

Comprehensive Zoning Bylaw Review – Amendment Package One

APPLICATION SUMMARY

A Comprehensive Review of the Zoning Bylaw (Project) is being undertaken in order to align the Zoning Bylaw with identified strategic priorities, current trends, changes to provincial legislation and to make minor amendments. This report is the first package of proposed text amendments being undertaken as part of the Project. The proposed amendments address a range of topics identified during the information-gathering phase of the Project.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed text amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

At its November 5, 2019 meeting, the Standing Policy Committee on Planning, Development and Community Services received an information report which included a Zoning Bylaw Project Overview. The general scope of the Project will bring Bylaw No. 8770, the Zoning Bylaw, (Zoning Bylaw) into alignment with relevant City strategies and plans in order to reflect community values, ensure industry needs are being met and to provide guidance and support to City Administration in the development of new and amended regulations to support city growth. The proposed Zoning Bylaw amendments will be managed through a series of amendment packages staged out over the course of the Project. This report is Amendment Package One for the Project.

DISCUSSION

Proposed amendments to the Zoning Bylaw include:

- new regulations;
- amendments specific to Section 6: Required Parking, Loading and Vehicular Circulation Provisions;
- regulations for municipal public works yards; and,
- housekeeping amendments.

Proposed amendments address a number of topics identified in the initial Project Overview. A Project Update can be found in Appendix 1.

Proposed Amendments to Zoning Bylaw - New

Administration is proposing several new regulations to the Zoning Bylaw. Proposed new regulations relate to items that were raised by stakeholders during the project

scoping. Proposed amendments are intended to address policy gaps, improve flexibility and remove inconsistencies in a number of sections in the Zoning Bylaw. The draft proposed amendments and the rationale for each are outlined in Appendix 2.

Proposed Amendments to Zoning Bylaw – Section 6: Required Parking, Loading and Vehicular Circulation Provisions (Parking and Loading)

Administration is proposing amendments to the Parking and Loading regulations in the Zoning Bylaw. These amendments are intended to improve flexibility, remove inconsistency and accurately reflect current practice. The draft proposed amendments and the rationale for each are outlined in Appendix 3.

Proposed Amendments to Zoning Bylaw – Municipal Public Works Yards

New land uses to accommodate facilities and operations provided by the City are also being proposed. The amendments will provide for City-owned facilities and provide appropriate development standards for each type.

- Municipal public works yard – Type I can accommodate satellite maintenance yards managed by Parks Division;
- Municipal public works yard – Type II can accommodate additional municipal uses at the Civic Operations Centre, as well as the Recovery Park; and,
- Municipal public works yard – Type III can accommodate municipal material storage yards and snow management facilities operated by the City.

The draft proposed amendments and rationale are outlined in Appendix 4.

Proposed Amendments to the Zoning Bylaw - Housekeeping

A number of housekeeping amendments are also being proposed. Housekeeping amendments are required to provide updates, clarification, clean up language and ensure consistency in the regulations. The draft proposed amendments and the rationale for each are outlined in Appendix 5.

Policy Review

Alignment with the Official Community Plan

Regulations in the Zoning Bylaw are required to conform to regulations of the Official Community Plan. Proposed amendments in this report conform to the Official Community Plan policies.

Comments from other Divisions

Proposed amendments were circulated to affected divisions through an internal review process; no concerns were raised.

COMMUNICATIONS AND ENGAGEMENT

Information, regarding proposed amendments, was shared by e-newsletter and on the City of Saskatoon's Engage Page. Details regarding draft proposed amendments were also provided to Saskatoon & Region Home Builders' Association by email on

January 29, 2020, and on March 27, 2020, as well as the Developers' Liaison Committee in February 2020.

Due to COVID-19, some non-controversial topics that are proposed for amendment were not formally shared with the public or with all stakeholders. These items have been noted with an asterisk in the appendices. Details regarding all draft proposed amendments were shared with the Saskatoon & Region Home Builders' Association by email.

The Public Engagement Summary is found in Appendix 6.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Comprehensive Review of the Zoning Bylaw Project Update
2. Draft Proposed New Zoning Amendments
3. Draft Proposed Required Parking, Loading and Vehicular Circulation Provisions (Section 6) Amendments
4. Draft Proposed Municipal Public Works Yards Amendments
5. Draft Proposed Housekeeping Amendment
6. Public Engagement Summary

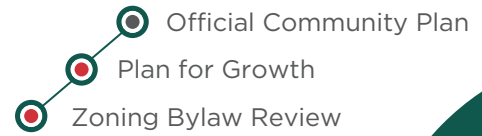
Report Approval

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Approved by: Lynne Lacroix, General Manager of Community Services

Zoning Bylaw Review



Project Overview

Information Gathering Phase (Spring - Fall 2019)

The purpose of this phase was to gather input regarding the topics that should be included in the Comprehensive Review of the Zoning Bylaw Project (Project). An information report was provided to the Standing Policy Committee on Planning, Development and Community Services (PDCS) on November 5, 2019, including a [Project Overview](#). The Project Overview outlined the topics to be considered as part of the Project.

