

## Proposed Development Standards

The following minimum development standards are proposed for multiple-unit dwellings (MUD) up to four units:

|            | <b>Semi- Detached Dwelling</b> | <b>Two-Unit Dwelling</b> | <b>Multiple-Unit Dwelling up to Four Units</b> |
|------------|--------------------------------|--------------------------|--|
| Site Width | 7.5 m                          | 15 m                     | 15 m   |
| Site Depth | 30 m                           | 30 m                     | 30 m   |
| Site Area  | 225 m                          | 450 m                    | 450 m  |

In the Montgomery Place neighbourhood, the Zoning Bylaw states specific standards for site width and site depth for all sites. These standards will also apply to MUDs up to four units.

To ensure the building form aligns with existing patterns, the minimum development standards for maximum height and site coverage for MUDs up to four units will align with current residential development (e.g., one-unit dwellings) in the applicable zoning district. However, the following exceptions will apply:

- Within the established neighbourhoods the maximum height will be 8.5 metres, except in the Corridor Growth Area (CGA) and on corner sites in the Transit Development Area (TDA);
- The maximum height in the CGA and on corner sites in the TDA will be 10 metres citywide. No additional height within these areas will be provided in the R1A and R2 districts as the maximum height in these districts is currently 10 metres; and
- The proposed maximum site coverage will be 50% within the CGA and on corner sites within the TDA. There is no site coverage maximum proposed for MUDs up to four units in the M1 district to be consistent with other uses in the district.

The map below shows all sites in the city where an increased height of 10 metres and increased site coverage of up to 50% would be permitted. For a larger version of this map, please see [saskatoon.ca/HAF](http://saskatoon.ca/HAF) ([link](#)).

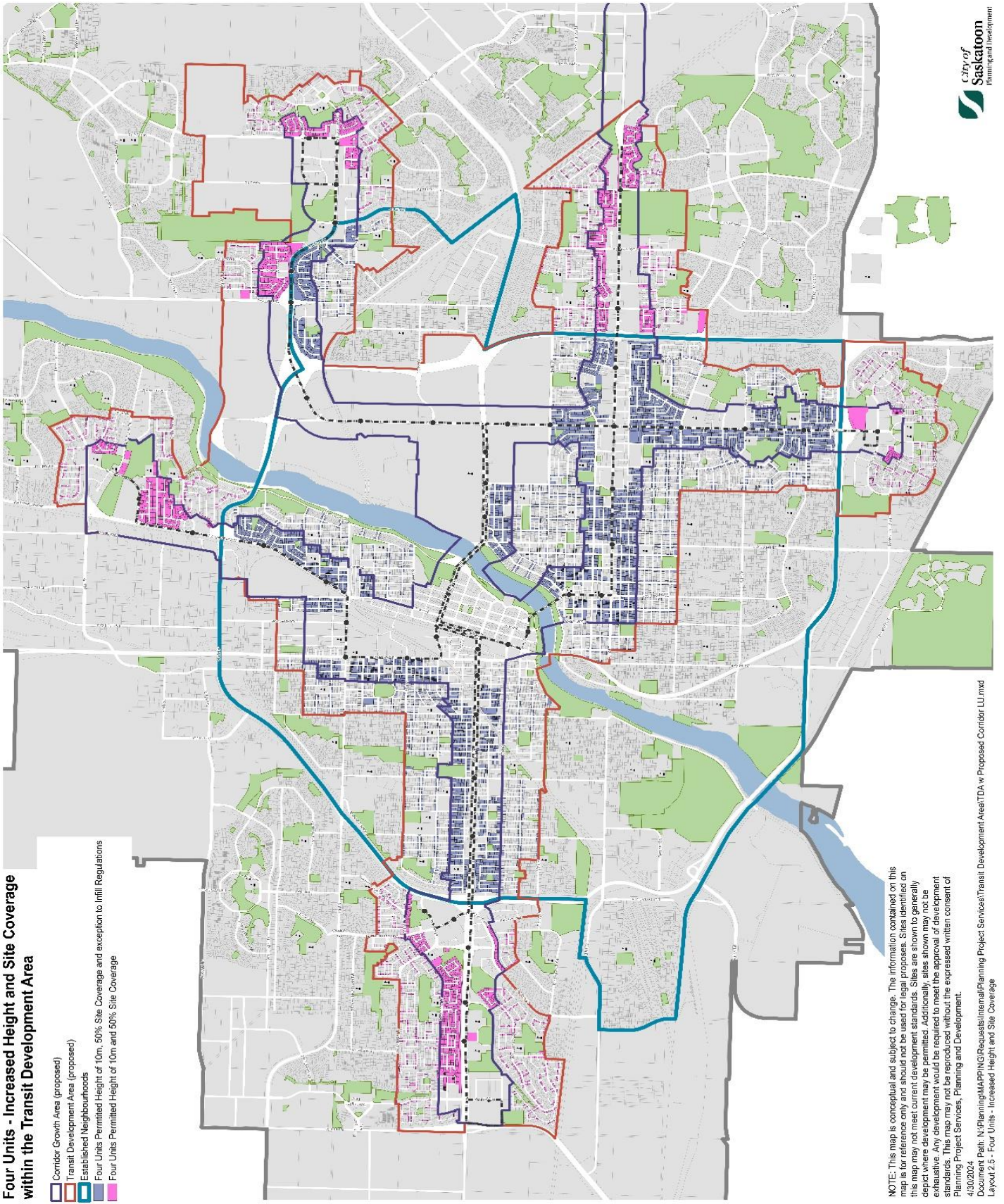
Corner sites are well suited for MUDs up to four units. Many corner sites are wide, often 15 metres (50 feet) or greater and offer the potential for housing units to face either the front street or the flanking (side) street. Potential impacts of larger buildings are also mitigated as corner sites are located adjacent to two streets and are not midblock.

### Changes to Existing Development Standards

Uses permitted in the R2 zoning district are also permitted in all RM (multiple unit dwelling) districts. The standards for MUDs up to four units in all RM districts will align with the standards identified in the R2 zoning district. In addition, the rear yard setbacks for MUDs up to four units in the R2A zoning district (MUDs up to four units is currently discretionary in this district) will align with the rear yard setbacks for MUDs up to four units in the R2 zoning district.

### Four Units - Increased Height and Site Coverage within the Transit Development Area

- Corridor Growth Area (proposed)
- Transit Development Area (proposed)
- Established Neighbourhoods
- Four Units Permitted Height of 10m, 50% Site Coverage and exception to Infill Regulations
- Four Units Permitted Height of 10m and 50% Site Coverage



NOTE: This map is conceptual and subject to change. The information contained on this map is for reference only and should not be used for legal purposes. Sites identified on this map may not meet current development standards. Sites are shown to generally depict where development may be permitted. Additionally, sites shown may not be exhaustive. Any development would be required to meet the approval of development standards. This map may not be reproduced without the expressed written consent of Planning Project Services, Planning and Development.

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4/30/2024  
Layout 2.6 - Four Units - Increased Height and Site Coverage