

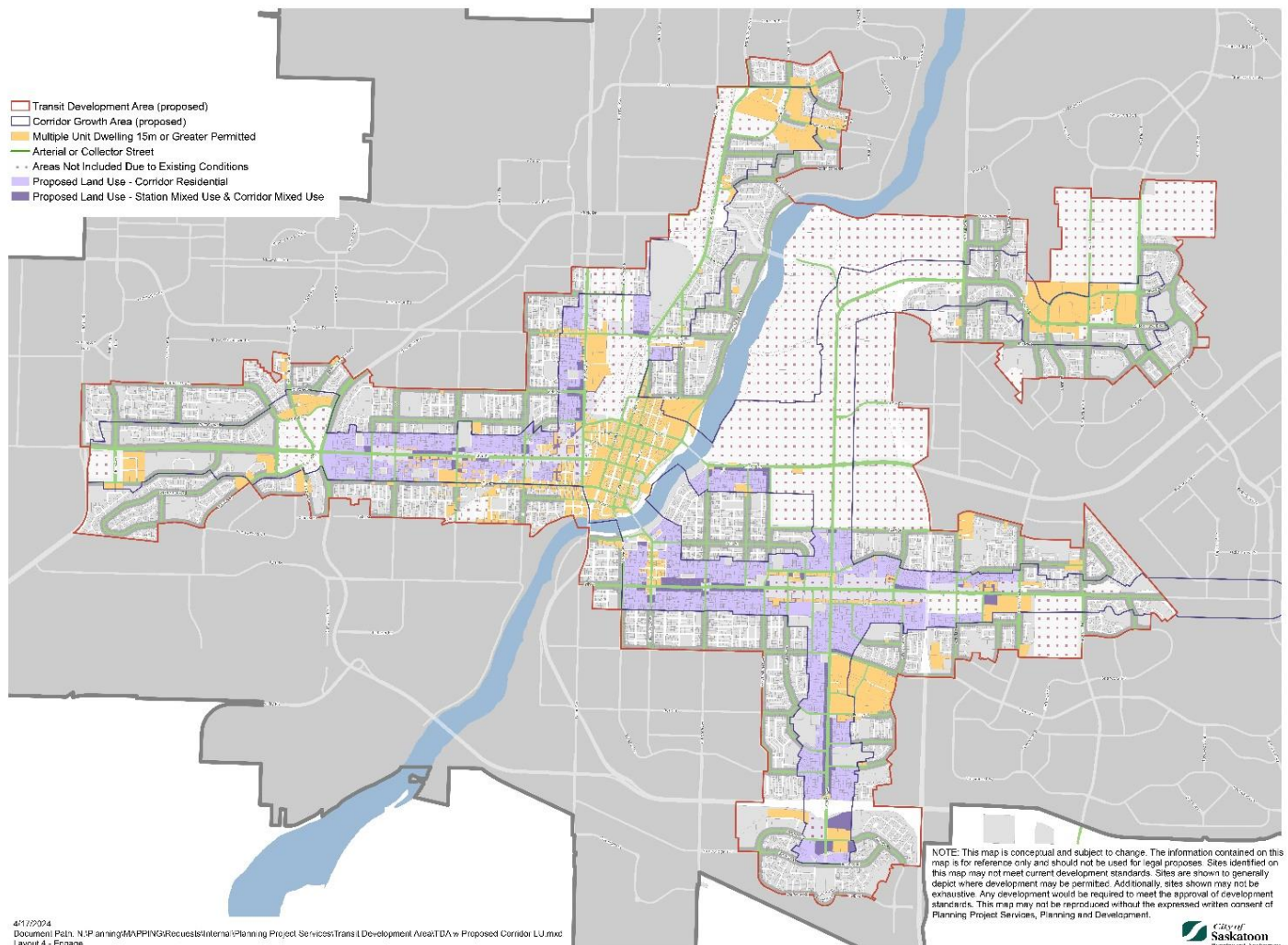
## Four-Storey, Multiple-Unit Dwellings (MUD) within the Transit Development Area (TDA)

Areas where four story residential development will be permitted as-of-right

(For a larger version of the map below, please see [saskatoon.ca/HAF](http://saskatoon.ca/HAF))

Areas shown in yellow are areas where MUDs with a permitted height of 15 metres or more are currently permitted.

