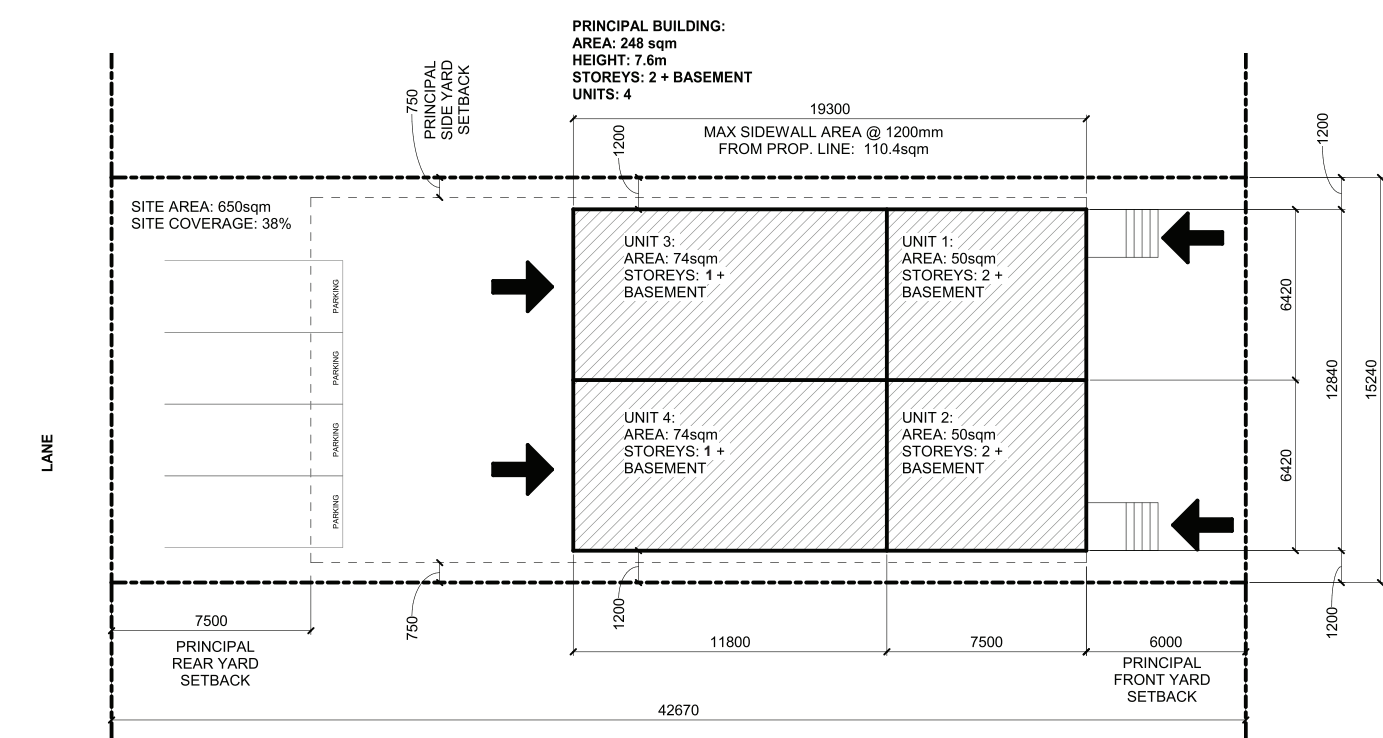
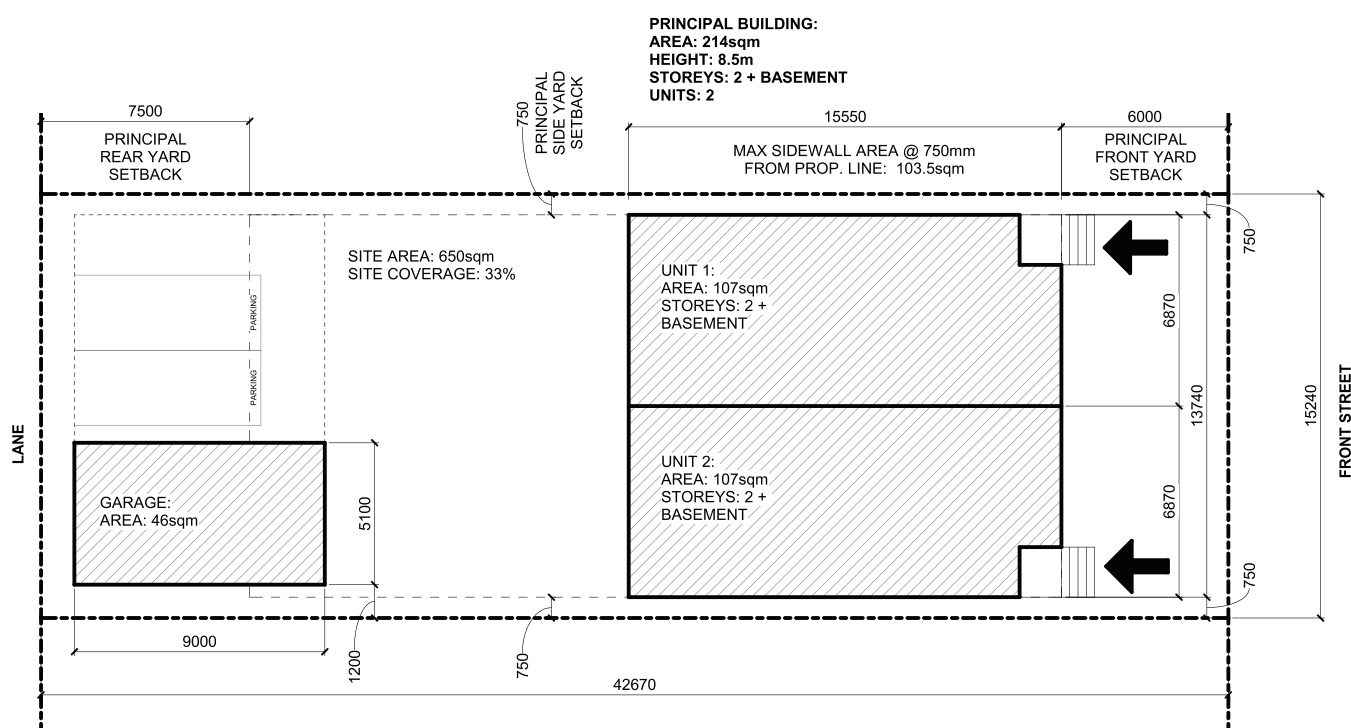