Amendment Phase (September 2019 - 2022)

The purpose of this phase is to undertake amendments to the Zoning Bylaw through a series of amendment packages staged out over the course of the Project. Each topic will involve an appropriate level of engagement for the topic being considered with stakeholders and the community.

Technical Advisory Committees consisting of industry experts may be formed to assist with the development of amendments to address issues.

- In February 2020, a Technical Advisory Committee for the review of the RMTN / RMTN1 Districts has been formed.
- A Technical Advisory Committee for the review of infill regulations is expected to be formed later in 2020.
- Additional Technical Advisory Committees will be formed as needed.

Repeal and Replace (2022)

To repeal Zoning Bylaw No. 8770 and replace the Bylaw. When this occurs, the new Bylaw will replace the existing Zoning Bylaw No. 8770.

Project Topics

The topics to be reviewed during the Project are outlined below and generally align with the Project Overview provided to PDCS on November 5, 2019. New items added to the Project and items which have been removed have been identified and will be identified throughout the Project to ensure transparency.

Topics that are being completed or partially completed through the Amendment Package One are identified using highlight shading.

General Updates to the Zoning Bylaw

The Project will consist of updates to the Bylaw including:

- Updates consistent with the Planning and Development Act, the Official Community Plan renewal and other relevant City policies and practices
- Correct spelling errors, typos, grammatical errors, provide clarification where needed, and review the Bylaw for repetition and ensure consistency throughout the document (on-going)

Improving Saskatoon's Zoning Bylaw

The Review will look at:

- Review of zoning districts to ensure clarity and that they meet best practices.
 - The Project will include a detailed review of the following districts:
 - RMTN/RMTN1, IL1/IL2/IH2, B4MX, B5B, MX1 and B1B
- Updating and clarifying definitions including adding new definitions where warranted (on-going)
- Ensuring consistency with accessibility standards
- Options and considerations for affordable housing
- Regulations applicable to garbage, recycling and composting facilities
- Updating and providing clarity to the General Administration section (on-going)
- Clarification regarding expansion on agricultural research stations (on-going)
- Consideration of new uses including microbreweries (on-going)
- Regulations pertaining to hostels (related to short term accommodations)
- Consideration of school site zoning regulations



Updates and Clarity for the General Provisions Section:

- Regulations for residential care homes, family child care homes to ensure consistency with provincial regulations
- Regulations for secondary suites (on-going)
- Establishment of sale and information centres in new neighbourhoods
- Live/work regulations
- Review and clarify amenity space requirements
- Review and clarify accessory buildings (on-going)
- Review and clarify regulations related to attached/covered patios, pools and decks
- Review and clarification of building height regulations
- Review and clarify permitted obstructions into required site yards
- Clarification of fencing requirements as it pertains to retaining wall height
- Clarification regarding structural when attached to a principal building
- Clarify how corner cut offs are managed on irregular shaped lots and landscaping requirements
- Location of backup generators and screening requirements
- Clarification of regulations as they relate to grade
- Review of discretionary uses including:
 - Residential uses in MX1 and B5C
 - Vocational, business and trade schools in IH
- Review setbacks in residential and commercial districts to ensure consistency

Updates to Various Zoning Districts:

- Direct Control Districts
 - Permit home-based businesses in DCD1 and DCD2
- Industrial
 - Review of outdoor storage regulations for IL3 where outdoor storage is prohibited
 - Review of office uses in IL2 and IL3
- Specialized
 - Inclusion of Civic Operating Centre and Recovery Park (Municipal Public Works Yard) as a permitted use in AG
- Commercial
 - Review regulations relating to drive thrus in commercial districts
- Current Discretionary Uses:
 - Review residential uses in MX1 and B5C (currently discretionary)
 - Review discretionary nature of vocational schools and trade schools in IH



In-depth Review of Topics Identified through Stakeholder Consultations:

These items have been further refined since the information report presented to PDCS in November 2019.

