

TO: Secretary, Executive Committee
FROM: General Manager, Community Services Department
DATE: April 8, 2009
SUBJECT: Capital Project No. 2167 – Review of the Development Plan and Zoning Bylaw
FILE NO: PL. 1702-9

RECOMMENDATION: that a report be submitted to City Council, recommending:

- 1) that City Council approve the required advertising to adopt the new Official Community Plan and Zoning Bylaw, as described in the report of the General Manager, Community Services Department dated April 8, 2009;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed Official Community Plan and Zoning Bylaw; and
- 3) That the City Solicitor be requested to prepare the required Bylaws.

BACKGROUND

Capital Project 2167 – Development Plan and Zoning Bylaw Review has been undertaken to focus on a number of specific policy issues which have arisen due to changes in provincial legislation or as a result of various civic initiatives. As well, a number of issues need to be addressed to improve planning processes and clarify the interpretation and application of the Development Plan and Zoning Bylaw.

The review of the Development Plan and Zoning Bylaw has been divided into two phases. Phase I involves:

- amendments related to *The Planning and Development Act, 2007, (The Act)*;
- revisions to development standards to support housing affordability;
- improvements to streamline planning processes; and
- clarification of the interpretation and application of various provisions of the Development Plan and Zoning Bylaw.

The results of this phase are to be incorporated into the new Official Community Plan (currently the Development Plan) and Zoning Bylaw.

Phase II of the project will incorporate policies from civic initiatives such as the City of Saskatoon Transit Strategic Plan, the Energy and Greenhouse Gas Management Plan and address ongoing studies related to wetland management policies, the New Neighbourhood Design and Development Standards Report, and the Master Future Growth Plan. As well, research on policies and regulations for infill development and the development standards related to alternate

energy sources will be conducted in Phase II. It is anticipated that recommendations resulting from Phase II of the project will be considered by City Council in late 2010, following appropriate community consultation.

REPORT

Discussion papers on the various amendments to the Development Plan and Zoning Bylaw have been reviewed and supported by the Municipal Planning Commission. Information reports on the proposed amendments were subsequently presented to the Executive Committee.

Phase I of the Bylaw review has resulted in proposed amendments that will address housing affordability, provisions from *The Planning and Development Act, 2007*, amendments to improve planning processes, and clarify the purpose and intent of the Bylaws.

Housing Affordability

In the past three years, the cost of both renting and buying a home in Saskatoon has risen significantly. As a result, an increasing number of Saskatoon households are not able to find adequate housing that they can reasonably afford. In response to this challenge and as part of the City's Housing Business Plan, the City of Saskatoon (City) is looking at a variety of initiatives to improve housing affordability, including revisions to development regulations to both reduce development costs and to provide the flexibility necessary to facilitate innovative housing opportunities, while continuing to respect the locational context of these developments.

In this respect, the following Zoning Bylaw amendments are intended to support affordable housing initiatives:

- Reduce parking rate from 1.5 parking spaces/unit to one parking space/unit for units with a floor area of 50 m² or less; reduce visitor parking from one parking space for every four dwelling units to one parking space for every eight dwelling units; provide that a maximum of 15 percent of required parking spaces may be for small vehicles; and provide for tandem parking;
- Remove limitation on number of storeys for multiple-unit dwellings in the RM2, RM3, RM4, and M2 Districts to provide for innovative design that may include ideas that incorporate basement development or stacked townhouses. Limitation on the number of storeys is not necessary as development potential of a site is regulated by building height, floor space ratio and site coverage provisions;
- Increase building heights for multiple-unit dwellings by one metre in the RM2, RMTN, RM3, RM4 and M2 Districts to address innovations in construction, design, and market place preferences;
- Establish a new medium density residential Zoning District for townhouse style development which would provide for increased building heights and greater densities than the current RMTN - Townhouse Residential District; and
- Eliminate the current required minimum site area per dwelling unit in the RMTN, RM2, and RM3 Districts so as not to impede the construction of smaller, more affordable units.

Amendments resulting from *The Planning and Development Act, 2007*

Changes to Provincial planning legislation have provided an opportunity to streamline planning processes and to improve customer service, while ensuring appropriate review and consultation.

1. Delegation of Discretionary Use Applications

The Planning and Development Act, 2007, provides City Council with the authority to delegate all or any of its powers and duties respecting Discretionary Use Applications to the Administration.

While *The Act* does provide the applicant the right to appeal an administrative decision of a Discretionary Use Application to City Council, third parties, such as neighbours, have no standing to appeal an administrative decision to City Council. In this regard, Administration is recommending that the types of discretionary uses that may be delegated to the Development Officer be limited to standard applications which are typically non-controversial, but which may require special conditions of approval.

In this respect, it is proposed that the following discretionary uses be delegated to the Development Officer:

- Boarding Houses in the RM1 and M1 Districts;
- Day Care Centres and Preschools in all Districts except the R1, R1A, R1B, R2, R2A, RMHC, RMHL, and RMTN Districts;
- Adult Day Cares – Type I and II;
- Special Needs Housing;
- Residential Care Homes on Pre-designated Sites; and
- Residential Uses and Live/Work Units in the RA1 and MX1 Districts.

2. Minor Variances

The Planning and Development Act, 2007, provides for the City to establish the scope and maximum adjustment for minor variances. Furthermore, *The Act* provides for the municipality to establish procedures for notifying the applicant and affected property owners.

In this respect, it is proposed that the maximum amount of variation that may be considered for a minor variance be increased from 10 percent to 25 percent and that the prescribed time frame for when a minor variance approval takes affect may be waived by the Development Officer, if the adjacent property owners provide written verification that they have no objection to the minor variance approval.

3. Source Water Protection

The Planning and Development Act, 2007, provides for required statements of policy that must be included in the Official Community Plan. The City's current Development Plan

meets all of the minimum content requirements identified in *The Act*, except for the requirement to have a statement of policy on source water protection.

Source water is untreated water from streams, lakes, or underground wells that is used to supply private wells, and public drinking water systems. Policies on source water protection address the protection of both the quality and quantity of these water sources now and into the future.

In this respect, it is proposed that a section addressing environmental management be added to the Official Community Plan. This section will include existing policy on urban forestry, riverbank stewardship, conservation of natural areas and archaeological sites, and a new section, containing policy on source water protection.

Improvements to Planning Processes

1. Secondary Suites

Secondary suites were first facilitated in 1999 as part of the Plan Saskatoon project. At that time, in order to address the possible impacts of secondary suites on issues such as density and parking, a decision was made to only allow secondary suites on small lots (less than 11.43 metres) at the discretion of City Council. Since that time, very few land use issues have arisen in relation to secondary suites. The only issues that sometimes arise relate to poor relations between landlords, tenants, and neighbours. These issues can generally be addressed through Bylaw enforcement mechanisms.

In this respect, it is proposed that the regulations for secondary suites be amended to eliminate the Type I and Type II category for secondary suites and provide for secondary suites to be a permitted use in all areas of the City where detached one-unit dwellings are permitted. Existing development standards for secondary suites will remain unchanged.

2. Home Based Business Regulations

The Zoning Bylaw currently divides home based businesses into either a Type I or Type II category, and lists the permitted and prohibited uses, as well as the development standards, for each category. The main difference is the Type I category limits client visits to five per day, and does not permit a non-resident employee, whereas the Type II category permits up to ten client visits per day, and provides for one non-resident employee. Type II home based businesses require discretionary use approval in most Zoning Districts; however, only 12 businesses have applied for such approval since 1999.

The Zoning Bylaw currently lists permitted home based businesses. Listing the permitted types of home based businesses limits approvals to those specific types of businesses identified and is not adaptable to changes in technology and new types of business. By implementing a performance-based system, business license applications would be measured against established development standards. These standards would limit the number of client visits, limit the physical size of the business, and would prohibit

businesses that create nuisances such as noise, vibration, smoke, dust, odour, electrical, television or radio interference, or require industrial equipment. A performance based system also addresses changes in technology and would accommodate new types of businesses.

In this respect, it is proposed that the Home Based Business policies be amended to provide for performance-based criteria to evaluate potential home based businesses and to provide for one type of home based business that would be fully permitted in all districts that currently provide for Type I and Type II home based businesses as a permitted or discretionary use. The performance based criteria would consist of development standards currently in place for a Type II home based business with amendments to provide for:

- all home based businesses may have one non-resident employee and up to eight client visits per day to a maximum of 40 client visits per week;
- one off-street parking space would be required for the non-resident employee as a means to minimize any impact on the neighbouring properties; and
- one off-street parking space would be required for the dwelling.

3. Discretionary Uses Changed to Permitted Uses

A review of discretionary uses in the current Zoning Bylaw has identified certain discretionary uses that are not typically controversial and do not require special conditions of approval. Conditions for development of these uses are adequately addressed by the development standards contained within the Zoning Bylaw.

In this respect, it is proposed that the specific discretionary uses listed below become permitted uses:

- Home Based Business – Type II;
- Secondary Suites – Type II;
- Special Care Homes in the RM2, RM3, RM4, RM5, and M2 Districts;
- Residential Care Homes – Type III in the RM2, RM3, RM4, RM5, and M2 Districts;
- Boarding Apartments in the RM2, RM3, RM4, RM5, and M2 Districts;
- Convents and Monasteries – Type II in the RM2, RM3, RM4, RM5, and M2 Districts;
- Financial Institutions in the M2 District;
- Commercial Recreation Uses in a Public Park or Public Civic Centre in the M3 and M4 Districts; and
- Special Needs Housing in the B6 District.

