

LAND USE APPLICATION

Housing Accelerator Fund – Accessory Dwelling Units

APPLICATION SUMMARY

In 2023, City Council approved the Housing Action Plan (Action Plan) for the City of Saskatoon's (City) application to the Government of Canada's Housing Accelerator Fund (HAF). This report outlines the amendments to [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP) and [Bylaw No. 8770, The Zoning Bylaw, 2009](#) (Zoning Bylaw) being proposed to support removing barriers for accessory dwelling units.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020 and to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

Housing Accelerator Fund

The HAF is an incentive program provided by the Government of Canada that supports local governments in boosting housing supply. The HAF is focused on enabling municipalities to undertake transformational initiatives, one of which is focused on encouraging missing middle housing. Missing middle housing can be defined as the gap between single family homes and mid-rise apartment buildings, consisting of buildings up to four storeys. Missing middle housing is an important consideration as it provides for increased housing options, which add to the overall housing stock, while providing more options along the spectrum of affordability.

City Council, at its Regular Business [meeting](#) on May 31, 2023, approved the [Action Plan](#) for the City's application to HAF. The Action Plan outlines 13 initiatives intended to increase housing supply at an accelerated pace and enhance certainty in approvals and the building process. City Council, at its Regular Business [meeting](#) on November 22, 2023, approved amendments to the Action Plan.

This report provides recommendations related to removing barriers to accessory dwelling development, which is one mechanism to encourage missing middle housing.

PROPOSED AMENDMENTS

This report includes amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020 and Bylaw No. 8770, The Zoning Bylaw, 2009 to remove barriers for accessory dwelling units.

Proposed OCP Amendments

Section G1.3 (8) (g) The OCP states that:

“A garden or garage suite may be an accessory use to a one-unit dwelling.”

In addition to being permitted accessory to a one-unit dwelling, Administration is proposing that a garden or garage suite be permitted accessory to a semi-detached dwelling or a two-unit dwelling. This change will permit garden or garage suites on more sites throughout the city. To permit this change, an amendment to the OCP is required.

Zoning Bylaw Amendments

Eliminating barriers for building accessory dwelling units, such as secondary suites and garden or garage suites will provide for more accessory dwelling units to be built, as well as enable additional design flexibility.

To eliminate barriers for this form of development, Administration is proposing the following Zoning Bylaw amendments:

- Amendments to Secondary Suites regulations:
 - Remove restriction on where the entrance of a secondary suite can be located on the principal building.
- Amendments to Garden and Garage Suites regulations:
 - Allow garden and garage suites as permitted accessory uses to two-unit dwellings and semi-detached dwellings, in addition to one-unit dwellings;
 - Permit a Garden or Garage Suite to be attached to another Garden or Garage Suite on an adjacent site where there is access to a rear lane; and
 - In newer neighbourhoods (Category 3 neighbourhoods), increase the permitted height for a Garage Suite. The increase in height does not pertain to flat roofs.
- Amendments to both Secondary Suites, and Garden and Garage Suites:
 - Allow a secondary suite and a garden or garage suite to be on the same site;
 - Remove the restriction of a maximum of two bedrooms; and
 - Remove off-street parking requirements. Currently, two off-street parking spaces are required (one for the principal building and one for the accessory unit).
- Amendments to Short-term Rental Properties and Homestays:
 - Minimum parking requirements for short-term rental properties and homestays are also proposed to be removed as they are intended to align with the parking standards for secondary suites.

An overview of the proposed amendments is provided (see Appendix 1).

IMPLICATIONS

City Council may choose not to approve the proposed amendments. This will impact the advancement of the Action Plan and may impact funding available to the City that is contingent on the implementation of HAF initiatives. This option will also reduce certainty and maintain known barriers for housing development.

COMMUNICATIONS AND ENGAGEMENT

Administration consulted with internal and external stakeholders about the proposed amendments. A summary of community feedback can be found at saskatoon.ca/HAF.

Information was shared with the public on the Engage Page (saskatoon.ca/HAF). Feedback can be provided on the Engage Page or by contacting Administration. Information about the Engage Page was shared using a citywide unaddressed mail out, promoted social media and information sharing with the Community Associations. Feedback on the proposed amendments is provided on the Engage Page.

Communications will be developed to share information about changes to all affected stakeholders.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Zoning Bylaw Amendments – Accessory Dwelling Units

REPORT APPROVAL

Written by: Lee Smith, Senior Planner
Chantel Riou, Senior Planner
Christine Gutmann, Senior Project Planner

Reviewed by: Chris Schulz, Planning Project Services Manager
Tyson McShane, Long Range Planning Manager
Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development

Approved by: Kara Fagnou, Acting General Manager, Community Services

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