

Examples of Four Unit Development in the Established Neighbourhoods

This appendix provides example of the forms of development that may be permitted with the new regulations to permit multiple unit dwellings up to four units. Examples are provided for three different sites.

Example 1 - R1 District. Located on a corner site with a rear lane. Located within the Established Neighbourhoods and within the Transit Development Area.

- Example 1 (A) : One Unit Dwelling with secondary suite and garage suite (Currently Permitted);
- Example 1 (B) : Four Unit Dwelling (Proposed); and
- Example 1 (C) : Four Unit Dwelling (Proposed).

Example 2 - R2 District. Located on an interior site with a rear lane. Located within the Established Neighbourhoods. Not located within the Transit Development Area.

- Example 2 (A) : Two Unit Dwelling (Currently Permitted);
- Example 2 (B) : Four Unit Dwelling (Proposed); and
- Example 2 (C) : Four Unit Dwelling (Height of 10m and site coverage of 50%. NOTE: As this is an interior site, this option would only be permitted within the Corridor Growth Area.)

Example 3 - R2 District. Located on a corner site with a rear lane. Located within the Established Neighbourhoods and within the Transit Development Area.

- Example 3 (A) : Two Unit Dwelling with Garden Suite (Currently Permitted);
- Example 3 (B) : Four Unit Dwelling (Proposed); and
- Example 3 (C) : Four Unit Dwelling (Proposed).

NOTE: These drawings are conceptual and subject to change. The information is for reference only and should not be used for legal proposes. Drawings show the general form of development considered under the proposed amendments. Any development would be required to meet the applicable development standards. These drawings may not be reproduced without the expressed written consent of the Planning and Development Department, City of Saskatoon.