- Review of Parking regulations
 - Consistency between parking regulations for multi-unit dwellings and dwelling groups
 - Flexibility for visitor parking requirements in dwelling groups
 - Remove inconsistency in the reduced parking rate for smaller dwelling units in M and B Districts
 - Parking requirements for all other permitted and discretionary uses in AG and FUD Districts
 - Clarification of width of drive aisle or driveway
 - Review of shopping centre parking standards
 - Review requirements for parking stations
 - Review parking space separation requirements from parking space to balcony edge of dwelling units
 - Bicycle parking standards
 - Clarification of which districts have required parking for commercial and other non-residential, and whether parking may be located in the front, side or rear yards
 - Review of parking requirements for certain uses (private schools, adult day care, secondary suites, home-based businesses)
 - Options for payment in lieu of required parking facilities
- Review of landscaping requirements
 - Flexibility for developments in mixed use zoning districts
 - Changes/additions to definitions and regulations for landscaping
 - Landscaping requirements as it relates to utility easements
 - Review of hard and soft landscaping
 - Location of trees and other plantings
 - Potential inclusion of the Landscaping Guidelines into the Zoning Bylaw
 - Xeriscaping in Industrial Areas
- Review of low density residential infill regulations
 - Maximum side wall area regulations
 - Review Established Neighbourhood Map (Category 1 and 2 Neighbourhoods)
 - Site width (review of 60% rule in Category 2 Established Neighbourhoods)
 - Front porch encroachments into required front yard, consider if this should be expanded to include verandas (attached covered decks)
 - Maximum height of front door
 - Reduced front yard setbacks where historic setbacks are less than 6 metres
 - Parking pad requirement for secondary suites
 - Driveway crossings in Category 1 Neighbourhoods
 - Landscaping requirement related to existing trees on site
- Review of environmental initiatives
 - Green roofs
 - Alternatives to hard surfacing
 - Lighting
- Regulations for new forms of development
- Promotion of industry best practices and current trends including provisions for net zero buildings

New Topics Identified

New topics identified since the report presented to PDCS on November 5, 2019 require further review to determine any project impacts. A report will be presented to PDCS for consideration if additional funding and scope changes are required.

A new topic identified by PDCS is separation distances and concentration of liquor stores.

Administration identified additional topics that have been addressed in Amendment Package One. These topics did not have an impact on project timing or funding and were able to be addressed within the scope of Amendment Package One.

- Building additions to mobile homes (on-going)
- Addition of places of worship as a discretionary use in the RMTN Districts (on-going)
- Change height for special needs housing in M2 District from 11 metres to 12 metres to be consistent with similar uses in that district (on-going)



Topics Requiring No Further Action

Topics identified in the Project Overview presented to PDCS on November 5, 2019 where it has been determined that further consideration is not required are:

Topic	Reason
Review personal services trades in M1 and M2	Further review determined that properties impacted by this request are all within the boundaries of Corridor Planning work. Issues identified with personal service trades in M1 and M2 Districts along corridors are expected to be addressed through the Corridor Planning process
Clarification of retail regulations in M1	Further review determined that an amendment to M1 is not required because changing the retail regulations as they pertain to the M1 District would not meet the intent of the district.
Clarification that two-unit dwellings are permitted in conjunction with and attached to any other permitted use in specific commercial districts	Further review determined that amendments are not required in order to provide clarity.
Clarification that two-unit dwellings are permitted in conjunction with and attached to any other permitted in M2, M3 and M4 Residential	Further review determined that amendments are not required in order to provide clarity.
Review discretionary nature of child care centres and preschools in M3 District	Child care centres and preschools will remain as discretionary to maintain consistency among the M Districts. This will also ensure impacts on neighbouring properties will have the appropriate review including potential impacts to traffic, parking and available outdoor play areas.

Draft Proposed New Zoning Amendments

Appendix 2

Strikethroughs denote proposed removal (e.g. ~~streets~~),
 Italics with underline denotes proposed changes/additions (e.g. streets)
 Numbering is provided for reference purposes. Proposed numbering may change when the Bylaw is drafted.
 Items that had no public consultation at the time of writing the report due to COVID-19 are identified with an (*)

Section 3: Interpretation of Districts & Maps			
Item	Subsection	Current Provision	Proposed Change
1	3.6.1	Land uses or developments in existence on a site that were listed as permitted uses under Zoning Bylaw 6772, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses, however, except as provided in Subclauses 11.1.5(1) and 11.5.5(1), no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.	Land uses or developments in existence on a site that were listed as permitted uses under Zoning Bylaw 6772, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses, however, except as provided in Subclauses 11.1.5(1), and <u>12.2.4(1)</u> , no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.
			Rationale This provision is required so the Development Officer may issue the necessary development permits for expansions to agricultural research stations without a discretionary use approval by Council. Amendments to 12.1.4(3) and 12.2.4(1) contain the development standards for the expansion of agricultural research stations. See items 12 and 13 in this Appendix.