Amendments to Clarify Interpretation and Application of Bylaws

1. Official Community Plan

The Community Services Department proposes a number of text amendments to policies contained in the current Development Plan which will update descriptions and definitions and clarify existing policies. A complete list of all proposed amendments is provided in Attachment 1.

2. Zoning Bylaw

The Community Services Department proposes a number of minor Zoning Bylaw text amendments that focus on clarifying the interpretation and application of the Zoning Bylaw. For the most part, the proposed amendments have come to the attention of the Community Services Department through on-going work with planning and zoning issues on a daily basis. In some cases, these items have also been brought to our attention by members of the public and the development industry. These amendments are considered minor, however, are essential to provide improvements to the planning process and clarify the interpretation and application of the Zoning Bylaw. A complete list of these amendments is included in Attachment 2.

OPTIONS

It is recommended that City Council approve the advertising of the new Official Community Plan and Zoning Bylaw. Advertising approval on May 4, 2009, will facilitate a Public Hearing on June 22, 2009. If the advertising is not approved, the proposed amendments will be deferred until sometime in 2010.

POLICY IMPLICATIONS

Proposed amendments will be incorporated into a new Official Community Plan and Zoning Bylaw.

FINANCIAL IMPACT

There is no financial impact.

STAKEHOLDER INVOLVEMENT

Consultation for this phase of the project has involved a web based survey to obtain feedback on specific land use issues related to development in residential neighbourhoods, meetings with affected stakeholders to obtain their input on specific issues, consultation with other civic departments, and Public Open House meetings.

The web-based survey focused on specific land use issues related to development in residential neighbourhoods. The survey was conducted from December 10, 2008, to January 9, 2009, and

320 responses were received. Of those that responded to the survey, common themes were expressed regarding ensuring housing affordability, protecting character of neighbourhoods, and concerns over parking and traffic. A summary of the survey results is contained in Attachment 3.

Four Public Open House meetings were held to provide an opportunity to review and comment on the proposed changes to be incorporated into the new Official Community Plan and Zoning Bylaw. In general, those that attended the Open Houses supported the proposed amendments. Views expressed at the open house meetings were more focused on the Phase II aspects of the project, being the larger review of the growth and development of the City. A summary of responses from the Open Houses are included in Attachment 4.

Amendments related to promoting housing affordability were reviewed with an ad hoc committee of local architects who have extensive experience in residential development. This committee was supportive of the proposed changes and also suggested a number of additional amendments which will be considered in the second phase of the Bylaw review. Furthermore, the Neighbourhood Planning Section provided substantial research and consultation on this issue.

Relevant amendments have also been reviewed by the Developer's Liaison Committee. This Committee was supportive of the proposed changes. These amendments will also be reviewed with the Saskatoon Housing Initiatives Partnership, Saskatoon Real Estate Board and the Saskatchewan Home Based Business Association prior to City Council's consideration of the new Zoning Bylaw.

PUBLIC NOTICE

Consideration of the Bylaws requires advertising, pursuant to Part 2 of the City of Saskatoon Policy C01-021 (Public Notice Policy). A notice will be placed in The StarPhoenix once a week for two consecutive weeks, with the first notice being published at least four weeks prior to the date on which the Bylaws will be considered by City Council. The advertisement will be of considerable size and provide a background on the Bylaw review project as well as a summary of the intent of the proposed amendments.

The proposed Bylaws, as well as related information, will be available for viewing on the Planning and Development Branch's page of the City website and will be made available for viewing at all public libraries, as well as City Hall.

ATTACHMENTS

1. Table of Amendments to the Official Community Plan
2. Table of Amendments to the Zoning Bylaw
3. Summary of Online Survey
4. Summary of Open House Meetings

Written by: Tim Steuart, Manager
Development Review Section

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Approved by: “Paul Gauthier”
Paul Gauthier, General Manager
Community Services Department
Dated: “April 16, 2009”

Approved by: “Murray Totland”
Murray Totland
City Manager
Dated: “April 17, 2009”

cc: His Worship, the Mayor

Attachment 1

Proposed Amendments to be included in the Official Community Plan		
Section from Current Development Plan	Amendment	Reasoning
1.0 Introduction		
1.3 Scope of the Plan	Change the population number to which the Plan is to guide the City's growth to from 270,000 to 320,000.	Update to reflect the current scope of the plan.
3.0 City Form, Structure and Development Phasing		
3.1.2 (f) Suburban Development Areas	Change the number of SDAs from 5 to 6 and add Blairmore to the list.	Update to reflect the creation of the Blairmore Suburban Development Area.
3.1.2 (i) Local Area Plans	Adding in a new Section i) to recognize the Local Area Plans in the development hierarchy.	Local Area Plans are a long range planning tool used to help revitalize certain neighbourhoods or areas of the city.
3.1.2 (l) Industrial Development	Adding a line to recognize the Northern Industrial Area as a significant industrial area in Saskatoon.	The Northern Industrial Area is a large area encompassing a significant portion of Saskatoon's industrial development and it is not currently recognized as a part of the development hierarchy in the Development Plan.
3.1.2 (l) Industrial Development	Adding that industrial development areas will be organized within the context of industrial area sector plans.	Currently states they will be organized with the context of concept plans; this will clarify they must also recognize relevant sector plans.
3.2.2 (c) Services Required for Development	Add a line referring people to Section 12.2.2(c) for detailed policies on the extension of services.	Clarifying where to find policies on service extensions.
4.0 Land Use Designations		
4.2 Land Use Designations	Re-order the listing of land use designations.	Adds clarity and consistency.
5.0 Residential Land Use and Housing Policies		
5.2.2 (e) Secondary Suites	Remove reference to the exception for secondary suites that may be permitted at the discretion of City Council.	Consistency with proposed Zoning Bylaw changes.
5.4.2 (d) Discretionary Uses	Remove reference to home based businesses that are permitted as	Consistency with proposed Zoning Bylaw changes.

	discretionary uses.	
6.0 Commercial Land Use Policies		
6.2 Regional Commercial Areas	Adding a definition of a Regional Commercial Area.	To clarify policy for Regional Retail development.
9.0 Environmental Management (Section renamed from Parks and Open Space)		
9.4 Source Water Protection	Add policy in regards to source water protection to the Development Plan and re-name Section 9.0 “Environmental Management”, to better reflect its contents.	As per the Planning & Development Act, 2007, Official Community Plan requirements.
10.0 Parks and Recreation Open Space		
10.0 Parks and Recreation Open Space	Create a new Section 10.0 (and re-order the following sections accordingly), “Parks and Recreation Open Space”, and move Section 9.2 into this section.	To better distinguish between policy related to environmental management (which will remain in Section 9.0) and policy related to recreation open space (the new Section 10.0).
12.0 Public Utility		
Section 12.2.2 (c) Extension of Services	Clarifying the extension of services is subject to relevant sector plans and concept plans and directing new development to within the Development Phasing Sequence.	To ensure that when the extension of services is being proposed that it be subject to relevant planning documents, including Sector Plans, Concept Plans, and the Development Phasing Sequence. This will help ensure that any application to extend services is compatible with existing plans.
14.0 Local Area Plans		
14.0 Local Area Plans	Move Section 14.0 – Local Area Plans to follow Section 18.0 – Implementation, as Section 19.0 – Local Area Plans.	To place this section in a more appropriate part of the Official Community Plan and improve the clarity of the Bylaw.
18.0 Implementation		
18.1.2 (e) Planned Development Districts	Remove Section 18.1.2 (e) Planned Development Districts.	Consistency with proposed changes to the Zoning Bylaw.
18.2 Direct Control Districts	Expand Section 18.2 to include general descriptions of each Direct Control District and to move the specific regulations currently	To ensure consistency in how other districts are controlled, with general guidelines located in the Development Plan and

	contained in the Development Plan to the Zoning Bylaw.	specific regulations located in the Zoning Bylaw.
18.5 Public Consultation in the Planning Process	Expand on this to include reference to the City of Saskatoon's Community Engagement Strategy.	To update the public consultation process in the Official Community Plan to reflect the City's Community Engagement Process and ensure consistency for all community engagement.
18.6 Definitions – Area Concept Plan	Clarify that an area concept plan may be undertaken for a neighbourhood, suburban centre, industrial area or other similar area.	Clarification of the current use of a concept plan.
18.6 Definitions – Area Sector Plan	Adding a definition of an Area Sector Plan.	To recognize Sector Plans as a planning tool and to clarify their use.
18.6 Definitions - Industrial Area Sector Plan	Adding a definition of an Industrial Area Sector plan.	To recognize their use as a planning tool and clarify their use.
19.0 Specific Area Policies		
19.1.1 (b) Low / Med Density Residential Policy District	Add a definition of Low / Med Density Residential to the Local Area Plan Neighbourhood Land Use Policies.	For consistency with land use policy used in Local Area Plan neighbourhoods.
19.1.1 (b) Medium Density Residential Policy District	Update the definition to refer to dwelling units of six units or more, as opposed to the current definition only referring to six units.	To more accurately reflect the use of this Policy District.
19.1.1 (d) Community Facilities Policy District	Expanding on the definition.	To more accurately reflect the scope and location of community facilities.
19.1.1 (m) Public Utility	Add a definition of the Public Utility Land Use to the Local Area Plan Neighbourhood Land Use Policies.	For consistency with land use policy used in Local Area Plan neighbourhoods.
19.1.1 (n) Direct Control District	Add a definition of the Direct Control District Land Use to the Local Area Plan Neighbourhood Land Use Policies.	For consistency with land use policy used in Local Area Plan neighbourhoods.
Sections 19.1.1.1 to 19.1.1.8	Update the summaries of the Varsity View, Nutana, Pleasant Hill, Westmount, Caswell Hill and King George neighbourhoods.	Consistency.