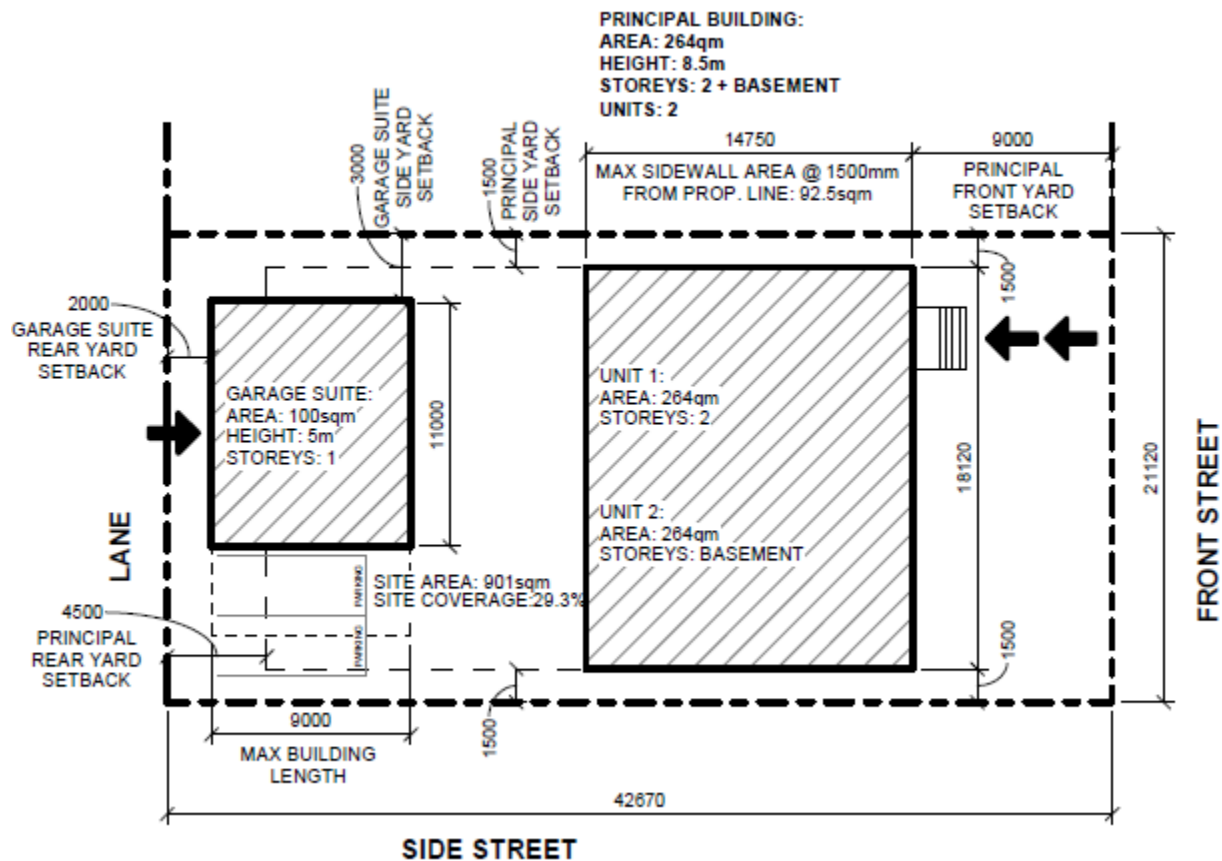
Example 1

- Zoned R1 District
- A corner site with a rear lane
- Located within the Established Neighbourhoods and within the Transit Development Area



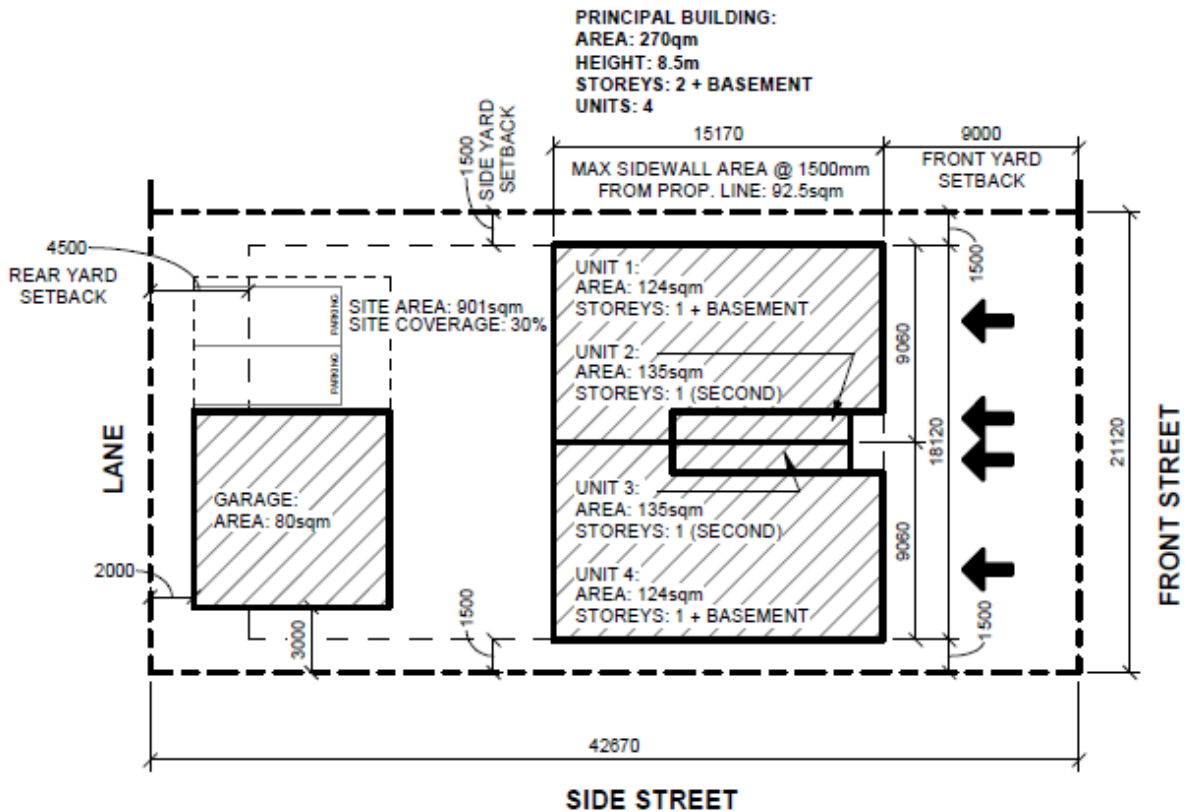
Example 1 (A) : One Unit Dwelling with secondary suite and garage suite (Currently Permitted)

