

ZONING NOTICE:

Proposed Zoning Bylaw Amendment – Bylaws 9789, 9790 & 9791

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 9789, The Zoning Amendment Bylaw, 2021 (No. 20); Bylaw No. 9790, The Zoning Amendment Bylaw, 2021 (No. 21); and Bylaw No. 9791, The Zoning Amendment Bylaw, 2021 (No. 22).

The City of Saskatoon is undertaking a comprehensive review of the Zoning Bylaw to align it with identified strategic priorities, current trends and changes to provincial legislation. This is the third of several amendment packages that will be brought forward as part of this Project.

This set of amendments relate to several topic areas of the Zoning Bylaw and are intended to address gaps, improve flexibility and provide clarification.

The proposed amendments are described below and are listed by the applicable Section of the Zoning Bylaw. Additional information on the proposed amendments may be viewed on the Zoning Bylaw Review Engage Page on the City of Saskatoon website (saskatoon.ca/engage).

Amendments to the Definitions (Section 2)

- Clarify definitions relating to site coverage and balconies.
- Add a new definition for street-facing townhouse.

Amendments to General Administration (Section 4)

- Add screen to the list of developments not requiring a Development Permit.
- Updates to the Discretionary Use Applications section of the Zoning Bylaw including:
 - o Clarifying that all the discretionary uses that are delegated to Administration for approval are considered as Standard applications.
 - o Add the following to the list of uses which are considered by Administration:
 - Agricultural Research Stations.
 - In the IB (Industrial Business) District - Convenience Stores in conjunction with service stations and car washes.
 - In the FUD (Future Urban Development) District - Recreational vehicle and equipment storage and passenger vehicle storage.
 - In the RMTN and RMTN1 (Townhouse) Districts - Places of Worship.
 - One- and two-unit and semi-detached dwellings.
 - o Other items for consistency and clarification.

Amendments to General Provisions (Section 5)

- Updates to Accessory Buildings and Structures
 - o Amend the regulation regarding total floor area to ensure that the area of all detached accessory buildings on the site is accounted for.
 - o Clarify the side yard setback for detached accessory buildings on corner sites.
- Amendments to Permitted Obstructions in Required Yards including:
 - o Add a provision for a landing of a maximum of 2.5m².
 - o Add accessibility ramps and wheelchair lifts.
 - o Increase the height in the front yard above grade for raised patios and decks to 0.6m from 0.4m.
 - o Clarify that canopies and balconies refers to cantilevered canopies and balconies.
 - o Other items for clarity and consistency.
- Updates to Provisions for Fences
 - o In the B6 District, limit fences to 1.0 m in a front yard and on corner sites along the flanking street, and 2.0 m in rear and all other side yards.
- For Secondary Suites, clarification as to the materials appropriate for a secondary suite parking space.
- For Home Based Businesses and Garden and Garage Suites, remove the requirement for parking to be hard surfaced, consistent with how secondary suites are managed, as well as clarifying amendments.
- Add a new section for Development in Proximity to Rail Lines or Rail Yards consistent with the Official Community Plan.
- Add a new section for Screening including a new provision which requires privacy screens and other similar structures located outside of a required front or side yard to comply with the height requirements for each district. Provisions for screening of mechanical penthouses and waste and recycling containers will also be moved to this section.
- Other items for clarity and consistency.

Amendments to Parking, Loading and Vehicular Circulation Provisions (Section 6)

- Clarify that impermeable and permeable pavement capable of withstanding expected vehicle loads is permitted.
- Remove the requirement that a parking space be separated from the outer edge of a balcony.
- Add the Mixed Use (MX1), Broadway Commercial (B5B) and Riverdale Commercial (B5C) Districts to the list of districts where remote parking may be used to meet the required parking.
- Clarify that there are no off-street parking requirements in the Downtown Commercial (B6) District.