19.1.1.9 Sutherland Local Area Plan	Remove the full Sutherland Local Area Plan Report and replace it with a description similar to the other LAPs.	Consistency.
General Amendments Throughout the Development Plan		
Throughout Bylaw	Change name to Official Community Plan.	As per Planning & Development Act, 2007.
Throughout Bylaw	Change Planning & Development Act, 1983 to Planning & Development Act, 2007.	The adoption of a new Planning & Development Act.
Throughout Bylaw	Re-number every section to eliminate inconsistent numbering. (e.g. 3.0A)	Clarity and consistency.
Throughout Bylaw	Update references to Area Concept Plan, Area Sector Plan and Industrial Area Sector Plan to reflect their updated definitions and names.	Clarity and consistency.

Attachment 2

Proposed Amendments to Improve Planning Processes and Clarify the Interpretation and Application of the Zoning Bylaw		
Section	Proposed Amendments	Reason
2.0 Definitions		
	Architectural features – new definition to be provided: “architectural features” means sills, belt courses, pilasters, similar vertical columns, cornices, or other similar projections from a building.	Definition added to provide clarification and consistency to the application of the term architectural features throughout the Zoning Bylaw. Consequential amendments to the Bylaw will include replacing wording “sills, belt courses, pilasters or other similar vertical columns, cornices” with “architectural feature” throughout the Bylaw.
	Council – new definition provided: “Council” means the Council of the City of Saskatoon	Definition added to provide clarification.
	Day care centre - to be renamed “child care centre.”	Use renamed to provide consistency with provincial legislation (The Child Care Act).
	Dwelling unit - definition to be amended to include: “with all rooms, except an attached garage or carport, required to be accessible from the interior of the dwelling unit.” And “Rooms in boarding houses or boarding apartments are not considered dwelling units.”	To clarify that all rooms in a dwelling unit are to be connected by internal access.
	Election signs – new definition provided: “election sign” means a temporary sign which is designed or intended to be displayed in connection with the following: (i) a federal election or referendum; (ii) a provincial election, referendum or plebiscite; or (iii) a local government election.	Definition added to provide clarification and ensure consistency with the Temporary Sign Bylaw.
	Family day care home to be renamed “family child care home.”	Use renamed to provide consistency with provincial legislation (The Child Care Act).
	Gas bar - new definition to be provided: “gas bar” means an establishment engaged in the retail sale of vehicle fuel, lubricants, and may include an accessory convenience store, but does not include any automotive use engaged in the sale, rental, service and	To provide an updated definition that describes common commercial development.

	repair, except in districts where such use is specifically permitted.	
	Industrial complex – definition to be amended to include: “provided that each form of development comprising the industrial complex is otherwise a permitted or discretionary use in the zoning district.”	To clarify buildings or uses that may comprise an industrial complex.
	Hotel – current definition to be replaced with: “hotel” means a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, meeting rooms, banquet halls and recreational facilities.	To provide an updated definition that clarifies use and removes reference to providing entertainment.
	Motel- current definition to be replaced with: “motel” means a building or portion of a building offering temporary sleeping accommodations to the general public, where each room or suite may have its own exterior access.	To provide an updated definition.
	Motor vehicle - new definition to be provided: “motor vehicle” means a vehicle propelled or driven by any means other than muscular power.	Definition added to provide clarification and consistency of automobiles, and motor vehicles throughout Bylaw. Consequential amendments will ensure consistent use of the terms automobile and motor vehicle throughout Bylaw.
	Personal service trades - definition to be amended to include “tattoo parlours.”	To clarify that tattoo parlours are considered a personal service trade.
	Semi-detached dwelling – amend definition to provide that the common wall dividing the two dwelling units must be at least 40% of the length of the longest dwelling unit, measured from the front to rear building lines of the dwelling unit.	Definition amended to change measurement from common wall required to be 40% of the length of the entire structure, measured from the front to the rear building lines, to 40% of the length of the longest dwelling unit, measured from the front to rear building lines of the unit. Amendment will provide for flexibility in development of semi-detached dwellings.

	<p>Service station - current definition to be replaced with: "service station" means an establishment engaged in the retail sale of vehicle fuel, lubricants, parts and accessories and may include convenience stores, and facilities having service bays for vehicle service and repair. The service and repair may include incidental maintenance and repair of motor vehicles, but shall not include painting, body work or washing of vehicles unless such use is a permitted or discretionary use in the relevant zoning district.</p>	<p>To provide an updated definition of the use.</p>
	<p>Service station, converted - new definition to be provided: "service station, converted" means an existing service station that no longer provides for the sale of vehicle fuel but has service bays for vehicle service and repair. Service and repair may include incidental maintenance and repair of motor vehicles, but shall not include painting, body work or washing of vehicles unless such use is a permitted or discretionary use in the relevant zoning district.</p>	<p>New definition to be added to provide for the use of service stations in the B2 District that no longer provide for the sale of vehicle fuel. Converted service stations will be subject to the current development standards for service stations in the B2 District.</p>
	<p>Shipping Container – new definition to be provided: "Shipping Container" means a cargo container that is a prefabricated metal container or box specifically constructed for the transportation of goods by ship, train or highway tractor.</p>	<p>New definition to be added to provide clarification for regulations that will govern use of shipping containers. Subsequent amendment to Section 5.0 General Provisions will provide development standards for shipping containers.</p>
	<p>Small animal grooming - new definition to be provided: "small animal grooming" means a business associated with the grooming of small domestic animals, but shall not include the keeping of animals in outdoor pens or the keeping of animals overnight.</p>	<p>New definition to be added to provide for this specific use. Businesses involving animal grooming currently permitted wherever personal service trades are accommodated.</p>
	<p>Figure 2.0(c) (ii) - revised drawing "G" to clarify site width.</p>	<p>Drawing revised to provide consistent interpretation of site width.</p>

3.0 Interpretation of Zoning Districts and Zoning Maps		
3.1 Classification of Zoning Districts	Update list of zoning districts to include all current districts.	Update Section.
3.3 Zoning Map	Update list of Neighbourhoods in this Section and provide for map in electronic form.	Update Section.
3.6.1 Zoning District Equivalencies	Section to be removed.	Section no longer relevant as it provides reference for zoning districts between repealed Zoning Bylaw 6772 and Zoning Bylaw 7800.
4.0 General Administration		
4.4.2 Right of Appeal	Provide for right of appeal for the applicant where a discretionary use application has been delegated to the Development Officer.	Provides a process for appeal to City Council.
4.4.3 Minor Variances	Amend Section 4.4.3 to provide for a maximum amount of a minor variance up to 25%.	Provides increased discretion to Development Officers to approve a minor variance.
4.4.3 (9) Minor Variances	Amend Section 4.4.3 (9) to waive time frame requirements where neighbours provide written approval.	Streamlines approval process where neighbours have no objections to the application.
4.7 Discretionary Use Applications	Amend Section 4.7 to allow for the delegation of Discretionary Use Applications to the Development Officer	Provides procedures for discretionary use applications including which will be considered by City Council or by the Development Officer, and include amendments to update the responsibilities of Development Officers
4.7.2 Discretionary Use Application Process	Amends Section 4.7.2 (g) to provide that notice of an application will be sent to assessed owners within 75 metres of a subject site.	Provides notice to a larger surrounding area.
5.0 General Provisions		
5.6 Number of Buildings on a Site	Amend section to include office complexes.	Provide clarification that office complexes contain more than one building on a site.
5.8 (3) Permitted Obstructions in Required Rear Yards	Section amended to clarify setbacks on corner lots as follows: <ul style="list-style-type: none"> • Patios and decks not more than 0.6 metres above grade shall be at least 1.5 m from rear site line on corner sites. • Patios and decks more than 0.6 metres above grade shall be at least 3 m from rear site line on a corner lot. 	Clarify setbacks from rear property lines and ensure that development that may be more obtrusive on neighbouring properties, such as patios and decks that are more than 0.6 metres above grade and canopies and balconies, are appropriately setback from property lines.