Section 5: General Provisions

Item	Subsection	Current Provision	Proposed Change	Rationale
2	5.7(3)	<p>5.7 Accessory Buildings and Structures (3) In any R or M district, or in any B1, B1A, B2 district</p>	<p>5.7 Accessory Buildings and Structures (3) In any R or M district, or in any B1, B1A, <u>B1B</u>, B2 district</p>	<p>To permit accessory buildings and structures in the B1B District for consistency with other commercial districts. See item 9 in this Appendix.</p>
3	5.30	<p>New</p>	<p>5.30 Secondary Suites (2) <u>The principal dwelling shall have direct access to the mechanical room without having to access the secondary suite.</u></p>	<p>The definition of a secondary suite refers to a self-contained unit. If the mechanical room which services both the secondary suite and the principal dwelling is in the suite then it is not self-contained. Definition: "secondary suite" means a self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one-unit dwelling. Access must be provided to the mechanical room via the principal dwelling unit for all new applications. This is currently a practice required by Administration. This amendment will formalize the requirement in the Zoning Bylaw. If an existing legal secondary suite only has access to the mechanical room via the secondary suite, this will be considered legal non-conforming.</p>
4 *	5.48	<p>New</p>	<p>Backup Generators (1) <u>Backup generators that are located outside of a building in any district shall be landscaped or screened from the view of adjacent streets and properties to the satisfaction of the Development Officer.</u> (2) <u>Backup generators shall not be located in the required front yard.</u></p>	<p>Backup generators located outside in any zoning district must be concealed from the public's view.</p>

Section 7: Landscaping Provisions				
Item	Subsection	Current Provision	Proposed Change	Rationale
5	7.1(6)	For new commercial, industrial or institutional development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement will be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable.	For new commercial, industrial, or institutional <u>and mixed use</u> development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement will be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable.	Provide flexibility by expanding the provision to include mixed use developments.
6	7.1(7)	In order to provide for flexible site design in commercial, industrial and institutional zoning districts, a reduction in the overall area to be landscaped may be permitted, subject to the approval of the Development Officer, where: (a) more intensive landscaping is provided; (b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb; and (c) at least 1.5 metres of the site is landscaped.	In order to provide for flexible site design in commercial, industrial, and institutional <u>and mixed use</u> zoning districts, a reduction in the overall area to be landscaped may be permitted, subject to the approval of the Development Officer, where: (a) more intensive landscaping is provided; (b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb; and (c) at least 1.5 metres of the site is landscaped.	Provide flexibility by expanding the provision to include mixed use zoning districts.

Section 8: Residential Districts				
Item	Subsection	Current Provision	Proposed Change	Rationale
7	8.6.4(d)	New	<u>Additions to mobile homes are permitted provided the addition shall not exceed 50% of the gross floor area of the dwelling to which it is attached.</u>	To allow for additions to mobile homes in the RMHC District.
8*	8.8.3(X)	New	<p>8.3.3 Discretionary Uses (X) <u>Places of worship</u> Minimum Development Standards (in Metres) – Chart <u>Site Width 30</u> <u>Site Depth 30</u> <u>Site Area (m²) 900</u> <u>Front Yard 6</u> <u>Side Yard 3</u> <u>Rear Yard Interior Site 7.5g</u> <u>Rear Yard Corner Site 4.5g</u> <u>Building Height (Max.) 10</u></p>	<p>To list places of worship as a discretionary use in the RMTN District. RMTN sites are typically the only large sites available in new neighbourhoods.</p> <p>Under section 4.7.1(1)(c), places of worship shall be classified as a “Complex Application” for the discretionary use approval process.</p> <p>Places of worship are a permitted use in all other R Districts, with the exception of RMHC District and RMHL District.</p>
Section 10: Commercial Districts				
Item	Subsection	Current Provision	Proposed Change	Rationale
9	10.2.2(XX)	New	<p>10.2.2 Permitted Uses (XX) <u>Accessory buildings and uses</u> Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.7</u></p>	<p>To permit accessory buildings & uses in the B1B District for consistency with other commercial districts.</p> <p>See item 2 in this Appendix.</p>