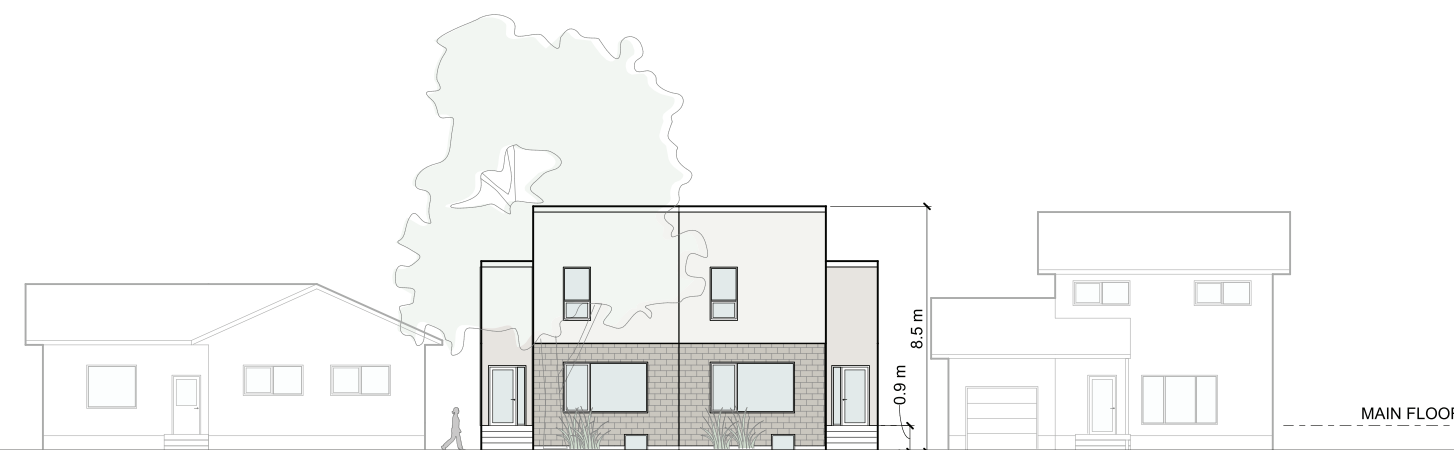
Four Unit Dwelling
Height: 10m
Site Coverage: 50%
Infill Regulations Not Applied