- Height of 8.5 metres
- Site coverage of 29.3% (Site coverage does not include garage suite)
- Infill regulations applied



Example 1 (B) : Four Unit Dwelling (Proposed)

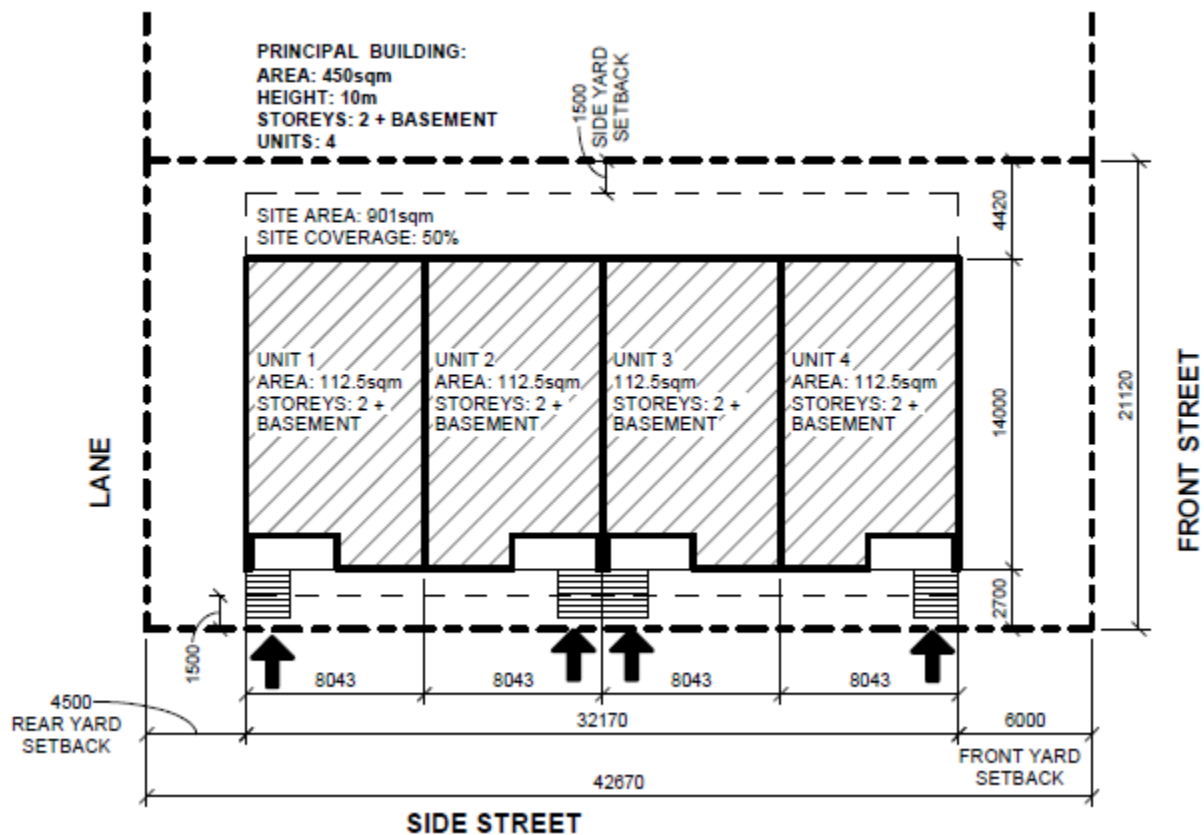
- Height of 8.5 metres
- Site coverage of 30% (Site coverage does not include detached garage)
- Infill regulations applied



Example 1 (C) : Four Unit Dwelling (Proposed)

- Height of 10 metres
- Site coverage of 50%
- Infill regulations not applied

NOTE: Front yard setback is 6 metres. Front yard setback of 6 metres is permitted in the R1 District if the site has a depth of 34 metres or less. Additionally, the front yard setback shall not vary by more than 3 metres from the average front yard setback on adjacent flanking sites.