Section 11: Industrial Districts

Item	Subsection	Current Provision	Proposed Change	Rationale
10	11.5.4(6)	<p>11.5.4 Discretionary Uses (6) Trade, business and vocational schools</p>	<p>11.5.4 Discretionary Uses (6) Trade, business and vocational schools <u>with a gross leasable floor area of 1000m² or greater</u> – Minimum Development Standards (in Metres) – Chart <u>Site Width 7.5</u> <u>Site Depth 30</u> <u>Site Area (m²) 225</u> <u>Front Yard 6</u> <u>Side Yard 0₂</u> <u>Rear Yard 0₂</u> <u>Building Height (Max.) 46</u></p>	<p>Smaller scale trade and vocational schools with a gross floor area of less than 1000m² are permitted as they are deemed to be similar to other permitted uses found in the IH District. Larger scale operations are discretionary as they may have greater land use impacts related to traffic and parking. The establishment of a trade or vocational school with a gross floor area of 1000m² or greater requires discretionary use approval by City Council. Trade school – post secondary educational institution designed to train students for a specific job in a skilled trade career. Vocational school – post secondary institution offer technical skills for specific occupations. Business schools are being removed and will be reviewed as private school in the IH District.</p>
11	11.5.4(XX)	New	<p>11.5.4 Discretionary Uses (XX) <u>Private schools</u> Minimum Development Standards (in Metres) – Chart <u>Site Width 7.5</u> <u>Site Depth 30</u> <u>Site Area (m²) 225</u> <u>Front Yard 6</u> <u>Side Yard 0₂</u> <u>Rear Yard 0₂</u> <u>Building Height (Max.) 46</u></p>	<p>This amendment will list private schools as a discretionary use in the IH District. Currently this is a permitted use in the IH District, however the location of a private school requires additional review as this use may not be compatible with other heavy industrial uses. As per section 4.7.1(1)(a), private schools are considered a "Standard Application" and require discretionary use approval by Council. Parking requirement for private schools in Industrial Districts: 1.2 spaces per classroom plus 1 space per 2 students at design capacity.</p>

Section 12: Specialized Districts				
Item	Subsection	Current Provision	Proposed Change	Rationale
12	12.1.4 (3)	New	<p>12.1.4 Discretionary Uses (3) Agricultural research stations.³</p> <p>12.1.5 Notes to Development Standards 3 <u>Where an agricultural research station is proposed to be expanded, and where the total of all expansions amounts to less than a 25% increase in the approved gross leasable floor area, the Development Officer may issue the necessary development permits without a discretionary use approval by Council. For the purposes of this clause, "approved" means an agricultural research station which has been approved prior to the adoption of this Bylaw or has been approved as a discretionary use following the adoption of this Bylaw.</u></p>	<p>To provide flexibility by allowing up to a 25% expansion of an existing agricultural research station where the Development Officer may issue a development permit without requiring discretionary use approval from Council.</p> <p>See item 1 in this Appendix.</p>
13	12.2.4	New	<p>12.2.4 Discretionary Uses (1) Agricultural research stations.¹</p> <p>12.2.5 Notes to Development Standards 1 <u>Where an agricultural research station is proposed to be expanded, and where the total of all expansions amounts to less than a 25% increase in the approved gross leasable floor area, the Development Officer may issue the necessary development permits without a discretionary use approval by Council. For the purposes of this clause, "approved" means an agricultural research station which has been approved prior to the adoption of this Bylaw or has been approved as a discretionary use following the adoption of this Bylaw.</u></p> <p>12.2.6 Signs</p> <p>12.2.7 Parking</p> <p>12.2.8 Landscaping</p>	<p>Provide flexibility by allowing up to a 25% expansion of an existing agricultural research station where the Development Officer may issue a development permit without requiring discretionary use approval from Council.</p> <p>See item 1 in this Appendix.</p>

Draft Proposed Required Parking, Loading and Vehicular Circulation Provisions (Section 6) Amendments

Appendix 3

Strikethroughs denote proposed removal (e.g. ~~strikethroughs~~)
Italics with underline denotes proposed changes/additions (e.g. italics with underline)
 Numbering is provided for reference purposes. Proposed numbering may change when the Bylaw is drafted.
 Items that had no public consultation at the time of writing the report due to COVID-19 are identified with an (*)