MUDs are not proposed in areas shown with red dots. These areas are not suitable for residential development and include industrial areas, lands which are currently in use for agricultural research purposes, parks, cemeteries and other similar uses. Should these areas be deemed appropriate for residential development in the future, permitting four storey MUDs will be considered at that time.



## Proposed Development Standards

Development standards will be subject to the OCP land use designation and underlying zoning district tied to the site. Four-storey MUDs with five or more units will be permitted in the following zoning districts:

- All residential and institutional districts; and,
- All commercial districts, except B3 – Medium-Density Arterial Commercial District and all B4 districts.

In July 2023, City Council approved zoning districts specific for the Corridor Growth Area. These new zoning districts are intended to align with the objectives of the corridor land use designations, as well as goals of the Corridor Transformation Plan. The proposed standards for MUDs within the TDA are intended to generally align with the standards developed for MUDs in the Corridor zoning districts.

To provide for a gradation of density, three areas are proposed:

- Area 1: Lands which are designated Station Mixed Use or Corridor Mixed Use. As this area is located closest to the planned Bus Rapid Transit routes, the highest density is proposed. This area will allow MUDs up to six storeys;
- Area 2: Lands which are designated Corridor Residential. This area is within the Corridor Growth Area and will provide for four storey MUDs on all sites; and
- Area 3: All other sites within the TDA that meet the underlying zoning district criteria noted above and are located on an arterial or collector street. This area is located within the TDA on sites which are not designated as Station Mixed Use, Corridor Mixed Use or Corridor Residential. These areas will provide for four storey MUDs on sites which are located along arterial or collector streets.

### **Area 1: Lands which are designated Station Mixed Use or Corridor Mixed Use.**

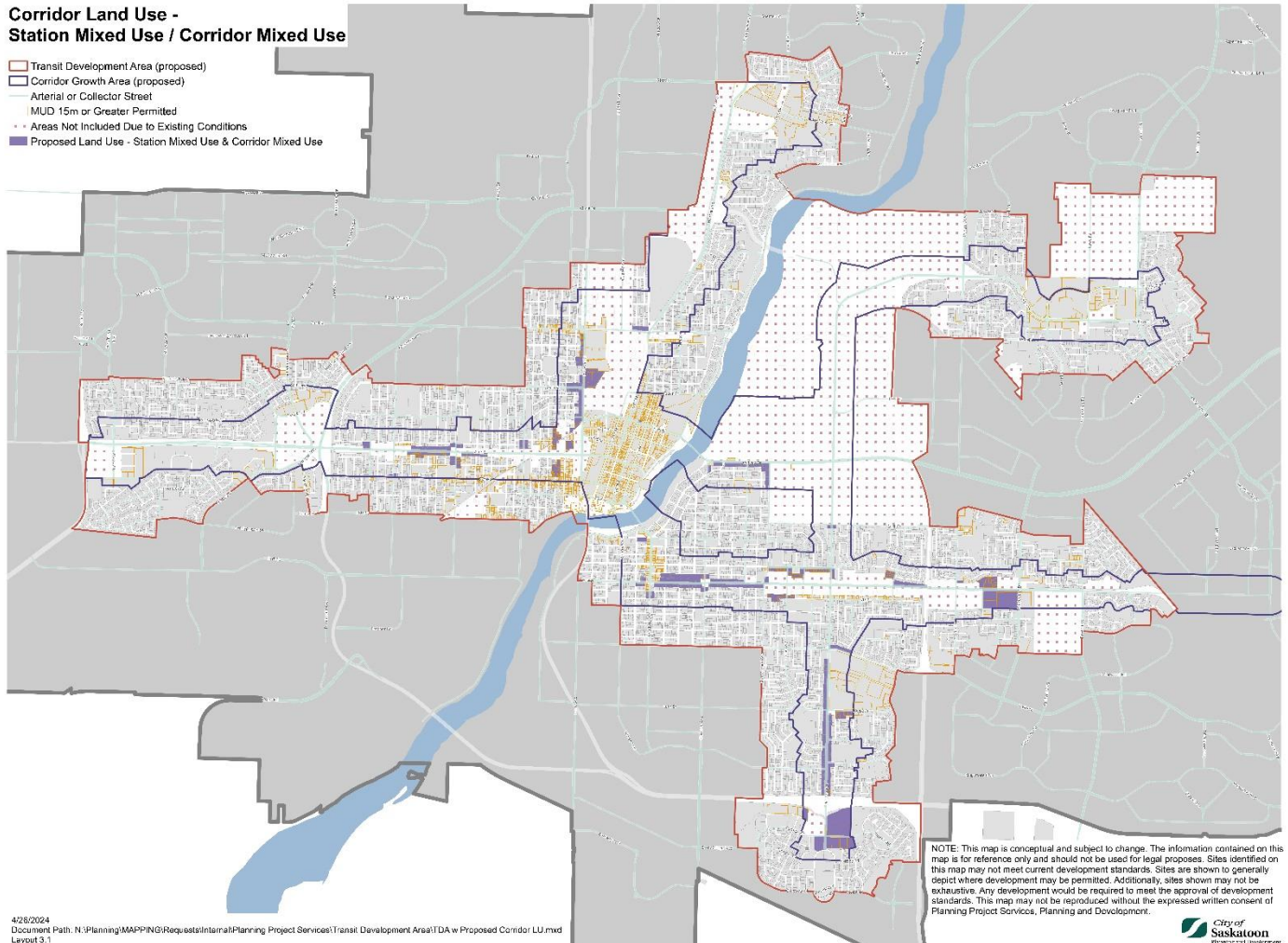
Lands that are designated as Station Mixed-Use and Corridor Mixed-Use are located closest to the planned Bus Rapid Transit routes. They are intended for medium-density development that incorporate transit-oriented principles and a broad range of uses including residential development.