	<ul style="list-style-type: none"> • Canopies and balconies must be at least 3.0 m from rear site line on corner lots. 	
5.8 (4) Permitted Obstructions in Required Side Yards	Provide for eaves to project up to 0.75 metres into required side yard, where a required side yard is greater than 1 metre.	This section of the Bylaw currently allows for projection of eaves up to 0.75 metres in R1 District. Amendment will allow for consistent application in other Districts that have a side yard equal to or greater than the R1 District.
5.29 Home Based Businesses	Update entire section to create one type of Home based business.	New section to provide updated regulations that will increase flexibility of the business licensing program and allow for greater adaptability for new business types.
5.30 Secondary Suites	Section updated to remove all references to Type I and Type II secondary suites, and to remove references to secondary suites as a discretionary use.	Amendments will allow secondary suites in all districts that provide for one-unit dwelling development.
5.32(2) Child Care Centres and Pre-Schools	Required fenced on-site outdoor play space increased to 3.5 m ² from 3.25 m ² .	Change reflects requirement of the <i>Child Care Regulations</i> that requires a safe outdoor play area of 7 m ² per licensed child care space. The regulations state that unless otherwise provided in the license, at least half of the required outdoor play area must be adjacent to the centre and the remainder must be within walking distance of the centre.
5.34 Custodial Care Facilities and Residential Care Homes	Provide for landscaping, to the satisfaction of the Development Officer, in all required front and side yards abutting a flanking street, on a corner lot. (excludes parking areas)	Landscaping requirements not currently identified for these uses. Amendment will provide for appropriate landscaping to be established that is consistent with neighbouring properties.
5.35 Adult Day Care Facilities	Provide for landscaping, to the satisfaction of the Development Officer, in all required front and side yards abutting a flanking street, on a corner lot. (excludes parking areas)	Landscaping requirements not currently identified for this use. Amendment will provide for appropriate landscaping to be established that is consistent with neighbouring properties.
5.40 Shipping Containers	Amend Section 5.0 to provide a new section that will restrict the use of shipping containers in all Districts except Industrial Districts. Temporary use of shipping container for storage of materials in all Districts will be provided.	Shipping containers are occasionally used as accessory buildings in locations where they do not conform to the character of the area. Amendment will restrict the use of shipping containers for storage to Industrial Districts only. The Bylaw will provide for the temporary use of these containers to accommodate situations where short term storage or transfer of

		material associated with the principle use may be required (such as during renovations, or moving).
6.0 Required Parking, Loading and Vehicular Circulation Provisions		
6.2 General Regulations for Parking, Loading and Vehicular Circulation	Parking requirements provided for a reduction in visitor parking rates for multiple unit dwellings, small vehicle parking provisions and tandem parking provisions.	Increased flexibility in types of parking to be provided will assist in providing affordable housing options by lowering costs.
6.3 Parking and Loading Requirements	Parking requirements for places of worship to be amended in all Districts to provide parking standards for a hall or gymnasium that is accessory to a place of worship. The parking spaces required for the development will be determined to be which ever is greater between the place of worship or the hall/gymnasium, but not both.	Amendment will provide clarification for calculation of parking spaces for places of worship. Places of worship often have an accessory hall or gymnasium. The two uses are not typically used at the same time. Therefore, parking spaces to be calculated based on the use that will require the most parking spaces, but not both.
6.3.1 Parking and Loading Requirements for Residential Districts	Update to provide for a reduction in spaces required per unit in a multiple unit dwelling to allow 1.0 space per unit, where the unit is 50m ² or smaller.	Amendment reduces parking required for small units, which will assist in providing affordable housing options by lowering costs.
6.3.4 Parking and Loading Requirements for Industrial Districts	New section to be added to provide for the reduction in the number of parking stalls that are required to be hard surfaced in Industrial Districts based on use of the building. A report from a Transportation Engineer will be required to verify the number of stalls required and identify any impact on traffic and parking. The Development Officer may request hard surfacing of additional stalls if required to accommodate a change in the use of the building or intensity of the use.	While the parking rate of 1 space / 93 m ² is reasonable for most uses, amendment will provide opportunity to have number of hard surfaced parking spaces reduced for uses that have limited employees and customer visits (eg. warehouses and certain manufacturing). Reduction is on hard surfacing requirements; area on site will have to be provided for all required parking spaces to accommodate any future change in the use or intensity of the use. Supporting documentation from a Traffic Engineer will be required to demonstrate reduction in hard surfacing of parking is warranted and will have no negative impact on traffic or parking in the vicinity of the proposed development.

8.0 R - Residential Districts		
8.2 R1A – One-Unit Residential District		
8.2.2 Permitted Uses	Increased site width required for Secondary Suites to 12 metres.	Amendment provides clarity by making the site width for Secondary Suites consistent with the site width required for a One Unit Dwelling.
8.2A R1B – Small Lot One-Unit Residential District		
8.2A.2 Permitted Uses	Add elementary and high schools.	To provide for consistency in uses in Residential Districts. Development Standards for elementary and high schools will be consistent with other Residential Districts.
8.2A.2 Permitted Uses	Increased site width required for Secondary Suites to 7.5 metres.	Amendment provides clarity by making the site width for Secondary Suites consistent with the site width required for a One Unit Dwelling.
8.2A.3 Discretionary Uses	Add private Schools.	To provide for consistency in uses in Residential Districts. Development Standards for private schools will be consistent with other Residential Districts.
8.2A	Section to be added to provide landscaping requirements for places of worship, elementary and high schools, private schools, and parking stations. Landscaping will include: <ul style="list-style-type: none"> • A landscaped strip of no less than 4.5 metres abutting the front site line and used for no purpose except landscaping and necessary driveway access to the site. • On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped. 	Landscaping section currently is not provided in this District. Uses requiring landscaping and the development standards for landscaping will be consistent with other Residential Districts.
8.3 R2 – One and Two-unit Residential Development		
8.3.2(19) Permitted Uses	Secondary Suites – amend minimum site width from 11.43m to 7.5m	Amendment provides clarity by making the site width for Secondary Suites consistent with the site width required for a One Unit Dwelling.
8.3.3(3) Discretionary Uses	Residential care homes Type II – amend minimum site width from 7.5m to 12m	Requiring larger site width will ensure that adequate off-street parking may be provided for the use.

8.4 RMHC – Mobile Home Court		
8.4.4.1	Section amended to provide for the development of private garages in mobile home courts.	Garages originally not included in this District. Amendment will allow development of private garages in mobile home courts and will make this use consistent with other Residential Districts.
8.6 R2A – Low Density Residential Infill District		
8.6.3(3) Discretionary Uses	Residential care homes Type II – amend minimum site width from 7.5m to 12m.	Requiring larger site width will ensure that adequate off-street parking may be provided for the use.
8.7 RMTN – Townhouse Residential District		
8.7.2 Permitted Uses	Add elementary and high schools.	To provide for consistency in uses in Residential Districts. Development standards for elementary and high schools will be consistent with other Residential Districts.
	Revise side and rear yard setbacks and site coverage for residential care homes Type I as follows: <ul style="list-style-type: none"> • Side yard – from 6m to 1.5m • Rear yard – from 6m to 7.5m • Site coverage – from 30% to 40% 	To provide development standards that are consistent with street townhouses and similar uses in this District.
8.7.2 Permitted Uses and 8.7.3 Discretionary Uses	Amendment to remove the requirement for Site Area per Unit	Provides clarity and increased site design flexibility.
8.7.3 Discretionary uses	Add private schools.	To provide for consistency in uses in Residential Districts. Development standards for private schools will be consistent with other Residential Districts.
	Revise side and rear yard setbacks and site coverage for day care centres and preschools, residential care homes type II, and adult day care Type II as follows: <ul style="list-style-type: none"> • Side yard – from 6m to 1.5m • Rear yard – from 6m to 7.5m • Site coverage – from 30% to 40% 	To provide development standards that are consistent with street townhouses and similar uses in this District.
8.7.4.5	Amend section to provide for a side yard of 3 metres and a rear yard of 3 metres, for dwellings in dwelling groups with a raised patio or deck as well as an attached covered patio or deck.	Bylaw currently provides for a 3m side and rear yard for dwelling groups with attached covered deck. Amendment will ensure consistent yard requirements whether deck is covered or not.

8.7A RMTN1 – Medium Density Townhouse Residential District 1		
8.7A	New District	A new zoning district is proposed for townhouse style development which would provide for greater densities than can currently be achieved in the RMTN District.
8.9 RM2 – Low/Medium Density Multiple-Unit Dwelling District		
8.9.2 Permitted Uses	Boarding apartments, Convents and monasteries – Type II, Special care homes, and Residential care homes – Type III, moved from Discretionary Use to Permitted	These uses were identified as not typically controversial and do not require special conditions of approval.
8.9.2 Permitted Uses and 8.9.3 Discretionary Uses	Amendment to remove the requirement for Site Area per Unit	Provides clarity and increased site design flexibility.
8.9.4.6	Provide for a side yard of 3 metres and a rear yard of 3 metres in width for dwellings in dwelling groups with a raised patio or deck as well as an attached covered patio or deck.	Bylaw currently provides for a 3m side and rear yard for dwelling groups with attached covered deck. Amendment will ensure consistency in rear and side yard requirements whether deck is covered or not.
8.10 RM3 Medium Density Multiple-Unit Dwelling District		
8.10.2 Permitted Uses and 8.10.3 Discretionary Uses	Amendment to remove the requirement for Site Area per Unit	Provides clarity and increased site design flexibility.
8.10.2 Permitted Use	Boarding apartments, Convents and monasteries – Type II, Special care homes, and Residential care homes – Type III, moved from Discretionary Use to Permitted	These uses were identified as not typically controversial and do not require special conditions of approval.
8.10.2 Permitted Use	Boarding apartments - rear yard setback changed from 7.5m to 6 m.	To provide rear yard setback consistent with multiple-unit dwellings, dwelling groups and special needs housing in this District.
8.10.4.6	Provide for a side yard of 3 metres and a rear yard of 3 metres in width for dwellings in dwelling groups with a raised patio or deck as well as an attached covered patio or deck.	Bylaw currently provides for a 3m side and rear yard for dwelling groups with attached covered deck. Amendment will ensure consistency in rear and side yard requirements whether deck is covered or not.
8.11 RM4 - Medium/High Density Multiple-Unit Dwelling District		
8.11.2 Permitted Use	Boarding apartments, Convents and monasteries – Type II, Special care homes, and Residential care homes – Type III, moved from Discretionary Use to Permitted	These uses were identified as not typically controversial and do not require special conditions of approval.