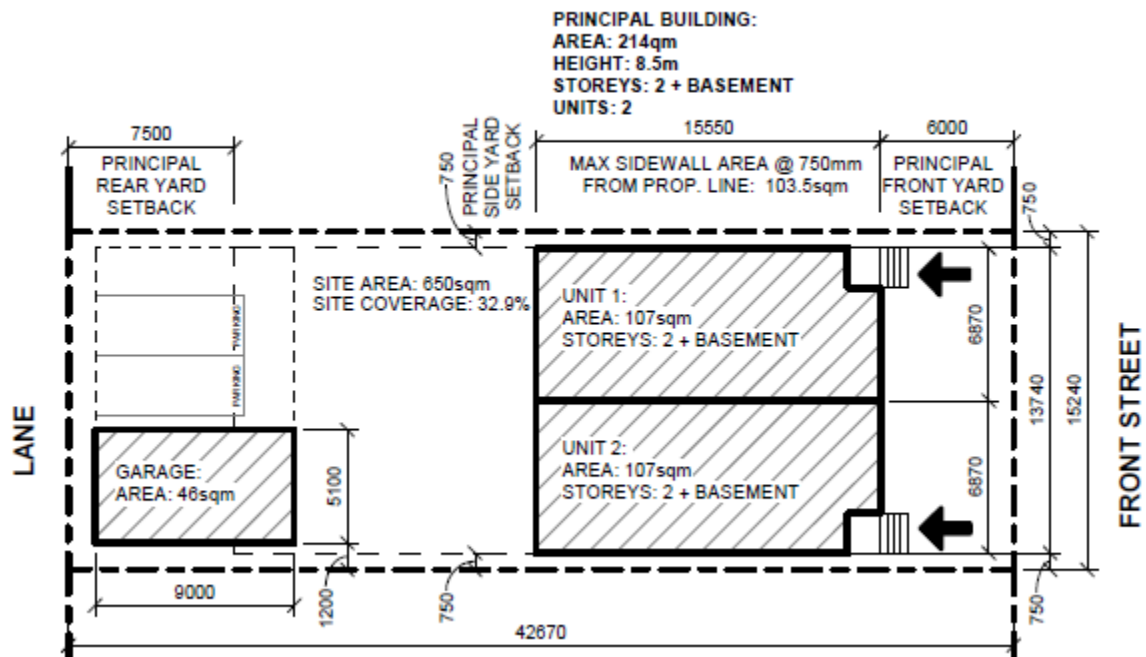
Example 2

- Zoned R2 District
- Interior site with a rear lane
- Located within the Established Neighbourhoods
- Located outside the Transit Development Area



Example 2 (A) : Two Unit Dwelling (Currently Permitted)

- Height of 8.5 metres
- Site coverage of 32.9% (Site coverage does not include detached garage)
- Infill regulations applied