Proposed development standards for MUDs will generally align with the development standards for the CM1 - Corridor Mixed-Use 1 District. The purpose of the CM1 zoning district is to provide for residential and mixed-use development along major transportation corridors in the Corridor Growth Area.

Currently, within this district, a MUD up to 16 metres (about 4 storeys) is permitted on a 15 metre (50 foot) site. To accommodate more design flexibility, support more density within these areas and to better align these areas with the policy direction to provide a compatible gradation within the neighbourhood, Administration is proposing the maximum height for an MUD be increased to 22 metres or six storeys.

The map below shows the areas in dark purple which are within Area 1: Lands designated Station Mixed Use and Corridor Mixed Use.

For a larger version of this map, please see [saskatoon.ca/HAF](http://saskatoon.ca/HAF) ([saskatoon.ca/HAF](http://saskatoon.ca/HAF)).



## Area 2: Lands which are Designated Corridor Residential

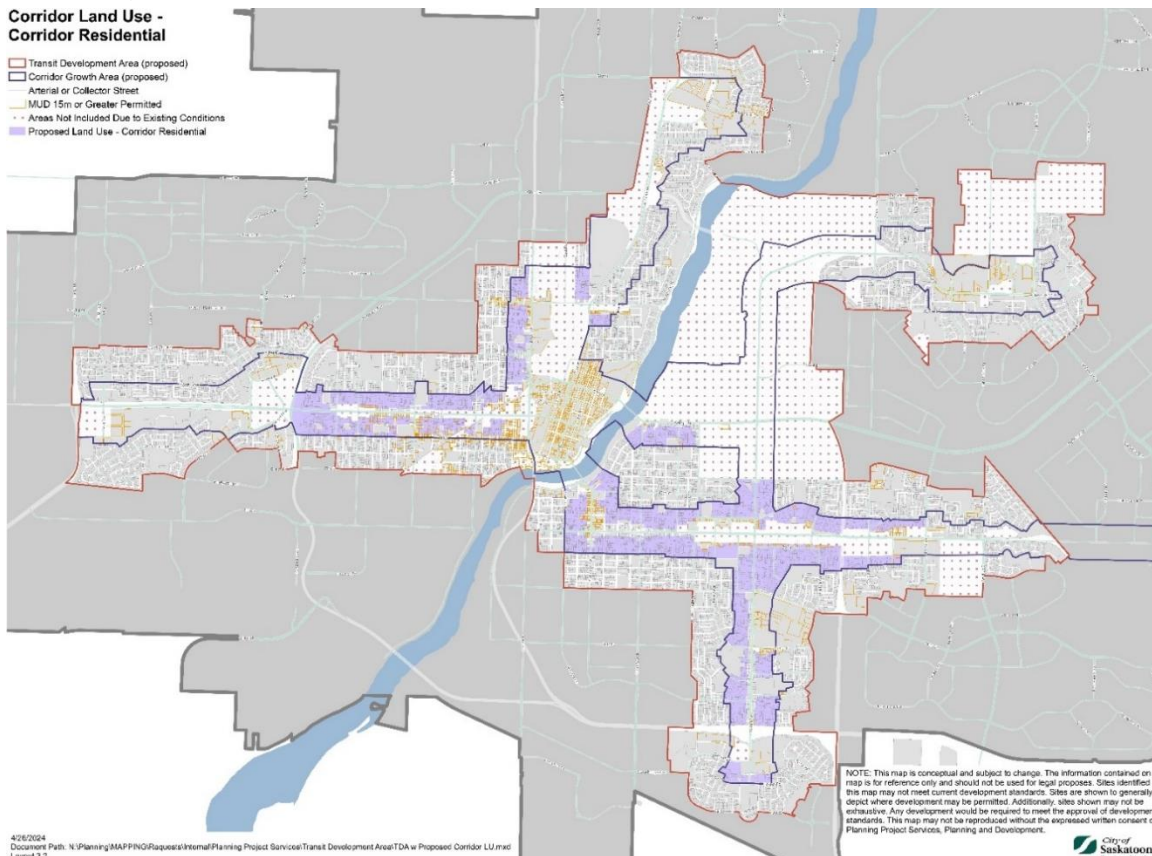
Lands that are designated as Corridor Residential are located within the Corridor Growth Area near to the proposed Bus Rapid Transit routes. They are intended to provide a transition of densities from Station Mixed-Use and Corridor Mixed-Use. Generally, this area is intended to capture all areas appropriate for residential development within the Corridor Growth Area which are not designated as Station Mixed-Use and Corridor Mixed-Use.

Proposed development standards for MUDs will generally align with the development standards for the CR2 - Corridor Residential 2 District. The purpose of the CR2 zoning district is to provide intensification opportunities and support infill development. This zoning district was originally intended for development on corner sites and on sites adjacent to arterial and collector streets and on sites adjacent to an existing commercial, institutional, or mixed-use zoning district.

Within the CR2 district, a MUD with more than seven units is permitted with a maximum height of 12 metres on a 21-metre (75-foot) site. To accommodate four-storey MUDs, Administration is proposing the CR2 zoning district be amended to permit MUDs with 5 units or more with a maximum height of 15 metres or four storeys on a 15 metres (50 foot) site. MUD development will also be required to provide measures to mitigate massing where the site is abutting a low-density residential use.

The map below shows the areas in light purple which are within Area 2: Lands designated Corridor Residential.

For a larger version of this map, please see [saskatoon.ca/HAF](http://saskatoon.ca/HAF).