8.11.4.5	Provide for a side yard of 1.5 metres and a rear yard of 3 metres in width for dwellings in dwelling groups with a raised patio or deck as well as an attached covered patio or deck.	Bylaw currently provides for a 1.5m side yard and 3m rear yard for dwelling groups with attached covered deck. Amendment will ensure consistency in rear and side yard requirements whether deck is covered or not.
8.12 RM5 - High Density Multiple-Unit Dwelling District		
8.12.4.6	Provide for a side yard of 1.5 metres and a rear yard of 3 metres in width for dwellings in dwelling groups with a raised patio or deck as well as an attached covered patio or deck.	Bylaw currently provides for a 1.5m side yard and 3m rear yard for dwelling groups with attached covered deck. Amendment will ensure consistency in rear and side yard requirements whether deck is covered or not.
9.0 M - Institutional Service Districts		
9.1 M1 - Local Institutional Service District		
9.1.2 Permitted Uses	Add semi-detached dwellings.	Amendment will provide for consistency in provision for one-unit dwellings, two-unit dwellings and semi-detached dwellings in the M Districts.
	Add secondary suites.	Secondary suites to be added throughout bylaw in all Districts where a one-unit dwelling is permitted. Provides opportunity for development of additional suites as well as legalizing suites that may exist.
9.2 M2 - Community Institutional Service District		
9.2.2 Permitted Uses	Add secondary suites.	Secondary suites to be added throughout bylaw in all Districts where a one-unit dwelling is permitted. Provides opportunity for development of additional suites as well as legalizing suites that may exist.
9.2.2 Permitted Uses	Boarding apartments, Financial Institutions, Residential Care homes – type III, Special care homes, and Convents and monasteries – type II were moved from Discretionary to Permitted.	These uses were identified as not typically controversial and do not require special conditions of approval.
9.2.4.6	Provide for a rear yard of 3 metres in width for dwellings in dwelling groups with a raised patio or deck as well as an attached covered patio or deck.	Bylaw currently provides for a 3m rear yard for dwelling groups with attached covered deck. Amendment will ensure consistency in rear yard requirements whether deck is covered or not.

9.3 M3 - General Institutional Service District		
9.3.2 Permitted Uses	Add two-unit dwelling. Add semi-detached dwelling.	Amendment will provide for consistency in provision for one-unit dwellings, two-unit dwellings and semi-detached dwellings in the M Districts.
	Add secondary suites.	Secondary suites to be added throughout the bylaw in all Districts where a one-unit dwelling is permitted. Provides opportunity for development of additional suites as well as legalizing suites that may exist.
	Add Commercial recreation uses in a public park or public civic centre	These uses were identified as not typically controversial and do not require special conditions of approval.
	Hospitals – building height maximum to be amended to 37 m from 18m.	Amendment will provide height requirement that is consistent with current development.
	Add personal service trades. Consequential amendments to this District will remove reference to beauty parlours and barber shops as accessory use to multiple-unit dwelling, hotels and motels, and office buildings.	Personal service trades are currently permitted, with restriction, in multiple-unit dwellings, motels or hotels and office buildings. Personal service trades are compatible with other uses in the M3 District and provide services to those that live and work in the area.
	Hotels and motels – made a permitted use.	Hotels and motels are currently a discretionary use in this District. One reason for requiring discretionary use approval is that nightclubs and taverns are considered a permitted accessory use. Consequential amendments to the Bylaw will provide for nightclubs and taverns in hotels and motels only at the discretion of Council. In this regard, hotels and motels will then be considered compatible with adjacent uses and no longer require special conditions of approval and may be considered a permitted use in this District.
	Add footnote 3 to “hotels and motels.”	Footnote missing from current Bylaw. Correction will ensure development standards for accessory uses to hotels and motels are identified.

9.3.3 Discretionary Uses	Add nightclubs and taverns in conjunction with and attached to a hotel or motel as a discretionary use. Consequential development standards will be added to Section 9.3.4 and will include: <ul style="list-style-type: none"> ○ Shall have access only from within the interior of the building. ○ No such use shall be permitted in a building used as a hotel or motel having fewer than 100 guest rooms. Remove nightclubs and taverns as permitted uses in hotels and motels (Section 9.3.4.3(f)).	Providing for the development of nightclubs or taverns at the discretion of Council, will ensure appropriate public consultation occurs with residents and businesses in the area prior to use being established.
9.4 M4 - Core Area Institutional Service District		
9.4.2 Permitted Uses	Add semi-detached dwelling.	Amendment will provide for consistency in provision for one-unit dwellings, two-unit dwellings and semi-detached dwellings in the M Districts.
	Add secondary suites.	Secondary suites to be added throughout bylaw in all Districts where a one-unit dwelling is permitted. Provides opportunity for development of additional suites as well as legalizing suites that may exist.
	Add personal service trades. Subsequent amendments to this District will remove reference to beauty parlours and barber shops as accessory use to multiple-unit dwelling, hotels and motels, and office buildings.	Personal service trades are currently permitted, with restriction, in multiple-unit dwellings, motels or hotels and office buildings. Personal service trades are compatible with other uses in the M3 District and provide services to those that live and work in the area.
	Add footnote 3 to “hotels and motels”.	Footnote missing from current Bylaw. Correction will ensure development standards for accessory uses to motels and hotels are identified.
9.4.2 Permitted Uses	Add Commercial recreation uses in a public park or public civic centre	These uses were identified as not typically controversial and do not require special conditions of approval.
9.4.3 Discretionary Uses	Add nightclubs and taverns in conjunction with and attached to a hotel or motel as a discretionary use. Subsequent development standards will be added to Section 9.4.4 and will include: <ul style="list-style-type: none"> ○ Shall have access only from within the interior of the building. 	Providing for the development of nightclubs or taverns to be at the discretion of Council, will ensure appropriate public consultation occurs with residents and businesses in the area prior to use being established.

	<ul style="list-style-type: none"> ○ No such use shall be permitted in a building used as a hotel or motel having fewer than 100 guest rooms. <p>Remove nightclubs and taverns as a permitted use in hotels and motels (Section 9.4.4.3(f)).</p>	
10.0 B – Commercial Districts		
10.1 B1A - Limited Neighbourhood Commercial District		
10.1.2 Permitted Uses	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
10.2 B1 - Neighbourhood Commercial District		
10.2.2 Permitted Uses	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
	Remove Section 10.2.2(19) - no more than 2 pinball machines, electronic game machines or similar games, provided they are located in a restaurant or retail store.	Current trends and advancements in the industry result in this item no longer being required in Bylaw.
10.3 B2 - District Commercial District		
10.3.2 Permitted Uses	Section 10.3.2(3) amended to include multiple-unit dwellings as a permitted use in conjunction with and attached to any other permitted use. Subsequent amendments to the development standards will clarify that multiple unit dwellings shall not be located at grade level.	Clarify that multiple unit dwellings are permitted in the B2 District. Where multiple unit dwellings are developed, grade level is to be used only for commercial use.
	Add converted service station.	To provide for the re-use of service stations that no longer provide sale of fuel.
	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
	Remove Section 10.2.2(19) - no more than 2	Current trends and advancements in the

	pinball machines, electronic game machines or similar games, provided they are located in a restaurant or retail store.	industry result in this item no longer being required in Bylaw.
10.4 B3 - Medium Density Arterial Commercial District		
10.4.2 Permitted Uses	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
	Accessory Buildings and Uses – amend development standards table to change side yard and rear yard setback from 1.5 to 0 with footnote to development standards.	Amendment does not change development standard, provides clarification that there are no side or yard setbacks for accessory buildings, however, accessory buildings shall not be located closer than 1.5 m to a side or rear property line if the site is located adjacent to an R District without an intervening street or lane or on a corner site on a flanking street or lane.
10.5 B4 - Arterial and Suburban Commercial District		
10.5.2 Permitted Uses	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
10.5.7	Increase gross floor area ratio for hotels or motels from 0.5:1 to 1:1.	Amendment will provide development standards that reflect current construction requirements for hotels and motels and remove deterrent to the development of this use.
10.5A B4A – Special Suburban Centre and Arterial Commercial District		
10.5A.2	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
10.6 B5 - Inner-City Commercial Corridor District		
10.6.2 Permitted uses	Add small animal grooming.	Businesses involving animal grooming currently permitted wherever personal

		service trades are accommodated. Amendment clarifies that this use permitted in Commercial Districts.
10.6.2 & 10.6.3	Footnote to be added to rear yard setback for multiple-unit dwellings, boarding apartments, boarding houses and special need, housing to identify that there are additional development standards for rear yard setbacks.	For clarification, footnote added to identify existing development standards that address a reduced side yard setback on corner lots and that set backs need not extend below the lowest storey containing any such living accommodation.
10.7 B6 - Downtown Commercial District		
Section 10.7.4 Discretionary Uses	Remove (3) Special needs housing.	Amendment makes Special needs housing a permitted use in this District.
Section 10.7.5.2	Amend section to provide for site with more than one dwelling unit contained within a building shall have a site width of not less than 7.5m.	Current minimum site width for sites containing more than one dwelling unit within a building is 15m. Recent development proposals have been submitted for conversion of existing buildings for residential purposes where the site width was less than 15m. Development Permits for these proposals were denied and subsequently granted by the Development Appeal Board. Proposed changes to minimum site width will facilitate conversion of existing buildings and support Civic policies on development of residential units in the downtown.
Section 10.7.5.3	Amend section to provide for site with more than one dwelling unit contained within a building shall have a site area of not less than 225 m ² .	Reduced site area required to accommodate 7.5m site width.
11.0 I – Industrial Districts		
11.2 IL2 - Limited Intensity Light Industrial District		
11.2.2 Permitted Uses	Add Industrial Complexes.	To provide for this form of development in all Industrial Districts.
11.2A IL3 - Limited Light Industrial District		
11.2A.2 Permitted Uses	Add Industrial Complexes.	To provide for this form of development in all Industrial Districts.