PERMITTING 4 UNITS PER SITE

saskatoon.ca/HAF

Drawings are for illustrative purposes only. Various forms of development may be permitted.

EXAMPLE SITE PLANS - R2 DISTRICT - INTERIOR SITE



Two Unit Dwelling
Currently Permitted

Four Unit Dwelling
Height: 7.6m
Site Coverage: 38%
Infill Regulations Applied

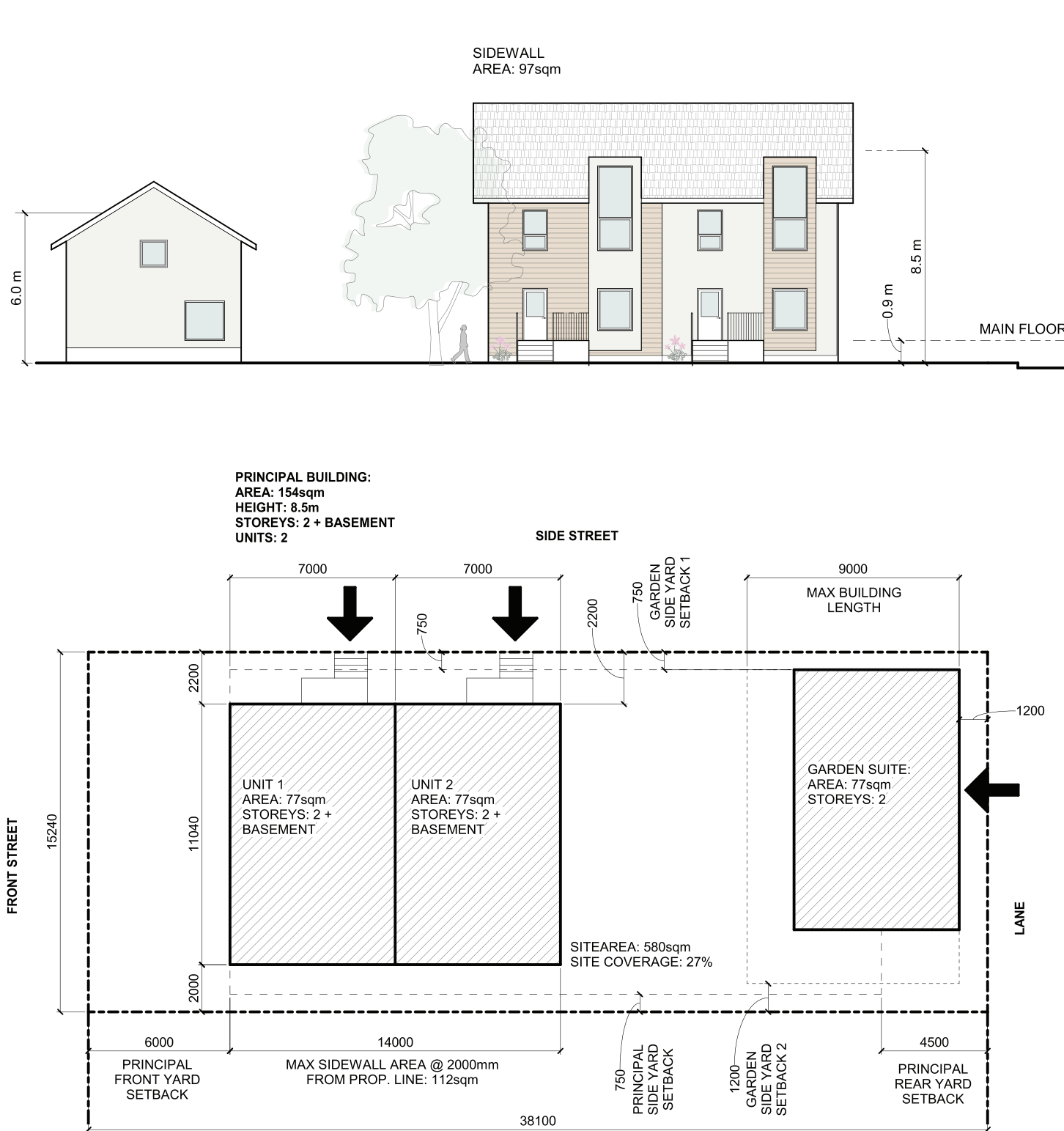
Four Unit Dwelling
This Option Only Applies within the Corridor Growth Area
Height: 10m
Site Coverage: 50%
Infill Regulations Not Applied