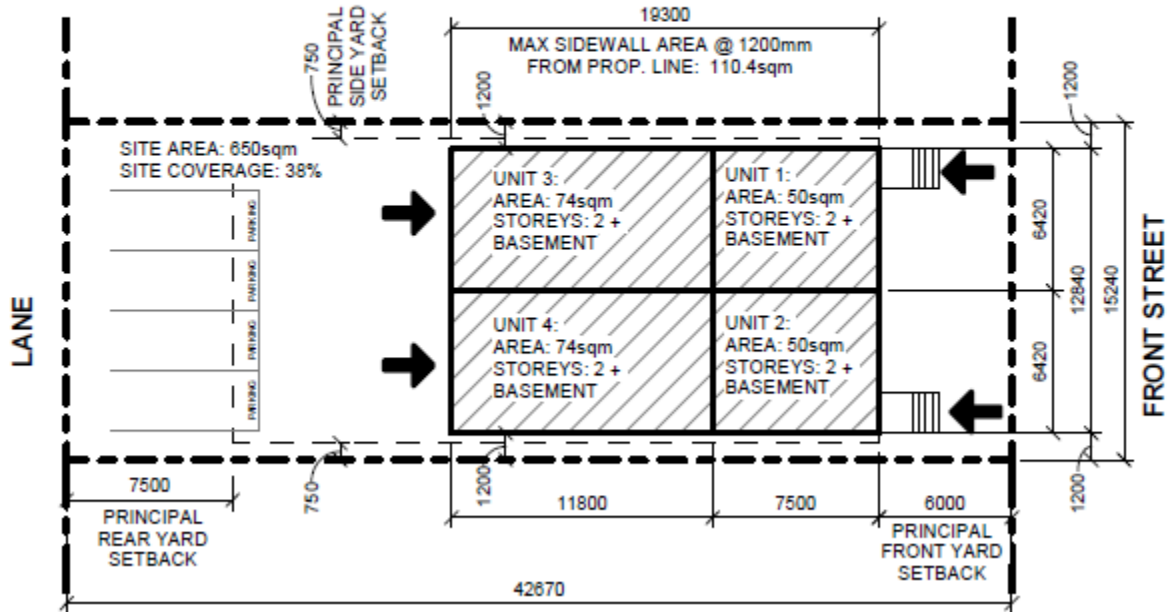


Example 2 (B) : Four Unit Dwelling (Proposed)

- Height of 7.6 metres
- Site coverage of 38%
- Infill regulations applied



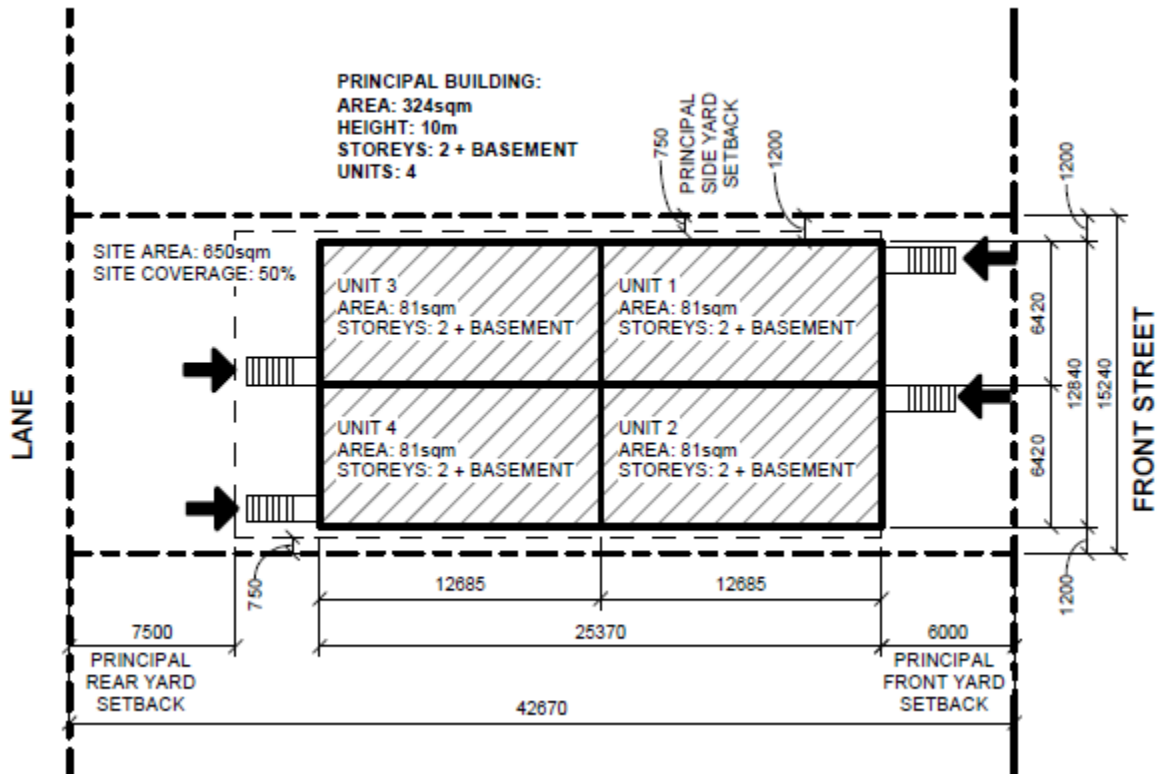
PRINCIPAL BUILDING:
AREA: 248 sqm
HEIGHT: 7.6m
STOREYS: 2 + BASEMENT
UNITS: 4



Example 2 (C) : Four Unit Dwelling (Proposed)

- Height of 10 metres
- Site coverage of 50%

NOTE: As this is an interior site, this option would only be permitted within the Corridor Growth Area.