11.3 IB - Industrial Business District		
11.3.2 Permitted Uses	Add regulations for: <ul style="list-style-type: none"> ○ Dwelling necessary for watchman or caretaker ○ industrial complexes ○ warehouse, shipping and express facilities ○ pharmacies ○ accessory buildings and uses 	Include appropriate development standards for these uses as they are not currently listed in Bylaw.
11.5 IH2 - Limited Intensity Heavy Industrial District		
11.5.2 Permitted Uses	Add Industrial Complexes.	To provide for this form of development in all Industrial Districts.
12.0 Special Districts		
12.1 AG – Agricultural District		
12.1.2 (16) Permitted Uses	Educational Institutions – Revise front, side and rear yard requirements to 6m with footnote for increased setback for buildings over 15m.	Amending front, side and rear yard setbacks will accommodate development and expansion of University buildings that would be consistent with existing development on the University Campus as well as provide setbacks that would be consistent with neighbouring properties. Increased setback for buildings over 15m is recommended to ensure that any development that would exceed this height is setback appropriately from property lines.
12.5 PDD - Planned Development District		
12.5	Delete Section 12.5 PDD – Planned Development District.	Remove this Section from the Zoning Bylaw as this District is not used and is no longer needed as a potential planning tool.
12.8 AM - Auto Mall District		
12.8.10(2)	Delete requirement for landscaping of 1.5 m on side yard, 3.0m landscaping requirement for side yards abutting flanking street still required.	To provide landscaping requirements in this District that are consistent with other Districts, requirement for 1.5 metre landscaping strip on side yards that do not abut a street is to be removed.

12.12 MX1 – Mixed Use District 1		
12.12.3 Prohibited Uses	Amendment to (16) Motor vehicle dealers will remove the clause “(including snowmobiles, motorcycles, and ATVs)”	Amendment will clarify prohibited use as motor vehicle dealer covers all uses of this type where a license is required for the vehicle. ATVs and snowmobiles can be sold in a retail outlet which would become permitted.
12.12.4 Discretionary Uses	Add Dwelling Groups and Street Townhouses.	This amendment will ensure that the correct environmental protocols are carried out for all residential projects in an MX1 District.
13.0 Direct Control Districts		
	New Section that will contain the detailed land use regulations of Direct Control Districts now located in the Development Plan.	To ensure consistency with way that other districts are controlled, with general guidelines located in the Development Plan and specific regulations located in the Zoning Bylaw.
14.0 Overlay Districts		
	New Section that will contain the current overlay zoning districts. Currently section 13.0.	This section will contain all current and future overlay districts.
General Amendments Throughout Zoning Bylaw		
Various Sections Throughout Bylaw	Replace references to “Planning and Building Department” with “Community Services Department”.	To reflect names of current Civic Departments.
	Replace references to “Transportation Department” with “Infrastructure Services Department”.	To reflect names of current Civic Departments.
	Replace references to “Environmental Services Department” with “Utility Services Department”.	To reflect names of current Civic Departments.
	Replace references to the “Development Plan” with “Official Community Plan”.	As a result of changes in the Planning and Development Act, 2007, the Development Plan will now be known as the Official Community Plan.
	Replace references to “The Planning and Development Act, 1983” with “The Planning and Development Act, 2007” and update all relevant references to specific Sections of the	Amendment required to reflect changes to the Provincial Legislation.

	Act.	
	Home based businesses – all references to type I and type II removed.	This amendment will create a single type of home based businesses. A new section 5.29 updates the regulations.
	Secondary suites – all references to type I and II Secondary suites removed.	This amendment reflects the change to permit secondary suites in all residential districts and reduce the regulations to create a single type of Secondary suite, as provided in the amendments to Section 5.30.
	Replace reference to day care home or family day care with child care or family child care.	Ensures consistency throughout the Bylaw to reflect updates to the <i>Child Care Act</i> .
Sections 8.7 (RMTN), 8.9 (RM2), 8.10 (RM3), 8.11 (RM4), 9.2 (M2)	Amendments to maximum building height for multiple unit dwellings: RMTN: 8.5 to 10 m RM2: 9 to 10 m RM3: 11 to 12 m RM4: 14 to 15 m M2: 11 to 12 m	Amendments will allow for innovations in construction and design, and market place preferences, for multiple unit dwellings.
Sections 8.9 (RM2), 8.10 (RM3), 8.11 (RM4), 9.2 (M2)	Remove references to storeys for Multiple Unit dwellings	Limitation on number of storeys is not necessary as development is regulated by building height, floor space ration and site coverage provisions. Removing reference to storeys will allow for housing innovation.

Summary of Survey

The Planning and Development Branch conducted a web based survey from December 10, 2008 to January 9, 2009. The survey focused on specific land use issues related to development in residential neighbourhoods. Questions and responses are provided below. Where the survey provided an opportunity to provide additional comments, the responses have been summarized.

Question 1. When new development occurs in existing neighbourhoods, it is known as infill development. What housing forms would you consider to be appropriate for infill development in residential neighbourhoods? (Check all that apply)

Answer Options	Response Frequency	Response Count
Single family units	81.3%	260
Duplexes	51.9%	166
Townhouses	51.6%	165
Fourplexes	35.9%	115
Small walk-up apartments	40.0%	128
High rise apartments	22.5%	72
None	1.9%	6
Other		57
<i>answered question</i>		320
<i>skipped question</i>		0

Summary of responses provided for “Other”

- The City needs more low-income housing designated for aboriginal people and it should be distributed throughout the city
- Keep big, oversized homes in newer neighbourhood
- New development should fit the existing character of the neighbourhood
- The potential increase in traffic should be considered when new development is proposed
- Design guidelines and neighbourhood input should be required for anything more than a duplex
- Limit new development types to the types of existing housing stock in the immediate neighbourhood
- Off street parking should be mandatory
- Apartments should be clustered within a neighbourhood near services and transit
- More low-income rental apartments are needed
- Higher density housing development, whether it apartments or smaller lots, would be beneficial to reduce sprawl and improve transit services
- Higher density development close to downtown, with lower density on the edges of the city
- Mixed use development should be encouraged (residential, office, retail)

- Local Area Plans should be respected
- Secondary suites in conjunction with single family homes should be encouraged (e.g. laneway housing, granny suites, etc.)
- Encourage density and reduce sprawl
- Population density in central areas should be encouraged. Apartments/town houses etc. should be built within walking distance of key services

Question 2. What are the three most important elements that you would use to determine if an infill development is appropriate for a residential neighbourhood? (Check only three. If you have further concerns, please include them in the comment box.)

Answer Options	Response Frequency	Response Count
The effect of the development on local traffic/parking	61.3%	196
The height and size of the building	50.9%	163
Architectural design	46.9%	150
The number of residential units in the building	34.4%	110
General compatibility with surrounding land uses	60.0%	192
Access to public transit	20.6%	66
Close to services and amenities	18.1%	58
Other	7.8%	25
<i>answered question</i>		320
<i>skipped question</i>		0

Summary of responses provided for “Other”

- All new housing developments should include low income housing
- New infill development must fit with the character of the neighbourhood
- Lot size must be similar to those around them
- Commercial development should be permitted on the ground floor of larger infill buildings
- High-rises and multiplexes near the university, downtown and along transit routes
- Fewer apartments, duplexes and townhouses in neighbourhoods
- Architectural design is very important
- Consider the effect on infrastructure – e.g. water and sewer
- All new development should be as sustainable as possible
- Fear of traffic and parking impact should not be as much of a concern as it has been

Question 3. Are you generally in favour of allowing larger residential lots in existing neighbourhoods to be subdivided into smaller lots to provide for new residential development opportunities? (Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	19.4%	62
Yes, if the lot size is not substantially smaller than those on the same block.	29.8%	95
Yes, if a minimum lot size is required.	19.1%	61
Yes, if the new residential development maintains the character of the neighbourhood.	46.1%	147
No, the lot sizes in existing residential areas should not be allowed to be subdivided.	23.8%	76
Additional Comments / Other Conditions		26
<i>answered question</i>		319
<i>skipped question</i>		1

Summary of responses provided for “Additional Comments / Other Conditions”

- Affordable housing is needed for more people. There should be smaller houses beside larger houses
- Montgomery area should not be allowed to subdivide.
- Old neighbourhoods should not be allowed to subdivide. Lots are too small as it is.
- Every lot should have a set proportion of green space
- The city needs to respect and protect the character of it’s current neighbourhoods
- Houses are generally too big now. Large residential lots should be subdivided to allow for housing for more people
- Very wide lots with lands (ex. Grosvenor Park) would be great candidates for subdivision in smaller lots
- Each neighbourhood should be examined to ensure there is adequate parking
- Higher density should be encouraged, if not required
- Amalgamating lots to provide for more affordable housing like duplexes, four-plexes and high rises.
- Allow subdivision if it results in a net increase in density and a more efficient use of land.
- Houses in our neighbourhoods are already too close together
- It’s exciting to see nice new homes being built in the older core neighbourhoods. It is rejuvenating and brings new families into a community.