Section 6: Parking & Loading				
Item	Subsection	Current Provision	Proposed Change	Rationale
1	6.2(2)(j)	For multiple-unit dwellings, the following standards shall apply:	For multiple-unit dwellings <u>and dwelling groups</u> , the following standards shall apply:	Accurately reflect the current practice of including dwelling groups in the general parking standards for multiple-unit dwellings
2	6.2(2)(j)(vi)	New	<u>Within a dwelling group, visitor parking and parking for disabled persons is not required for those individual one- and two-unit dwellings containing private attached garages and where two hard surface parking spaces are provided that are a minimum 6.0 metres in length, a minimum 2.7 metres in width and are not tandem.</u>	To provide flexibility by reducing required visitor parking for development types which typically provide for visitor parking on individual dwelling sites, such as private driveways associated with dwelling units.
3	6.3.2(4) (Chart)	Uses: Multiple-unit dwellings and dwelling groups M1, M2, M3 and M4 Districts: 1.5 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. For units with a floor area of 50m ² or less, 1.0 spaces per unit. Refer to subsection 6.2(2)(j).	Uses: Multiple-unit dwellings and dwelling groups M1, M2, M3 and M4 Districts: 1.5 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. For units with a floor area of 50m ² or less, 1.0 spaces per unit. Refer to subsection 6.2(2)(j).	To remove inconsistency in the reduced parking rate for smaller dwelling units in M Districts. (56 m ² is standard for all R Districts since a Zoning Bylaw Amendment in 2013.)

Section 6: Parking & Loading						
4	Parking and Loading Requirements for Commercial Districts	6.3.3(6) (Chart)	<p>Uses: Multiple-unit dwellings</p> <p>B1A, B1B, B1, B2, B3, and B4 Districts: 1.0 space per dwelling unit, plus 0.125 visitor spaces per unit. For units with a floor area of <u>50m²</u> or less, 1.0 space per unit. Refer to subsection 6.2(2)(j)</p>	<p>Uses: Multiple-unit dwellings</p> <p>B1A, B1B, B1, B2, B3, and B4 Districts: 1.0 space per dwelling unit, plus 0.125 visitor spaces per unit. For units with a floor area of <u>50m²</u> or less, 1.0 space per unit. Refer to subsection 6.2(2)(j)</p>	To remove inconsistency in the reduced parking rate for smaller dwelling units in B Districts. (56 m ² is standard for all R Districts since a Zoning Bylaw Amendment in 2013.)	
5	Parking and Loading Requirements for Commercial Districts	6.3.3(6) (Chart)	<p>Uses: Multiple-unit dwellings</p> <p>B5, B5B, B5C and B6 Districts: 1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit in the B5 District. For units with a floor area of <u>50m²</u> or less, 1.0 space per unit.</p>	<p>Uses: Multiple-unit dwellings</p> <p>B5, B5B, B5C and B6 Districts: 1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit in the B5 District. For units with a floor area of <u>50m²</u> or less, 1.0 space per unit.</p>	To remove inconsistency in the reduced parking rate for smaller dwelling units in B Districts. (56 m ² is standard for all R Districts since a Zoning Bylaw Amendment in 2013.)	
6	Parking and Loading Requirements for Commercial Districts	6.3.3(6) (Chart)	<p>Uses: Multiple-unit dwellings</p> <p>B5, B5B, B5C and B6 Districts: 1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit in the B5B dwelling unit.</p>	<p>Uses: Multiple-unit dwellings</p> <p>B5, B5B, B5C and B6 Districts: 1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit in the B5B dwelling-unit <u>District</u>.</p>	Fix a minor typographical error.	
7	Parking and Loading Requirements for Specialized Districts	6.3.5(3) (Chart)	New	<p>Uses: <u>All other permitted and discretionary uses</u></p> <p>AG and FUD Districts: <u>1 space per 93m² of gross floor area</u></p>	Ensure minimum parking standards exist for all other permitted uses in the AG and FUD Districts.	

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*** All items in this Appendix had no public consultation at the time of writing the report due to COVID-19**

Section 2: Definitions				
Item	Subsection	Current Provision	Proposed Change	Rationale
1	p.2-23	<p>"public utility" means a system, work, plant, equipment or service, whether owned or operated by the City, or by a corporation under Federal or Provincial statute, which furnishes any of the following services and facilities to or for the use of all the inhabitants of the City:</p> <p>(i) communication by way of telephone lines, optical cables, and cable television services;</p> <p>(ii) public transportation by bus and railway, excluding the storage of buses in R zoned areas;</p> <p>(iii) production, transmission and delivery of water, gas and electricity; and</p> <p>(iv) collection and disposal of sewage and garbage.</p>	<p>"public utility" means a system, work, plant, equipment or service, whether owned or operated by the City, or by a corporation under Federal or Provincial statute, which furnishes any of the following services and facilities to or for the use of all the inhabitants of the City:</p> <p>(i) communication by way of telephone lines, optical cables, and cable television services;</p> <p>(ii) public transportation by bus and railway, excluding the storage of buses in R zoned areas;</p> <p>(iii) production, transmission and delivery of water, gas and electricity; and</p> <p>(iv) collection and, disposal of <u>sewage, and garbage waste and recyclable material</u>.</p>	<p>To update the definition by adding recyclable material and amending garbage to waste. These changes are consistent with the Waste Bylaw 8310.</p>