PERMITTING 4 UNITS PER SITE

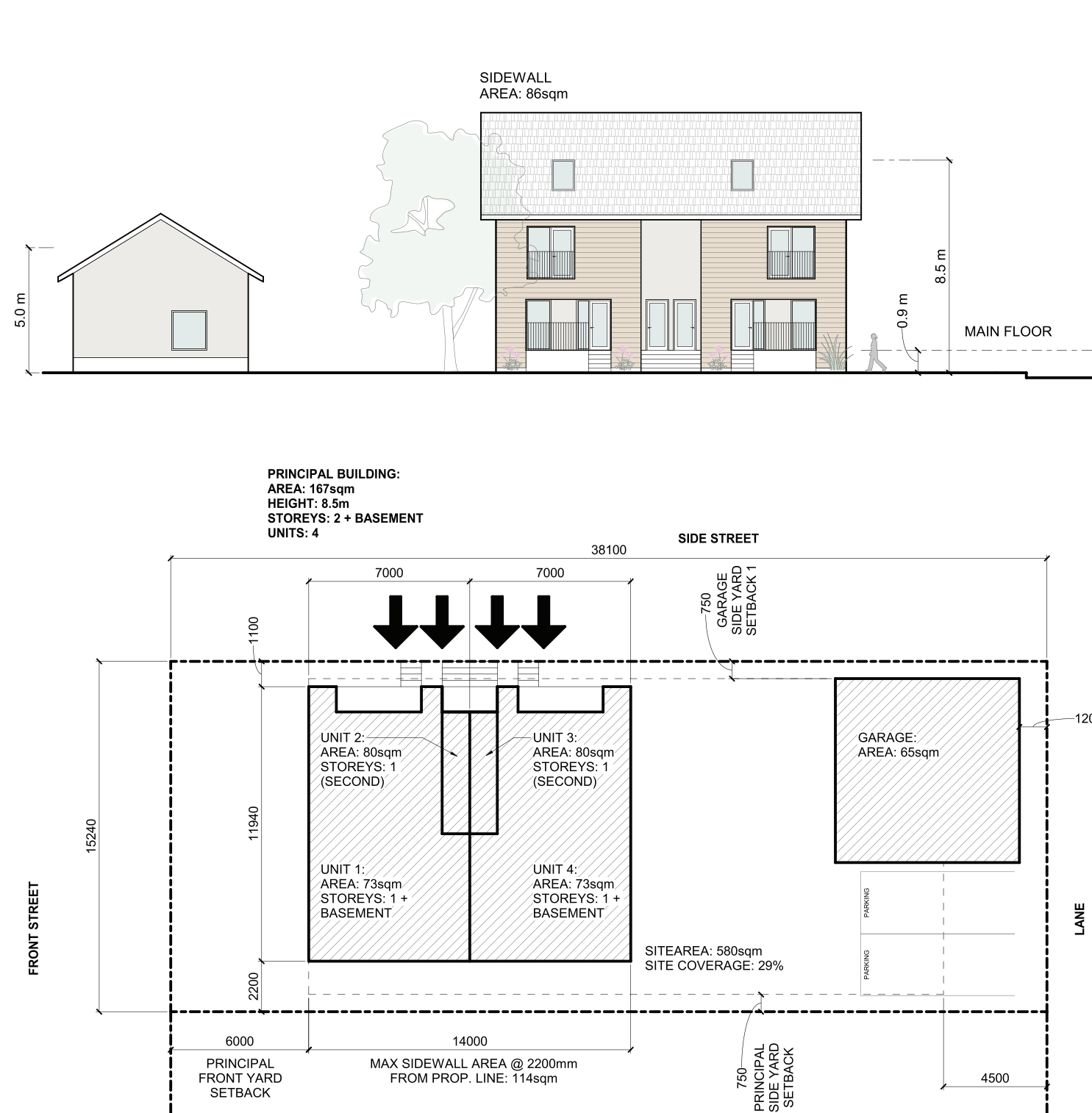
saskatoon.ca/HAF

Drawings are for illustrative purposes only. Various forms of development may be permitted.