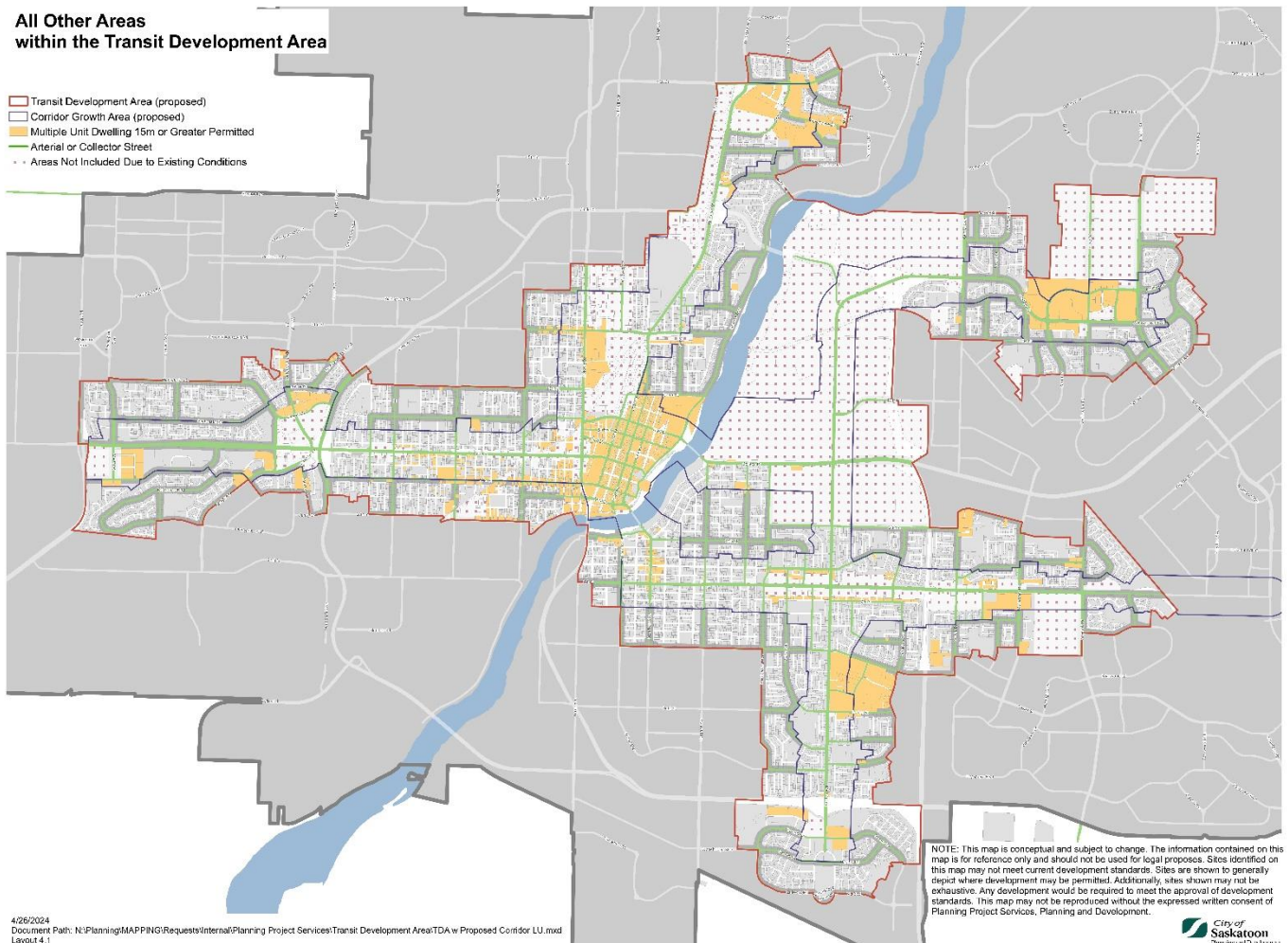


**Area 3: All other sites within the TDA that meet the underlying zoning district criteria noted above and are located on an arterial or collector street**

To enable development of MUDs up to four storeys on all other sites within the TDA, which meet the underlying zoning district criteria noted above and are located on an arterial or collector street, Administration is proposing that MUDs up to four storeys be permitted as-of-right along arterial or collector streets. The proposed development standards will generally align with the CR2 zoning district; however, the minimum site width will be 21 metres (75 feet). MUD development will also be required to provide measures to mitigate massing where the site is abutting a low-density residential use.

The map below shows the arterial and collector streets in green which are within Area 3: All other sites within the TDA that meet the underlying zoning district criteria noted above and are located on an arterial or collector street.