Amendments to Landscaping Provisions (Section 7)

- A comprehensive update to the landscaping provisions in the Zoning Bylaw will be included in this Amendment Package including:
 - o Reorganization of the Landscaping Section of the Zoning Bylaw (Section 7) to be more user friendly, provide clarity and remove redundancies.
 - o Add landscaping standards to the Zoning Bylaw for artificial turf in industrial districts, hard/soft landscaping, adequate screening for surface parking areas in commercial districts and organic mulch.
 - o Provide flexibility for tree planting requirements where development is adjacent to boulevard trees with large canopies.
 - o Clarify that tree plantings are required in rear yards where landscaping requirements apply.
 - o Clarify that shrubs and ornamental grasses are permitted where tree planting requirements cannot be met.
 - o Allow for alternative landscaping practices including xeriscaping, rain gardens and bioswales.
 - o Provide additional flexibility for non-conforming sites in Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area.
 - o Expand the growing season in the Zoning Bylaw.

Amendments to Residential Districts (Section 8.0)

- Allow Garden and Garage Suites as permitted uses in the R1, R1A, R1B, R2 and R2A Districts.
- Add Ambulance Stations as a discretionary use in the Townhouse (RMTN, RMTN1) and High Density Multiple-Unit Dwelling (RM5) Districts.
- In the Townhouse Residential (RMTN) District:
 - o Clarify that the maximum height for a semi-detached dwelling and private schools in an established neighbourhood is 8.5m.
- In the Medium Density Townhouse Residential (RMTN1) District:
 - o Add Places of Worship as a discretionary use.
- In the Townhouse Residential (RMTN) and Medium Density Townhouse Residential (RMTN1) Districts:
 - o Allow for street-facing units within a dwelling group to have a reduced front or side yard setback.
 - o Add one- and two-unit dwellings as a permitted use.
 - o Reduce side yard setback for semi-detached dwellings.
 - o Allow Street Townhouses to have front driveway access where there is a rear lane, provided acceptable landscaping is developed.
 - o Other amendments required for clarity and consistency.
- Provide for a Gross Floor Space Ratio (GFSR) of 1.5:1 in the Medium / High Density Multiple Unit Dwelling (RM4) District subject to addressing servicing constraints.

Amendments to Institutional Districts (Section 9.0)

- Add parking stations as a permitted use in the Core Area Institutional Service (M4) District.

Amendments to Commercial Districts (Section 10.0)

- In the Neighbourhood Commercial Mixed Use (B1B) District, allow for larger retail / restaurant uses when a second storey is provided and the building is mixed use.
- In the Broadway Commercial (B5B) District:
 - o Correction of the front yard setback for Commercial Parking Lots and Parking Stations to 3m.
 - o Amend the section on Gross Floor Space Ratio to provide clarity.
- In the Downtown Commercial (B6) District, remove site width and site area requirements for rooming units, hotels, motels, and sites with more than one dwelling unit.

Amendments to Direct Control Districts (DCDs) (Section 13.0)

- Delegate approval for applications to Administration in Preston Crossing (DCD3), Stonebridge (DCD5) and Blairmore (DCD6).

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Division, Planning and Development
 Phone: 306-986-3096 (Christine Gutmann)
 Email: zoningbylaw@saskatoon.ca

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Monday, December 20, 2021 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

In response to the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19, we ask that all submissions for the Public Hearing be submitted in writing. Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak, please indicate this in your correspondence and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:
 His Worship the Mayor and Members of City Council
 c/o City Clerk's Office, City Hall
 222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on December 20, 2021** will be forwarded to City Council. The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.

PURCHASE OR RENEW YOUR PET LICENSE ONLINE!

Neutered male dogs live 18% longer than male dogs who are not neutered. Spay and neuter services help control the local pet population and keep pets feeling their happiest and healthiest.

The Subsidized Spay and Neuter Program is available to assist low income pet owners who could not otherwise afford veterinary services to have their pet spayed or neutered. For more information about the Subsidized Spay and Neuter Program, visit saskatoon.ca/animalservices