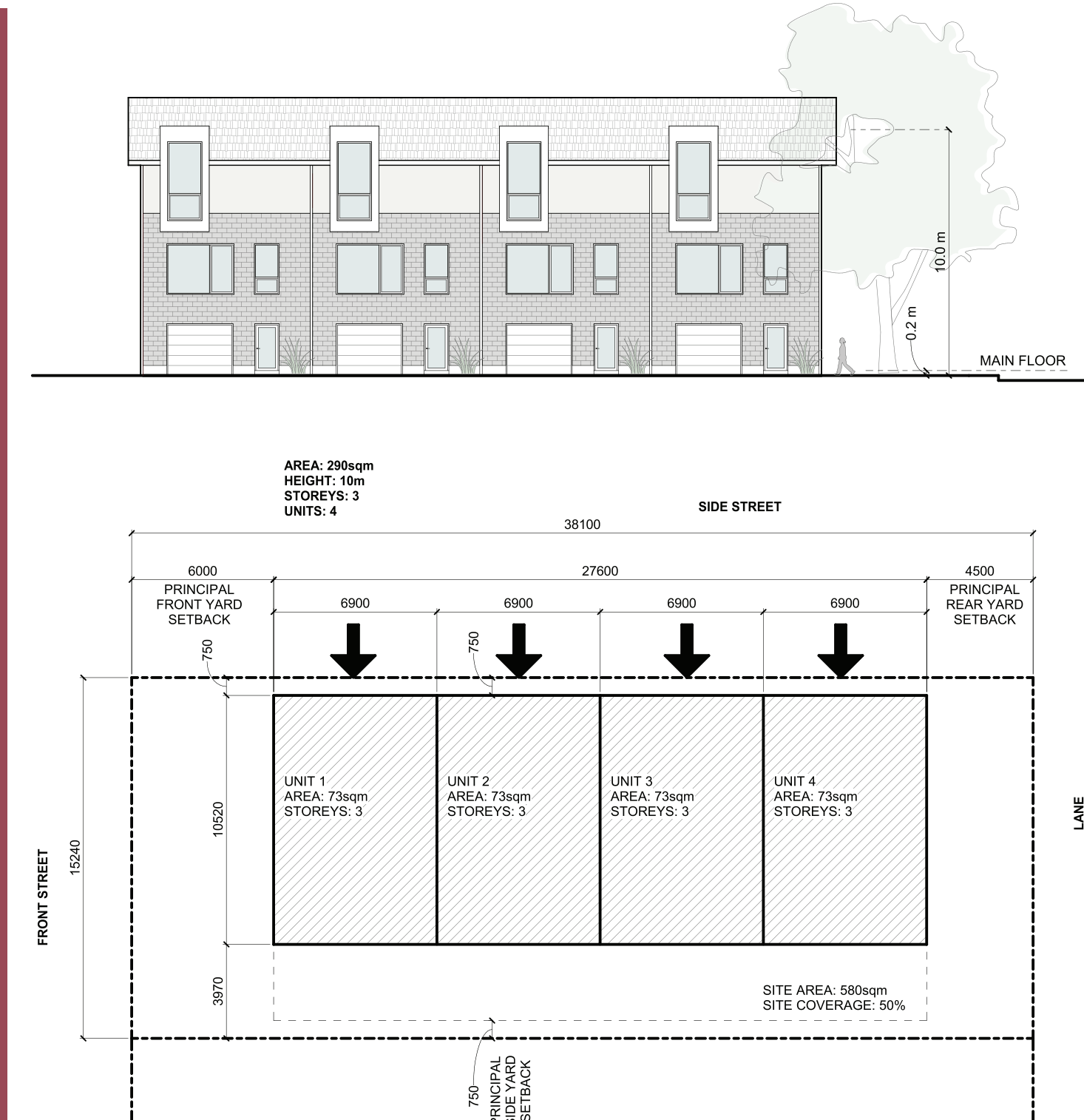
EXAMPLE SITE PLANS - R2 DISTRICT - CORNER SITE - WITHIN THE TRANSIT DEVELOPMENT AREA



Two Unit Dwelling with Garden Suite
Currently Permitted



Four Unit Dwelling
Height: 8.5m
Site Coverage: 30.4%
Infill Regulations Applied



Four Unit Dwelling
Height: 10m
Site Coverage: 50%
Infill Regulations Not Applied

MINIMUM PARKING REQUIREMENTS

saskatoon.ca/engage/minimum-parking-requirements

City Council has directed Administration to pursue a review with the intent of removing minimum parking requirements citywide.