Question 4. A secondary suite is a small rental accommodation located inside an existing house. Secondary suites are currently only allowed in one unit dwellings. Do you support allowing secondary suites in other types of dwelling units such as duplexes and townhouses? (Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	24.3%	75
Yes, if parking is provided on the site	43.0%	133
Yes, if the residential character of the building is not changed	35.9%	111
Yes, if the neighbours are consulted	18.4%	57
No	24.9%	77
Additional Comments / Other Conditions		20
<i>answered question</i>		309
<i>skipped question</i>		11

Summary of responses provided for “Additional Comments / Other Conditions”

- If there is sufficient parking
- If suite meet fire and safety requirements, electrical service and infrastructure capacities.
- The city needs to deal with all the illegal secondary suites first
- Parking needs to be considered
- As long as it fits with the neighbourhood character
- There is to much rental accommodation in some neighbourhoods, so more should not be allowed
- Infrastructure and neighbourhood services might not be able to deal with the added residents

Question 5. A garden suite is a small dwelling unit built on a residential property that is separate from the main house. The City does not currently allow the construction of garden suites. Do you support allowing garden suites as an option in residential areas of the City?

(Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	24.2%	74
Yes, if parking is provided on the site	36.3%	111
Yes, if the size of the garden suite is restricted	33.3%	102
Yes, if the neighbours are consulted	19.3%	59
Yes, if the design fits the character of the neighbourhood.	39.5%	121
No	27.8%	85
Additional Comments / Other Conditions		25
<i>answered question</i>		306
<i>skipped question</i>		14

Summary of responses provided for “Additional Comments / Other Conditions”

- As long as there is sufficient parking
- The number of people living in them should be restricted (2 maximum)
- Garden suites should be a maximum of 600 square feet and one level (similar to a garage)
- There must be a functional policy in place to address neighbour complaints
- Only if there is a minimum lot size and maximum number of suites (one)
- I feel that this would really destroy the image of Saskatoon and reduce its aesthetic dramatically. As well it is an inefficient use of space.
- The size of the yard should be taken into consideration. Additional parking should be underground or under the living spaces in a building
- Only allow them where the primary residence is owner occupied.
- This great. It results in the use of underutilized city land (lanes and alleys) and a more efficient use of space, without needing highly visible density (apartments)
- A fantastic idea for the older neighbourhoods
- Garden suites would be beneficial to handle the growing baby boomer population that is retiring.
- Garden suites should be limited to single-unit dwellings with adequate lot size
- This is a great idea. We need less urban sprawl in this city.

Question 6. A garage suite is a small dwelling unit built in a detached garage, often built above the garage. The City does not currently allow the construction of garage suites. Do you support allowing garage suites in residential areas of the City? (Check all that apply)

Answer Options	Response Frequency	Response Count
Yes	26.1%	80
Yes, if parking on the site is provided	35.5%	109
Yes, if the size of the garage suite is restricted	27.7%	85
Yes, if the neighbours are consulted	15.3%	47
Yes, if the design fits the character of the neighbourhood.	35.8%	110
No	26.7%	82
Additional Comments / Other Conditions		22
<i>answered question</i>		307
<i>skipped question</i>		13

Summary of responses provided for “Additional Comments / Other Conditions”

- As long as there are clear guidelines to ensure the suites are safe and healthy
- As long as there is sufficient parking
- As long as it’s design fits with the character of the neighbourhood
- Only allow these for single dwelling units on large enough lots
- Any site must meet fire and health safety requirements, as well as electrical service and infrastructure capacities.
- Don’t be so rash as to approve this application as a solution to affordable housing. Build some wartime homes on slab and put them out in University Heights, Stonebridge and Willowgrove
- Another inefficient use of space which will probably result in high crime one way or another.
- Suites should be a maximum of 400 sq ft.
- This is a fantastic idea for the older neighbourhoods.

Question 7. The City currently permits residents to operate a daycare in their home with up to 8 children (including the number of children who live in the home). In most residential areas a daycare with more than 8 children requires City Council approval. Provincial Legislation allows licensing daycares with up to 12 children (including the number of children who live in the home). Should the City increase the permitted number of children in home daycares from 8 to 12? (Click all that apply)

Answer Options	Response Frequency	Response Count
Yes	29.6%	88
Yes, if appropriate drop off and pick up spots provided	21.2%	63
Yes, if appropriate outside play area provided	30.0%	89
No, leave bylaws as they are	40.7%	121
Additional Comments / Other Conditions		34
<i>answered question</i>		297
<i>skipped question</i>		23

Summary of responses provided for “Additional Comments / Other Conditions”

- Daycare facilities should not be allowed to set up in residential neighbourhoods.
- These bylaws should only be changed if the care of the children is considered first
- I think there is a shortage of people providing daycare in the City and this could help
- Yes, if there are accredited daycare workers
- More than 8 kids in a home at one time presents over-crowding issues and dangers to children’s safety.
- This should only be increased if there is more than one person watching the children at one time.
- A size restriction should also be put in place. Too small of a house having 12 kids in it would not be good for a neighbourhood or for the care of the children.
- 12 children is too much for on caregiver and if additional staff are used then it becomes too much of a business.
- Daycare space is limited, so we need to use the resources we have available to ourselves.
- With limited availability for child care in Saskatoon, this Bylaw should be amended to supply demand in the market.
- Yes, only if daycare providers and specialists think it is a good idea.
- Yes, if the caregiver is certified as able to handle that many children.
- Child care is an important need in today’s society, where both parents need to work to make ends meet. Licensed child care is needed and should be allowed.

Question 8. There are currently over 2900 licensed home based businesses in Saskatoon. This important business sector continues to grow, and now accounts for 35 percent of all licensed businesses in the city. The City of Saskatoon is considering more flexible guidelines for home based businesses in order to encourage and support this business sector. The current regulations permit up to 5 client visits per day. Would you support an increase to 10 client visits per day for home based businesses?

Answer Options	Response Frequency	Response Count
Yes	75.0%	228
No	25.0%	76
If no, how many do you feel is appropriate?		66
<i>answered question</i>		304
<i>skipped question</i>		16

Summary of responses provided for “how many do you feel is appropriate?”

- Up to 7. One per hour for most business hours.
- It depends on the business...more traffic, noise, garbage all have an impact on the surrounding area.
- As long as the neighbourhood compatibility is maintained. Discretionary use approval should be required.
- Leave it the way it is – too much traffic on a residential street if more than 5
- Parking must be provided
- There should not be a limit as long as business is conducted in a manner in which it does not disrupt the community.
- Increase it, but only allow one or two clients at a time unless off-street parking is provided
- Visits should be unlimited; if a business is getting 20 visits per day they would probably move to a commercial space.
- Businesses should not be limited by the number of visits per day, but rather by the number of expected simultaneous visits.
- Increase it to 10, but only if the traffic and parking did not negatively impact neighbours.
- 5 is enough. Stricter bylaws about delivery trucks are also needed.

Question 9. The current regulations do not permit a non-resident employee working at the home, unless City Council approval is granted. Would you support a policy to allow one non-resident employee for all home based businesses, if an off-street parking space is provided?

Answer Options	Response Frequency	Response Count
Yes	86.8%	264
No	13.2%	40
If no, what are your concerns?		27
<i>answered question</i>		304
<i>skipped question</i>		16

Summary of responses provided for “what are your concerns?”

- It depends on the business
- Only if off street parking is provided
- I would support this measure to help businesses grow.
- If the home based business requires additional employees to operate, it is too big to continue as a home business.

Question 10. What are the most important planning/land use issues in your neighbourhood? (Choose up to four. If you have further concerns, please include them in the comment box.)

