

Infill Development

What We Heard:

Infill development plays a significant role in the ongoing growth and renewal of the city. Residents in the Exhibition area have concerns about the impact of infill development.

Meeting attendees identified positive and negative effects of infill development on the area.

Positives of Infill:

- Renovation of existing homes and replacement of aging housing stock
- New families moving into the neighbourhood
- Less urban sprawl
- Related infrastructure improvements
- More property tax collected that benefits city

Negatives of Infill:

- Parking issues
- New houses not fitting the local character/scale
- Impact of living in noisy & muddy construction zone
- Damage to sidewalks and rear lanes during construction
- Drainage onto adjacent properties
- Loss of private property trees



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In recent years, the City of Saskatoon has made regulatory changes in response to feedback from residents of the city's established neighbourhoods that are intended to help address certain aspects of infill development. The City is also currently exploring additional drainage regulations for new home construction.

Possible Opportunities:

- Encourage homeowners to plant and preserve more trees on private property.
- Consider opportunities to address nuisance issues that commonly impact nearby neighbours during construction of an infill.
- Distribute information throughout the Exhibition area on how to report illegal secondary suites.

What do you think of these ideas?

Do you have other ideas we should consider?

Are there other infill-related issues we should discuss at a future meeting?



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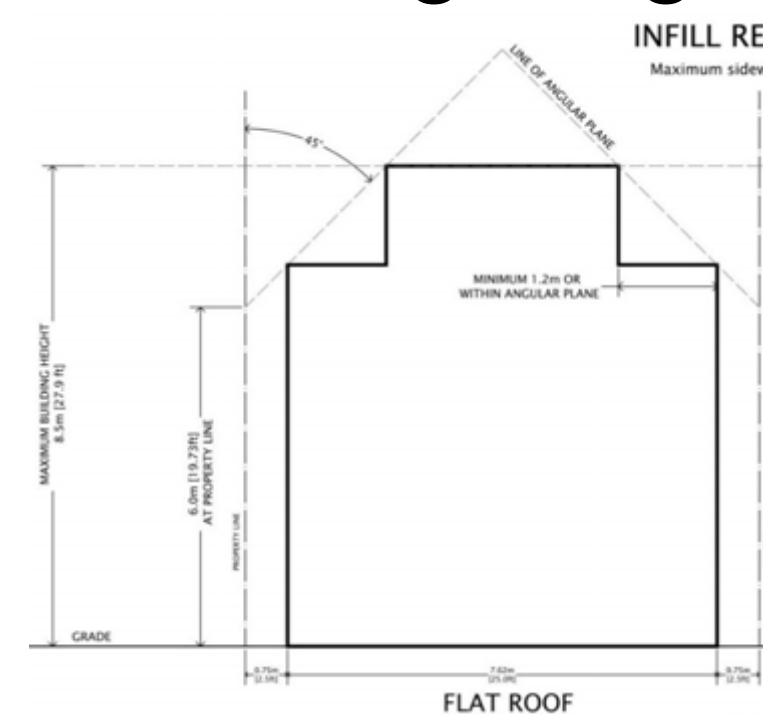
Summary of Recent Changes to Infill Regulations:

- Neighbourhood Level Infill Development Strategy endorsed by City Council in December 2013. Resulted in implementation of Garden & Garage Suite regulations in May 2014 and implementation of new development standards for primary dwellings in March 2015.
- Changes for one-unit dwelling regulations approved by City Council in 2015 related to: site width, flat roof dwellings, front porch encroachment, height of front door, and allowable side wall area.

Site Width: More choice to build one-unit dwellings, instead of two-unit dwellings



Flat Roof Dwellings: Change in measuring height of flat roof dwellings



Front Porch Encroachment: Allows porch to encroach into front yard



Height of Front Door: Maximum height of front door is 1-metre from grade



Allowable Sidewall Area – Building height used to calculate maximum length



Calculation of allowable sidewall area

1. Determine building height
2. Determine maximum building length
 - For sites 40 metres or less in wall length is 14 metres
 - For sites greater than 40 metres in depth the wall length is determined by: Site depth x 50% - front yard setback