BACKGROUND

- The City requires a set amount of parking spaces be provided for most residential, commercial, and industrial buildings.
- This amount of parking is based on the size of the building, the number of housing units, or the use inside.

WHY MAKE THE CHANGE?

- A growing number of North American cities are moving away from minimum parking requirements as a best practice.
- There are many potential benefits. Broadly speaking, removing minimum parking requirements:
 - Supports housing affordability and choice
 - Supports more efficient use of land

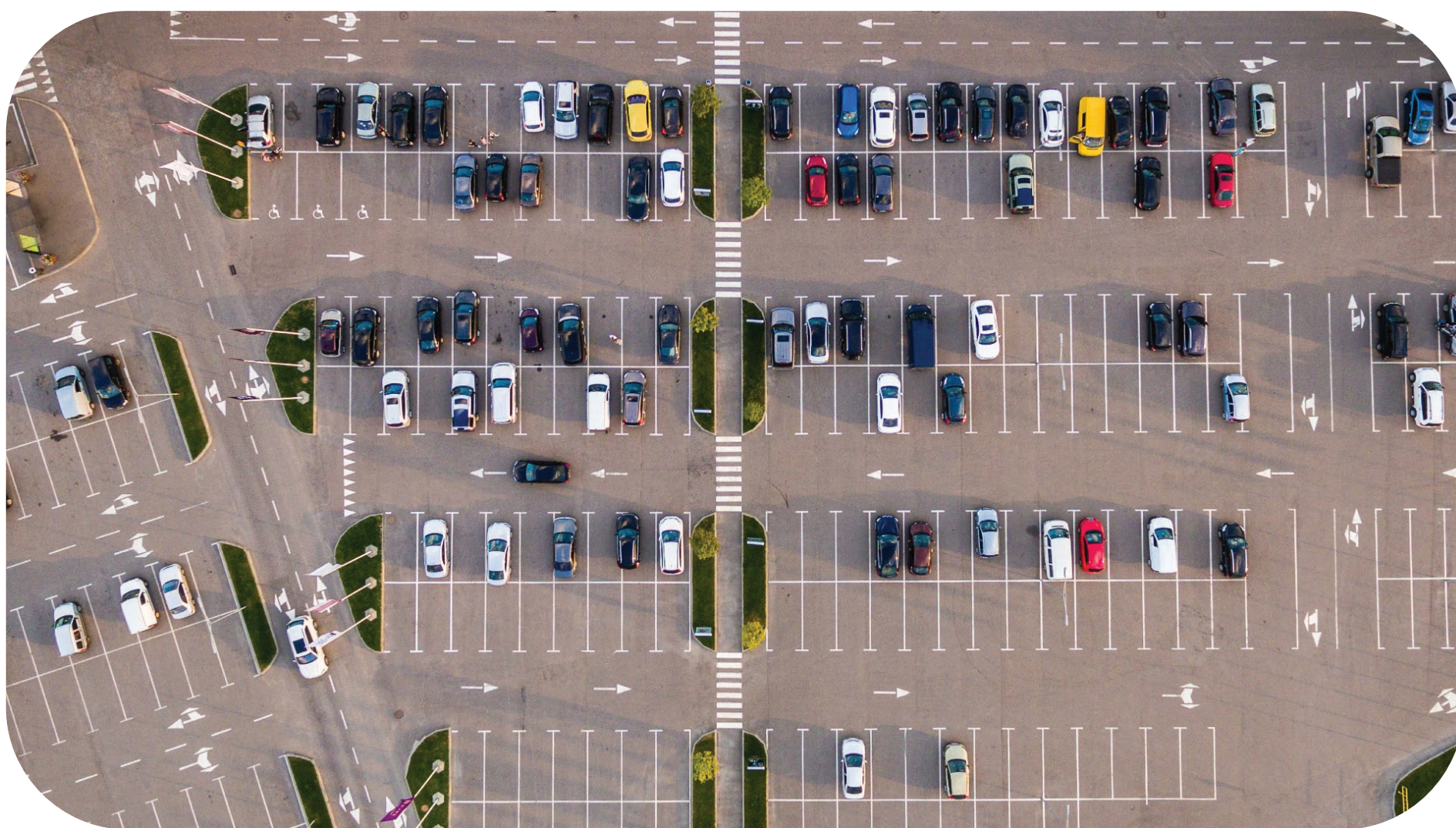


MINIMUM PARKING REQUIREMENTS

saskatoon.ca/engage/minimum-parking-requirements

WHAT CHANGES ARE BEING MADE?