Answer Options	Response Frequency	Response Count
Parking	39.0%	112
Traffic management	49.8%	143
Access to public transit	24.7%	71
Pedestrian/cycling issues	41.8%	120
Redevelopment of existing sites	31.7%	91
Property maintenance	36.9%	106
Heritage preservation	17.4%	50
Housing affordability	39.4%	113
Access to civic facilities	20.9%	60
Availability of park space	25.4%	73
Other (please specify)		53
<i>answered question</i>		287
<i>skipped question</i>		33

Summary of responses provided for “Other”

- Parking at schools
- Speed bumps on main streets
- The destruction of natural areas such as ponds and natural bush to development new areas
- The huge increase in over-the-speed-limit traffic on Clarence

- The architectural character of Varsity View (and it's decline due to stucco monstrosities that are being built)
- Maintenance of suburban walkways
- Maintenance of existing infrastructure
- Access to public transit
- Late night traffic around Broadway
- Lack of character and community feeling (in Lakewood Suburban Centre and other similar areas)
- Access to quality off leach areas in the core neighbourhoods/city centre
- The need to upgrade existing infrastructure
- The proposed McKercher/Berini connection in Arbor Creek has not been built and is turning into a mosquito breeding area
- I do not want to see the Mayfair Pool closed
- Lack of active monitoring and enforcement of City Bylaws
- Parking issues
- People speeding on Clarence and showing no regard for pedestrian crossings
- Too many condo projects around Market Mall
- Parking around the high school in Silverwood
- Easier access to local grocery/convenience stores.
- We need more sustainable neighbourhoods that encourage the use of green space, community interaction and walking to basic amenities
- Landlords not maintaining there properties
- We need a better recycling program
- Existing zoning needs to be enforced
- Too many cars on the roads, too few pedestrians, bikers and bus riders
- Park space
- Public Transit
- Walkability
- Accessibility of retail
- The lack of cycling facilities in Saskatoon
- Slumlords
- Transit is difficult to use. More dense housing along transit routes and at neighbourhood centres is required for public transit to be more efficient.
- More community gardens and habitat for wildlife.
- More use of native plants (xeriscaping)
- Safety of residents walking in the streets
- Poor snow removal and garbage pick up.
- We need curb side recycling
- We need more detailed development guidelines and architectural controls
- Closing of pedestrian walkways is causing problems for walkers

Question 11. What is the best way to notify you about planning/land use issues in your neighbourhood and the City? (Check all that apply)

Answer Options	Response Frequency	Response Count
Mail/Flyer	62.9%	185
E-mail	57.1%	168
City Web page	27.9%	82
The Star Phoenix	41.5%	122
The Saskatoon Sun	17.7%	52
Poster on site	20.1%	59
Other (please specify)		13
<i>answered question</i>		294
<i>skipped question</i>		26

Summary of responses provided for “Other”

- Via our community association
- Radio
- Via a more comprehensive planning and land section on the City web site.
- Community Newsletters
- Expand the radius that flyers are delivered around a site when re-zoning or new developments occurs.
- Via a blog for planning and urban design issues in our city
- Water bill stuffer
- Postering is very effective in areas that are more pedestrian friendly

Question 12. What neighbourhood do you live in?

Adelaide-Churchill – 8	Richmond Heights – 1
Airport Business Area – 0	River Heights – 3
Arbor Creek – 8	Riversdale – 7
Avalon – 3	Silverspring – 6
Brevoort Park – 6	Silverwood Heights – 5
Briarwood – 6	Stonebridge – 3
Buena Vista – 1	Sutherland – 6
Caswell Hill – 9	University Heights Suburban Centre – 3
Central Business District – 2	Varsity View – 5
City Park – 17	Westmount – 1
College Park – 8	Westview – 4
Confederation Suburban Centre – 8	Wildwood – 6
Dundonald – 11	Willowgrove – 1
Eastview – 8	
Erindale – 4	
Exhibition – 4	
Fairhaven – 3	
Forest Grove – 5	
Greystone Heights – 3	
Grosvenor Park – 4	
Hampton Village – 2	
Haultain – 14	
Holiday Park – 1	
Holliston – 3	
Hudson Bay Park – 0	
Kelsey-Woodlawn – 0	
King George – 4	
Lakeridge – 6	
Lakeview – 10	
Lakewood Suburban Centre – 1	
Lawson Heights – 1	
Lawson Heights Suburban Centre – 0	
Massey Place – 3	
Mayfair – 4	
Meadowngreen – 9	
Montgomery Place – 2	
Mount Royal – 2	
North Park – 4	
Nutana – 15	
Nutana Park – 5	
Nutana Suburban Centre – 0	
Pacific Heights – 7	
Parkridge – 5	
Pleasant Hill – 0	
Queen Elizabeth – 5	

Question 13. Are you involved with a community association, business group or other similar organization?

Answer Options	Response Frequency	Response Count
Yes	30.0%	87
No	70.0%	203
If Yes, which group are you affiliated with?		75
<i>answered question</i>		290
<i>skipped question</i>		30

Meadowgreen Community Association, Buena Vista Cycling Club, West Industrial LAP, Riversdale Industrial League, Beuna Vista Community Association, Holiday Park Community Association, Caswell Hill Community Association, Business Network International, St. Angela School Community Council, St. Ann's Senior Citizen Village Corporation, Parkridge Community Association, Saskatoon Elks Club, City Park LAP, Silverspring Community School, South Nutana Park Community Association, Brevoort Park Community Association, Nutana Community Association, Riversdale BID, East College Park Community Association, Lakeview Community Association, Saskatoon Chamber of Commerce, Dundonald Community Association, Pacific Heights Community Association, Broadway 360, Saskatoon Housing Authority, Saskatoon Housing Coalition, Sutherland/Forest Grove Community Association and Silverspring Community Association.

Question 14. Do you have any other comments to add?

- Please keep the Mayfair pool open
- Please ensure there is a better mix of people from different socio-economic statuses throughout the City's neighbourhoods
- City wide recycling program is needed
- Natural elements of an area should be preserved when building new neighbourhoods
- I am concerned with the number of larger duplexes and multiplex dwellings, which increase traffic and people in the neighbourhood
- Riversdale needs to ensure it's heritage is preserved and promoted
- New development needs to fit the character of the neighbourhood/street it is on.
- All new streets should be numbered or alphabetized
- Keep bicycle parking and pathways in mind in new developments and when re-developing areas
- More consultation is important when development is occurring
- The character of Varsity View is being destroyed by new development
- More mixed use of land in all of our neighbourhoods. More bike routes, greater population and more areas with a mix of residents and workplaces
- Parking in multiunit dwellings need to be addressed
- You are doing great work!

- The city needs more single family homes with bigger yards
- The City needs more Affordable Housing
- Existing infrastructure needs to be re-furbished, especially in the core neighbourhoods
- More off leash dog areas are required, particularly in the core
- There needs to be more small scale businesses in residential neighbourhoods
- Rising rents need to be addressed.
- More consultation of people from the area around where developments are being proposed.
- Single family homes and multi unit dwellings should not be in the same area. They should be segregated.
- Larger lots are needed in the newer subdivisions
- Open up more commercial land
- Taxes are too high for the services provided
- Density is good. We also need a grocery store in the downtown.
- Large quickly built, sprawling neighbourhoods with poor access to public transit is not a direction I would like to see continued in Saskatoon
- Community Associations should be notified at the earliest stage of a proposed change in existing neighbourhoods
- Densify! It leads to increased economic benefits as well as increased overall sustainability.
- Integrated street grids instead of crescents and cul-de-sacs should be developed to reduce dependence on cars and provide for more social, walkable neighbourhoods
- More encouragement for heritage preservation and re-use of older housing stock.
- Please look at traffic calming on Preston Avenue
- Please keep our community the way it is and don't make it crowded any further.
- We need bike paths, dedicated bus lanes, increased density, and more green space.
- Too many duplexes being built in the city
- Saskatoon must enact policy to accommodate greater density in all of its neighbourhoods.
- Infill development is good, but it must occur in areas with reasonable access to services and other daily amenities
- It is critical to increase the density of our city and to limit the suburban sprawl

Summary of Public Open House Meetings

Four informational Open Houses were held to provide an opportunity for residents to review and comment on proposed changes to be incorporated into the new Official Community Plan and Zoning Bylaw. Announcements for the Open Houses were provided by a PSA, advertisement in The StarPhoenix, and email notification to Community Consultants. In total, 25 residents attended the Open Houses.

Public Open House Meetings were held at the following locations:

Tuesday March 17, 2009
Grace Westminster United Church
505 - 10th Street East

Wednesday, March 18, 2009
E.D. Feehan High School
411 Avenue M North

Monday, March 23, 2009
Alice Turner Branch Library
110 Nelson Road

Wednesday, March 25, 2009
Rusty Macdonald Branch Library
225 Primrose Drive

Comments sheets were provided at the Open Houses that asked for the top 3 issues that brought the person to the Open House and provided opportunity to provide additional comments or concerns with the proposed amendments. A summary of these comments is provided below.

Top issues that brought person to Open House:

- Review of parking requirements for multi-unit developments
- New medium density residential district: affordable housing projects
- Revisions to building height restrictions
- Heritage conservation
- Housing shortage
- Professional interests – detail level
- General interest
- Looking to see what additional public consultation processes are being planned
- More detailed explanation of proposed changes

Additional comments submitted:

- Would like to see a more involved public consultation process. Understand that this is more of a house-keeping exercise, it has been 10 years since Plan Saskatoon. Given that length of time and the rapid growth of the city, feel it is time to once again do a major consultation on our city's development.
- Interest in viewing and reading updates to Section 19.1 – LAP land use policy and neighbourhood characteristics. Specifically interested in Pleasant Hill
- Clarification needed on height of hospitals.
- Clarification needed on the difference between “Residential – Conventional” and “Residential – Unconventional” in University Heights Sector Plan.
- Keep up the good work.
- Would like to see the west side developed with a more balanced growth and have developers need to look at a more attractive development with homes that are more pleasing to the area, and not building homes so close together.