2	"municipal public works yard - type I"	2-XX	New	<p><u>"municipal public works yard - type I" means a site owned or operated by the City to provide services that are necessary to maintain public parks, within a Sector and used for the storage, maintenance or minor repair of infrastructure, materials or equipment.</u></p>	To accommodate the Parks Division satellite maintenance yards, an accessory use to a public park or other municipally owned or operated facility.
3	"municipal public works yard - type II"	2-XX	New	<p><u>"municipal public works yard - type II" means a site owned and operated by the City accommodating facilities for a function provided by the City for the storage, maintenance or repair of infrastructure, materials or equipment, and may include offices, snow management facilities, training facilities, vehicle impound lot, and manufacturing.</u></p>	To accommodate the Civic Operations Centre and Recovery Park and similar uses.
4	"municipal public works yard - type III"	2-XX	New	<p><u>"municipal public works yard - type III" means a site owned or operated by the City used for the outdoor storage of soil, gravel, asphalt, fill and snow.</u></p>	To accommodate materials storage yards or snow management facility operated by the City.

Section 5: General Provisions

Item	Subsection	Current Provision	Proposed Change	Rationale
5	Municipal Public Works Yards – General Provisions 5.XX	New	<p><u>Municipal Public Works Yards:</u> <u>(1) For municipal public works yards – Type I, II & III buildings constructed shall be generally compatible with the properties in the vicinity in terms of height, setbacks, landscaping and parking.</u> <u>(2) For municipal public works yards – Type I, II & III all outdoor storage must be suitably screened from view from adjacent streets and public lands to the satisfaction of the Development Officer.</u> <u>(3) Municipal public works yard - Type I shall be permitted as an accessory use to a public park, playground, sports field, arena or other municipally owned or operated facility.</u> <u>(4) Notification to nearby property owners shall be required prior to the establishment of a municipal public works yards – Type II and Type III when the proposed site is in proximity to developed areas.</u> <u>(5) Municipal public works yard - Type III in the AG and FUD Districts shall require approval with other Civic Divisions and shall be subject to approval of the General Manager, Community Services Department or delegate.</u></p>	To provide general provisions for municipal public works yards – Type I, II and III.

Section 6: Parking & Loading

Item	Subsection	Current Provision	Proposed Change	Rationale
6	6.3.4	New	<p><u>1 space per 187m² of gross floor area</u></p> <p><u>The number of parking spaces required to be hard surfaced may be reduced based on the use of the building. A report from a qualified Engineer will be required to verify the number of spaces required and identify any impact on traffic and parking.</u></p>	To provide an appropriate parking rate for municipal public works yard - Type II.
7	6.3.5	New	<p><u>1 space per 187m² of gross floor area</u></p> <p><u>The number of parking spaces required to be hard surfaced may be reduced based on the use of the building. A report from a qualified Engineer will be required to verify the number of spaces required and identify any impact on traffic and parking.</u></p>	To provide an appropriate parking rate for municipal public works yard - Type II.

The chart below provides a summary of the proposed location of the municipal public works yards. For districts that are not listed, municipal public works yards are prohibited.

	Residential R Districts	Institutional M Districts	Light Industrial IL1*	Limited Intensity Light Industrial IL2**	Heavy Industrial IH* & IH2**	Agricultural AG	Future Urban Development FUD
Type I	Permitted	Permitted	Permitted	Prohibited	Permitted (IH) Prohibited (IH2)	Permitted	Permitted
Type II	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted
Type III	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted

*In the B6, IL1 and IH Districts all uses of buildings and land are permitted except those specifically noted as prohibited or discretionary.

**Regulations will be added to address floor areas for office use and limitation on assembly uses.

The chart below outlines proposed changes to specific zoning districts.

Section 8: Residential Districts			
Item	Subsection	Current Provision	Proposed Change
8	8.1.2(XX)	New	<p>8.1.2 Permitted Uses (XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u></p>
			Rationale To permit municipal public works yard – Type I in the R1 District.