Changes to the Zoning Bylaw will be brought forward for Council's consideration in July 2024 to remove minimum parking requirements (i.e. minimum number of parking spaces) for all uses citywide.



WHAT REGULATIONS FOR PARKING WILL REMAIN?

A number of rules will remain including requirements for:

- Accessible (barrier-free) parking requirements with approximately similar rates to what is currently required.
- Visitor parking requirements for multiple-unit dwellings and dwelling groups.
- Loading space requirements for high density residential and commercial uses.
- Drop-off space requirements for schools.
- Bike parking requirements.
- Parking, loading and vehicular circulation plan requirements including requirements for hard surfacing.

MULTIPLE UNIT RESIDENTIAL NEAR BRT STATIONS

In November 2023, City Council directed Administration to bring back amendments to permit four storey residential development in the Transit Development Area.

HOW WILL THIS BE DONE?

This will be done in three distinct areas:

Station Mixed Use / Corridor Mixed Use Land Use (dark purple areas)

- Up to six storeys or 22m in height and minimum site width of 15m
- Located closest to the BRT station and high-frequency transit routes.

Corridor Residential Land Use (light purple areas)

- Up to four storeys or 15m in height and minimum site width of 15m
- Within the Corridor Growth Area. Located closest to the BRT station and high-frequency transit routes.
- Development will need to include ways to lessen the impact of the large buildings next to low density development.

All others areas within the Transit Development Area that are located along an arterial or collector street (Properties along the green streets shown)

- Up to four storey or 15m in height and minimum site width of 21m.
- Development will need to include ways to lessen the impact of the large buildings next to low density development.

DESIGN GUIDELINES

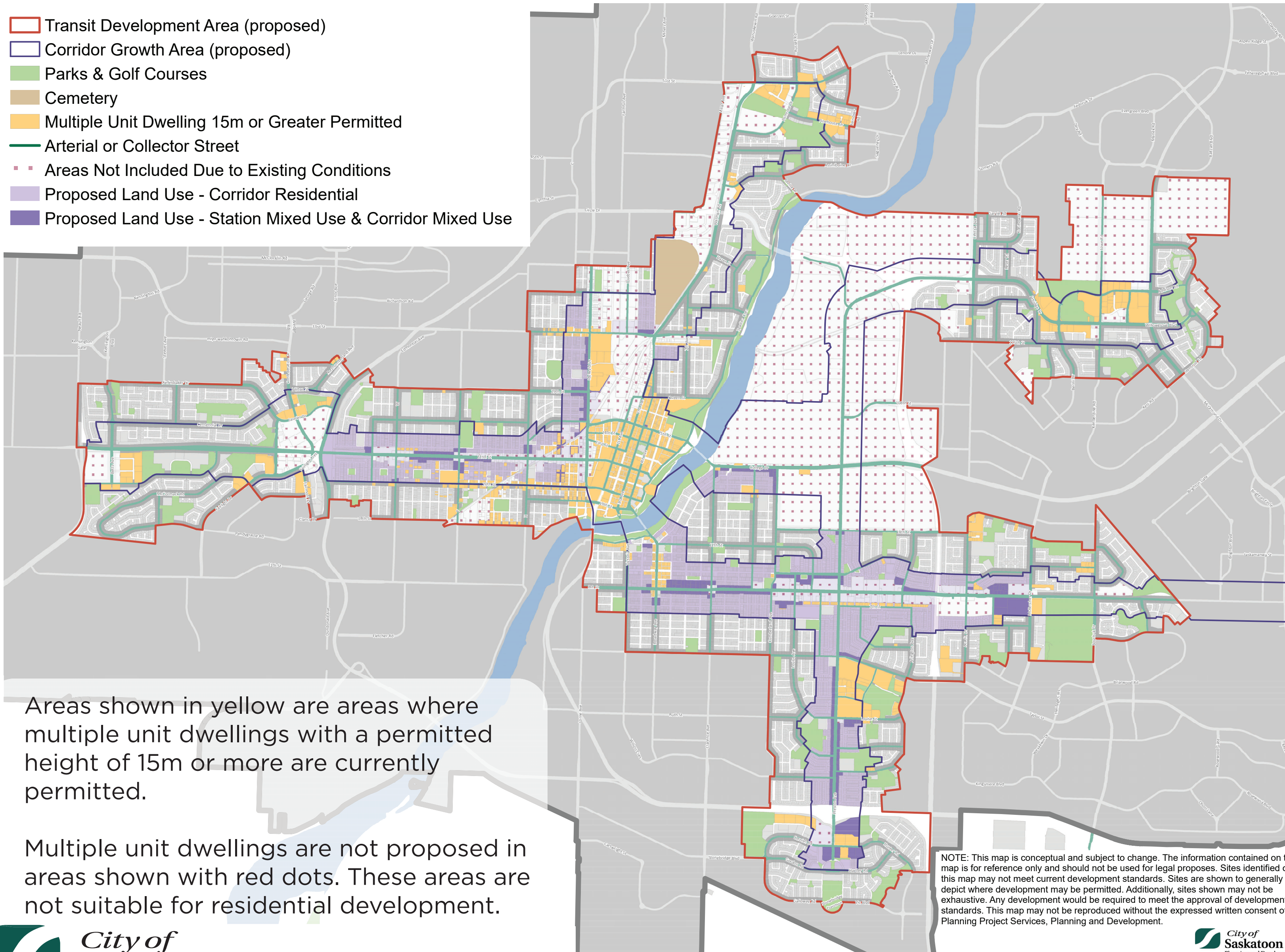
The proposed changes do not apply to parks, cemeteries, golf courses, in areas which are currently being used for agriculture research, industrial districts or other areas which are not appropriate for residential development.