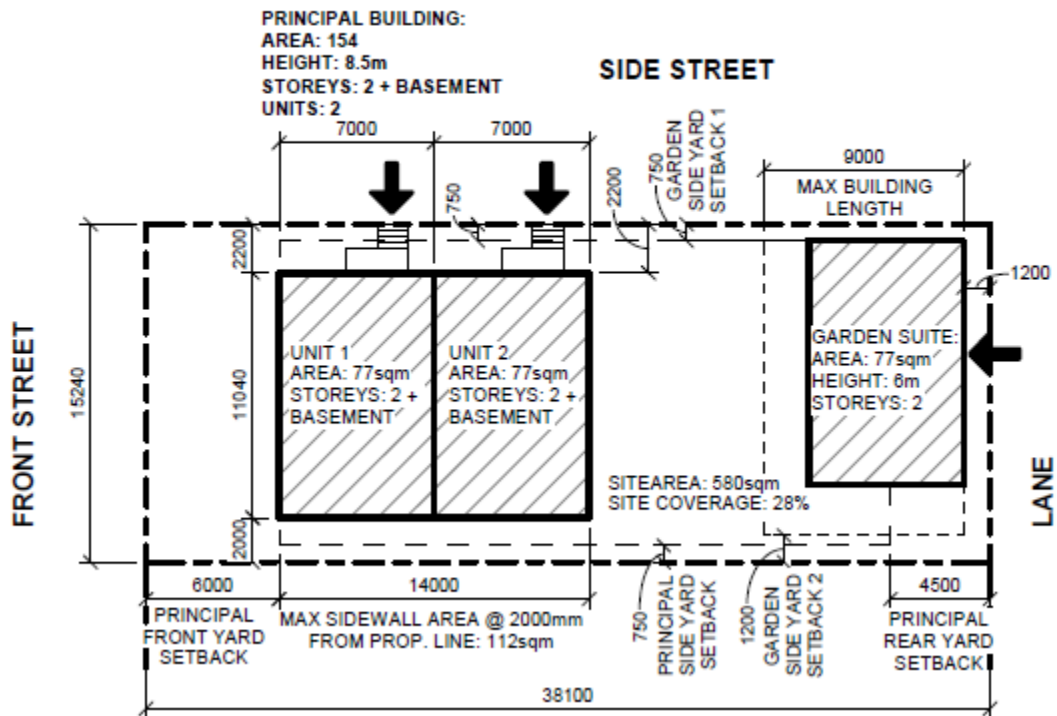
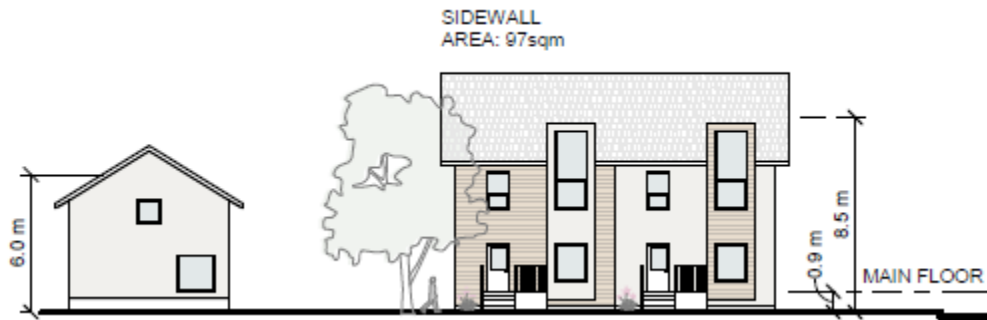
Example 3

- Zoned R2 District
- Corner site with a rear lane
- Located within the Established Neighbourhoods and within the Transit Development Area



