

Zoning Bylaw Amendments – Accessory Dwelling Units

Background

An accessory dwelling unit is a type of dwelling that is self-contained and accessory to a principal use. The forms of accessory dwelling units in Saskatoon are secondary suites and garden and garage suites.

In addition, the City has developed occupancy standards that make it more cost effective for owners to upgrade their existing suites and obtain the necessary permits (see [Legalizing Existing Suites](#) for more information).

Proposed Zoning Bylaw Amendments

Section 2 - Definitions

Current Definition	Proposed Definition / Change	Rationale
"garage suite means a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling."	The definition for "garage suite" will be amended to provide for a garage suite to be permitted accessory to a one-unit, two-unit or a semi-detached dwelling.	The proposed definition will allow a garage suite to be accessory to a one-unit, two-unit and semi-detached dwellings.
"garden suite means a small, self-contained, ground-oriented dwelling unit that is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling and has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the one-unit dwelling."	The definition for "garden suite" will be amended to provide for a garden suite to be permitted accessory to a one-unit, two-unit or a semi-detached dwelling.	The proposed definition will allow a garden suite to be accessory to a one-unit, two-unit and semi-detached dwellings.

Section 5 – General Provisions

Section	Current Provision	Proposed Amendment	Rationale
General Provisions for Secondary Suites			
5.30(1)(f)	Secondary suites shall not contain more than two bedrooms.	Repeal clause.	Provide additional design flexibility by removing restriction for bedrooms. The Zoning Bylaw does not regulate maximum number of bedrooms for other types of dwellings. The size of a secondary suite is regulated through other Zoning Bylaw provisions and through the National Building Code.

5.30(1)(g)	One off-street parking space shall be required for a secondary suite in addition to at least one off-street parking space for the principal dwelling.	Repeal clause.	Provide additional design flexibility by removing off-street parking requirements. City Council, at its Regular Business Meeting on December 20,2023 considered the report “Options for the Review of Minimum Parking Regulations” and resolved that “That Administration undertake the work to pursue Option 3 – Remove Minimum Parking Requirements.”
5.30(1)(h)	Where a secondary suite has an entrance which is separate from that of the principal dwelling, the entrance may only be located on a side or rear wall of the principal dwelling.	Repeal clause.	Provide additional design flexibility by removing entrance restriction for secondary suites.
General Provisions for Garden and Garage Suites			
5.43(1)	No more than one garden, garage or secondary suite accessory to a one-unit dwelling shall be allowed per site.	Amend the clause to allow a garden or garage suite to be located on the same site as a secondary suite.	Eliminate barriers for developing accessory dwelling units by allowing a secondary suite and garden or garage suite per site.
5.43(7)	One off-street parking space is required for a garden or garage suite in addition to at least one off-street parking space for the principal dwelling.	Repeal clause.	Provide additional design flexibility by removing off-street parking requirements. City Council, at its Regular Business Meeting on December 20, 2023, considered the report “Options for the Review of Minimum Parking Regulations” and resolved that “That Administration undertake the work to pursue Option 3 – Remove Minimum Parking Requirements.”
5.43(10)	A garden or garage suite shall have a maximum of two bedrooms.	Repeal clause.	Provide additional design flexibility by removing restriction for bedrooms. The Zoning Bylaw does not regulate maximum number of bedrooms for other types of dwellings.
5.43(11)	Factors to be considered in determining the gross floor area of a garden or garage suite is outlined.	Remove one-unit dwelling and amend principal dwelling to principal building.	For clarity and consistency. In the case of a semi-detached dwelling, the reference to principal building refers to the dwelling located on the same site as the proposed garden or garage suite.

5.43(17 and 18)	Development Standards for Garden and Garage Suites	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. Increase the height for a Garage Suite to 6.5 metres in category 3 neighbourhoods.	Allows for additional design flexibility. The maximum height for a one-unit, two-unit or semi-detached dwelling in a category 3 neighbourhood is 10 metres. The increase in height allows for additional design flexibility for Garden and Garage Suites in newer neighbourhoods. The increase does not apply to flat roofs as the massing is mitigated by a peaked roof.
General Provisions for Homestays			
5.51 (4)	Parking Requirements for Homestays including other than in the B6, DCD1, MX2 and M4 districts, one off-street parking space for guests and at least one off-street parking space for the principal dwelling	Repeal Clause	Parking requirements for homestays are intended to mirror the requirements for secondary suites. As the requirements for secondary suites are being removed, it is recommended the parking requirements for homestays also be removed at this time.
General Provisions for Short-Term Rental Properties			
5.52 (4)	Parking Requirements for Short-Term Rental Properties including other than in the B6, DCD1, MX2 and M4 districts, one off-street parking space for guests	Repeal Clause	Parking requirements for short-term rental properties are intended to mirror the requirements for secondary suites. As the requirements for secondary suites are being removed, it is recommended the parking requirements for Short-Term Rental Properties also be removed at this time.

Section 6 – Required Parking, Loading, and Vehicular Circulation Provisions

Section	Current Provision	Proposed Amendment	Rationale
6.3.1(4)	Vehicle parking spaces required for secondary suites are 1 space plus 1 space for the secondary suite.	No motor vehicle parking is required.	Provide additional design flexibility by removing off-street parking requirements. City Council, at its Regular Business Meeting on December 20, 2023, considered the report “Options for the Review of Minimum Parking Regulations” and resolved that “That Administration undertake the work to pursue Option 3 – Remove Minimum Parking Requirements.”

Section 12 – Specialized Zoning Districts

Section	Current Provision	Proposed Amendment	Rationale
12.6 (MX1)	The permitted use table lists garden or garage suite accessory to a one-unit dwelling.	Amend use to allow garden and garage suites to be permitted accessory uses to two-unit dwellings and semi-detached dwellings.	Support garden and garage suites being permitted accessory uses to two-unit dwellings and semi-detached dwellings, in addition to one-unit dwellings.

Accessory Dwelling Unit Amendments – Topic Focused Engagement

Topic focused engagement for the proposed amendments to accessory dwelling units was undertaken. A summary of the feedback and concerns raised on the proposed amendments can be found at saskatoon.ca/HAF (see link for Community Feedback).

What We Did

Who we had conversations with	How we gathered input
Internal City Stakeholders (Building Standards, Construction and Design, Community Standards, Planning and Development, Parks, Saskatoon Light & Power, Saskatoon Water, Transportation, Waste, Solicitors, Communications and Engagement)	Relevant internal divisions were contacted for input on, review and comment for proposed amendments. No comments were received that would preclude these amendments from proceeding.
Saskatoon and Region Home Builders’ Association (SRHBA)	An in-person presentation about the proposed amendments was provided to SRHBA on January 15, 2024.
Coldwell Bankers – Realtors Meeting	Information about the proposed amendments was provided in-person on March 19, 2024.
Public	Information was shared on the Engage Page starting the week of March 4, 2024, including a short video about the proposed amendments.