MULTIPLE UNIT RESIDENTIAL NEAR BRT STATIONS saskatoon.ca/HAF

In November 2023, City Council directed Administration to bring back amendments to permit four storey residential development in the Transit Development Area.

- Transit Development Area (proposed)
- Corridor Growth Area (proposed)
- Parks & Golf Courses
- Cemetery
- Multiple Unit Dwelling 15m or Greater Permitted
- Arterial or Collector Street
- Areas Not Included Due to Existing Conditions
- Proposed Land Use - Corridor Residential
- Proposed Land Use - Station Mixed Use & Corridor Mixed Use



Areas shown in yellow are areas where multiple unit dwellings with a permitted height of 15m or more are currently permitted.

Multiple unit dwellings are not proposed in areas shown with red dots. These areas are not suitable for residential development.

Station Mixed Use / Corridor Mixed Use Land Use (dark purple areas)

- Located closest to the BRT stations
- Area with highest density

Corridor Residential Land Use (light purple areas)

- Within the Corridor Growth Area. Located close to the BRT stations

All others areas within the Transit Development Area that are located along an arterial or collector street (Properties along the green streets shown)

Green space such as Parks will not be redeveloped

To view digital version, please visit saskatoon.ca/HAF



MULTIPLE UNIT RESIDENTIAL NEAR BRT STATIONS saskatoon.ca/HAF

STATION MIXED USE AND CORRIDOR MIXED USE LAND USES

Up to six storeys will be permitted on all sites shown in dark purple

- Minimum site width is 15m
- Maximum height is 22m

CORRIDOR RESIDENTIAL LAND USES

Up to four storeys will be permitted on all sites shown in light purple

- Minimum site width is 15m
- Maximum height is 15m
- Development will need to include ways to lessen the impact of large buildings next to low density development.

ALL OTHER SITES WITHIN THE TDA THAT ARE LOCATED ALONG AN ARTERIAL OR COLLECTOR STREET

Up to four storeys will be permitted on all sites located along streets shown in green on the map

- Minimum site width is 21m
- Maximum height is 15m
- Development will need to include ways to lessen the impact of large buildings next to low density development.



COMMUNITY EXAMPLES OF MULTIPLE UNIT DEVELOPMENT



Six and Four Storey Residential Development



Four Storey Residential Development



Four Storey Development with Building Setback



Four Storey Residential Development

RESIDENTIAL CARE HOMES

saskatoon.ca/engage/RCH

WHAT ARE RESIDENTIAL CARE HOMES?

“**Residential Care Home**” means a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

There are three types of Residential Care Homes:

- Residential Care Home Type I allows for five or less residents
- Residential Care Home Type II allows for more than five but no more than 15 residents
- Residential Care Home Type III allows for more than 15 residents

WHAT'S CHANGING

- Residential Care Homes Type II that are pre-designated on an approved Concept Plan will be permitted.
- Residential Care Homes Type II that are not pre-designated on an approved Concept Plan and expansions to Residential Care Homes will be discretionary and delegated to Administration for approval.
- Residential Care Homes Type III will be 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.

