

**Lasby, Mary**

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**Subject:** FW: Email - Communication - Nicole Burgess - Zoning Bylaw Text Amendments – Permitting Secondary Suites in Semi-Detached Dwellings  
**Attachments:** Secondary Suite Amendment Attached HAF.pdf

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>

**Sent:** Friday, March 21, 2025 8:38 AM

**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>

**Subject:** Email - Communication - Nicole Burgess - Zoning Bylaw Text Amendments – Permitting Secondary Suites in Semi-Detached Dwellings

--- Replies to this email will go to [ceo@saskatoonhomebuilders.com](mailto:ceo@saskatoonhomebuilders.com) ---

Submitted on Friday, March 21, 2025 - 08:35

Submitted by user: Anonymous

Submitted values are:

**I have read and understand the above statements.:** Yes

**I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.:** No

**I only want my comments shared with the Mayor or my Ward Councillor.:** No

**Date:** Friday, March 21, 2025

**To:** Her Worship the Mayor and Members of City Council

**First Name:** Nicole

**Last Name:** Burgess

**Phonetic spelling of first and/or last name:** [REDACTED]

**Email:** [ceo@saskatoonhomebuilders.com](mailto:ceo@saskatoonhomebuilders.com)

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] Cope Cres.

**Ward:** Ward 7

**Name of the organization or agency you are representing (if applicable):** Saskatoon & Region Home Builders' Association, Inc.

**What do you wish to do ?:** Submit Comments

**What meeting do you wish to speak/submit comments ? (if known)::** March 26 City Council Meeting Public

**What agenda item do you wish to comment on ?:** 6.1.2 Zoning Bylaw Text Amendments – Permitting Secondary Suites in Semi-Detached Dwellings [MPC2025-0203]

**Comments:**

Please see letter attached

**Attachments:**

- [Secondary Suite Amendment Attached HAF.pdf](#) 171.18 KB

**Will you be submitting a video to be vetted prior to council meeting?:** No



March 21, 2025

Her Worship the Mayor & Members of City Council  
City of Saskatoon  
222 – 3rd Ave N.  
Saskatoon, SK S7K 0J5

**Subject: Support for Official Community Plan and Zoning Bylaw Amendments – Permitting Secondary Suites in Semi-Detached Dwellings & Expanding to RMTN**

Dear Mayor and Members of City Council,

On behalf of the Saskatoon & Region Home Builders' Association (SRHBA), I am writing to express our support for the proposed amendments to Bylaw No. 9700 – Official Community Plan, 2020, and Bylaw No. 9990 – Zoning Bylaw, 2024, allowing secondary suites in semi-detached dwellings (SDDs). These amendments align with Saskatoon's Housing Action Plan and efforts to increase housing options while maintaining affordability and responsible development.

Currently, secondary suites are only permitted in detached one-unit dwellings, and adding a second unit to an SDD requires converting the entire building into a multiple-unit dwelling, a more complex and restrictive process. This amendment provides a simple, low-impact solution to increase housing supply without altering development standards. The National Building Code (NBC) already includes life safety regulations for secondary suites, ensuring this change does not compromise safety.

Additionally, I urge City Council to expand these amendments to include RMTN-zoned sites. Duplexes are already permitted in RMTN areas, and the same rationale for allowing secondary suites in SDDs applies here. This change would increase attainable rental options while supporting balanced, sustainable growth across residential zones.

Saskatoon is experiencing a growing demand for diverse and flexible housing options, and allowing secondary suites in SDDs is a critical and immediate step toward addressing this need. Other municipalities across Saskatchewan, including Regina, Warman, Prince Albert, Weyburn, Pilot Butte, and Lloydminster, have already moved forward with similar changes, successfully expanding housing choices while increasing affordability and accessibility. Saskatoon must act now to keep pace and provide more attainable housing options for residents.

I encourage City Council to approve these amendments and expand them to RMTN sites. Thank you for your time and commitment to creating sustainable housing solutions for Saskatoon.

Sincerely,  
Nicole Burgess, BA, CAE  
Chief Executive Officer