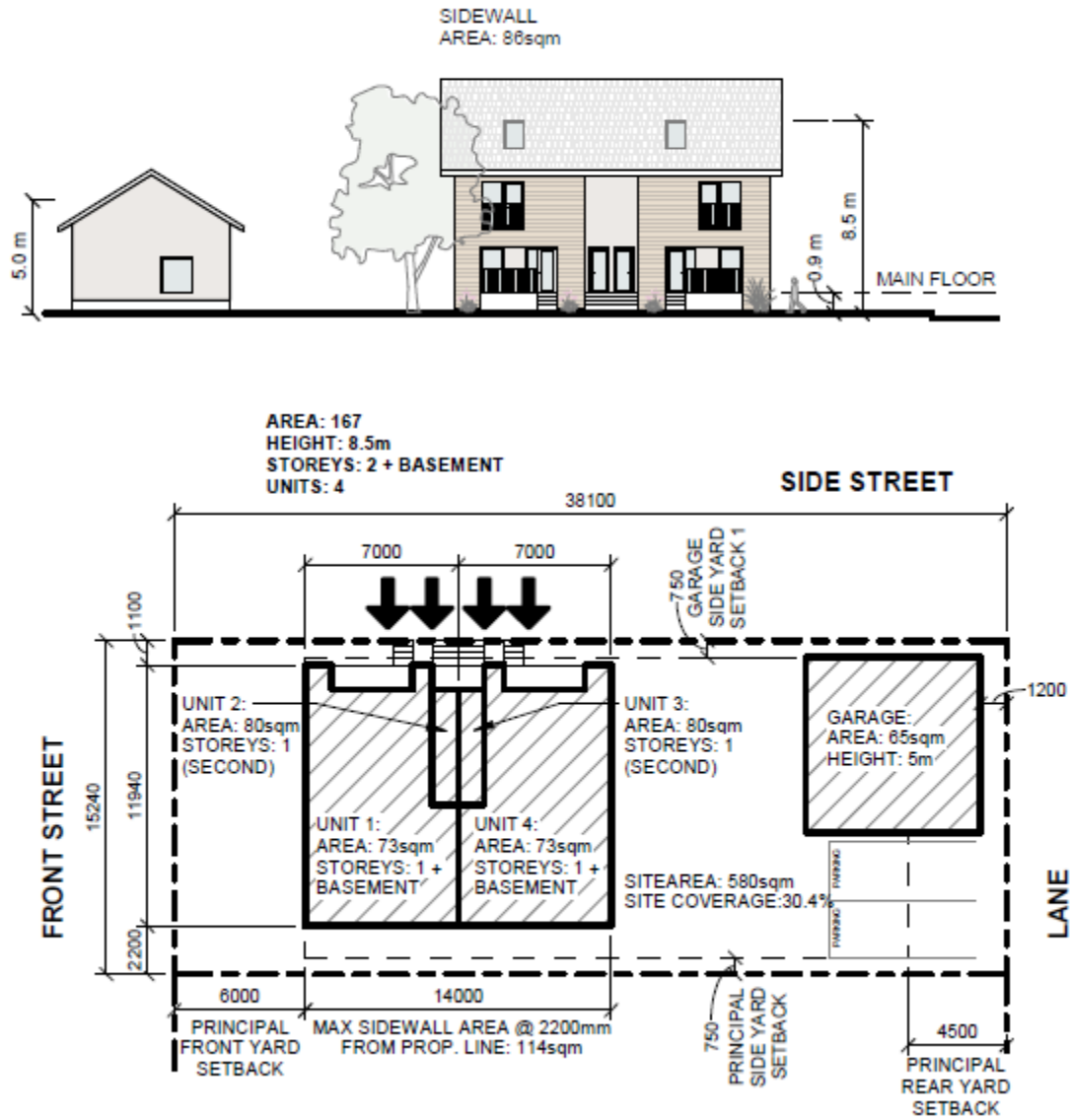
Example 3 (A) : Two Unit Dwelling with Garden Suite (Currently Permitted)

- Height of 8.5 metres
- Site coverage of 28% (Site coverage does not include garden suite)
- Infill regulations applied



Example 3 (B) : Four Unit Dwelling (Proposed)

- Height of 8.5 metres
- Site coverage of 30.4% (Site coverage does not include detached garage)
- Infill regulations applied



Example 3 (C) : Four Unit Dwelling (Proposed)

- Height of 10 metres
- Site coverage of 50%
- Infill regulations not applied