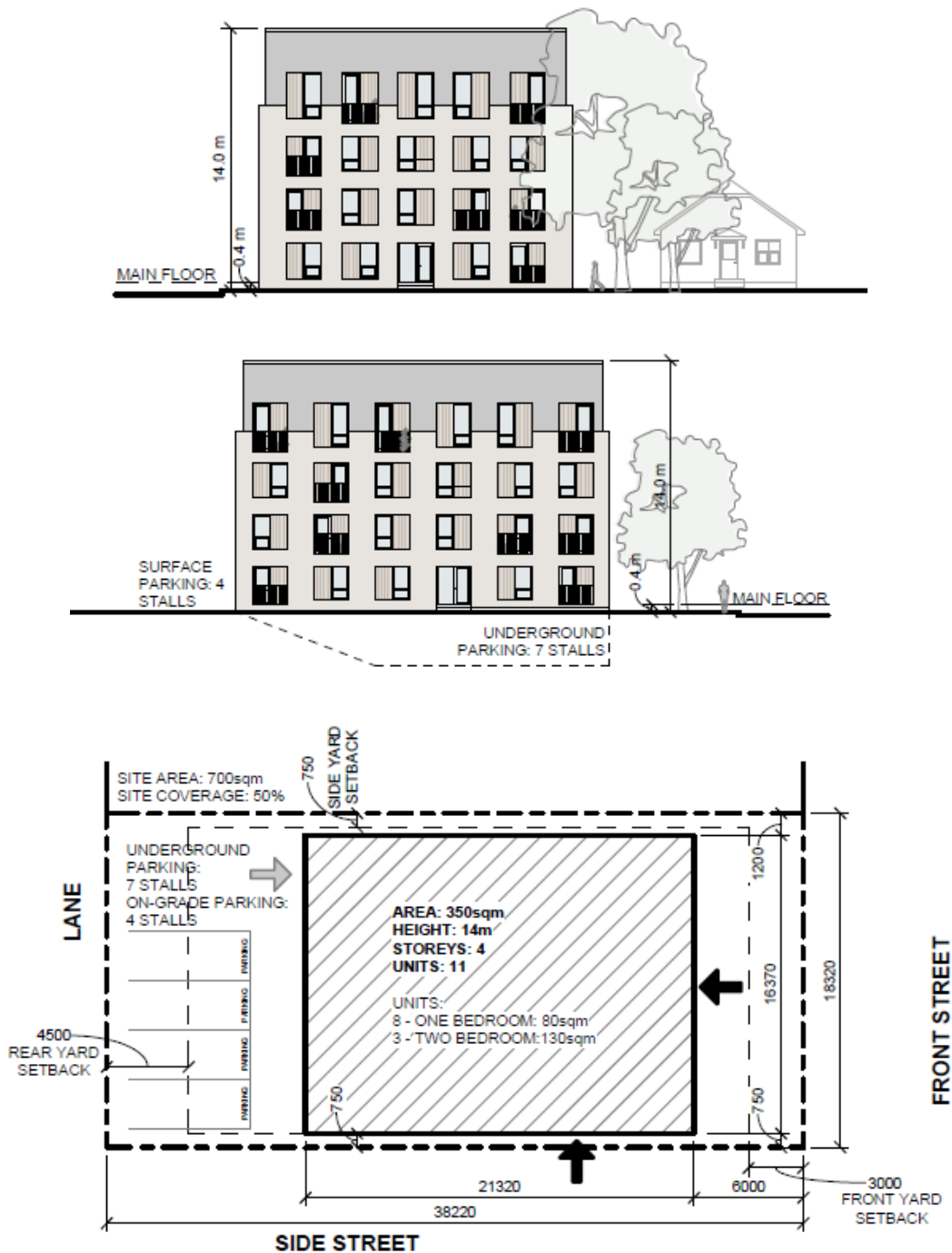
For a larger version of this map, please see [saskatoon.ca/HAF](http://saskatoon.ca/HAF).



## Examples of Proposed Development

Below are examples of proposed four storey development. These drawings are conceptual and subject to change. The information is for reference only.

Example 1: Four-Storey development without stepback to neighbouring low density development.





Example 3: Four-Storey development with building stepback to neighbouring low density development.