9	Municipal Public Works Yard - Type I in R1A District	8.2.2(XX)	New	<p>8.2.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the R1A District.
10	Municipal Public Works Yard - Type I in R1B District	8.3.2(XX)	New	<p>8.3.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the R1B District.
11	Municipal Public Works Yard - Type I in R2 District	8.4.2(XX)	New	<p>8.4.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public, neighbourhood and district parks</u> Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the R2 District.
Section 9: Institutional Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
12	Municipal Public Works Yard - Type I in M1 District	9.1.2(XX)	New	<p>9.1.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields</u> Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the M1 District.

13	Municipal Public Works Yard - Type I in M2 District	9.2.2(XX)	New	<p>9.2.2 Permitted Uses (XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the M2 District.
14	Municipal Public Works Yard - Type I in M3 District	9.3.2(XX)	New	<p>9.3.2 Permitted Uses (XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the M3 District.
15	Municipal Public Works Yard - Type I in M4 District	9.4.2(XX)	New	<p>9.4.2 Permitted Uses (XX) Municipal public works yard – Type I accessory to public parks, playgrounds and sports fields Minimum Development Standards (in Metres) – Chart Refer to <u>General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the M4 District.
Section 10: Commercial Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
16	Municipal Public Works Yards - Type I, II and III in B6 District	10.9.3(X)	New	<p>11.1.3 Prohibited Uses (XX) Municipal public works yards – Type I, II and III</p>	To prohibit the establishment municipal public works yards – Type I, II and III in the B6 District.

Section 11: Industrial Districts

Item	Subsection	Current Provision	Proposed Change	Rationale
17	11.1.3(XX)	New	<p>11.1.3 Prohibited Uses (XX) <u>Municipal public works yard – Type III</u></p>	<p>To prohibit the establishment municipal public works yard – Type III in the IL1 District as this use could generate nuisance beyond the boundaries of the site.</p> <p>Type I and Type II are permitted.</p>
18	11.2.2 (X)	New	<p>11.2.2 Permitted Uses (X) <u>Municipal public works yard – Type II</u></p> <p><u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart</p> <p><u>Site Width (m) 15</u> <u>Site Depth (m) 60</u> <u>Site Area (ha) 0.4</u></p> <p>Regulations will be added to address floor areas for office use and limitation on assembly uses.</p>	<p>To permit municipal public works yard – Type II in the IL2 District.</p>
19	11.5.2(C)	New	<p>11.5.2 Permitted Uses (1) <u>Municipal public works yards – Type I, II and III</u></p> <p><u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart</p> <p><u>Site Width (m) 7.5</u> <u>Site Depth (m) 30</u> <u>Site Area (m²) 225</u></p>	<p>To permit municipal public works yards – Type I, II and III in the IH District.</p>

20	Municipal Public Works Yards - Type II and III in IH2 District	11.6.2 (X)	New	<p>11.5.2 Permitted Uses <u>(1) Municipal public works yards – Type II and III</u> <u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart <u>Site Width (m) 15</u> <u>Site Depth (m) 60</u> <u>Site Area (ha) 0.09</u></p> <p>Regulations will be added to address floor areas for office use and limitation on assembly uses.</p>	To permit municipal public works yards – Type II and III in the IH2 District.
Section 12: Specialized Districts					
	Item	Subsection	Current Provision	Proposed Change	Rationale
21	Municipal Public Works Yard - Type I in AG District	12.1.2(XX)	New	<p>12.1.2 Permitted Uses <u>(XX) Municipal public works yard – Type I accessory to outdoor recreation uses, parks and playfields</u></p> <p>Minimum Development Standards (in Metres) – Chart <u>Refer to General Provisions Section 5.XX</u></p>	To permit municipal public works yard – Type I in the AG District.
22	Municipal Public Works Yards – Type II and III in AG District	12.1.2(XX)	New	<p>12.1.2 Permitted Uses <u>(XX) Municipal public works yards – Type II and III</u> <u>Refer to General Provisions Section 5.XX</u></p> <p>Minimum Development Standards (in Metres) – Chart <u>Site Area (ha) 4</u></p>	To permit municipal public works yards – Type II and III in the AG District. This provision will accommodate the Civic Operations Centre and Recovery Park and other civic yards.

23	Municipal Public Works Yards – Type I, II, III in FUD District	12.2.4(X)	New	<p>12.2.4 Permitted Uses <u>(X) Municipal public works yards – Type I, II and III</u> <u>Refer to General Provisions Section 5.XX</u> Minimum Development Standards (in Metres) – Chart <u>Site Area (ha) 4</u></p>	To permit municipal public works yards – Type I, II and III in the FUD District to provide for the location of civic facilities.
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Strikethroughs denote proposed removal (e.g. ~~strikethroughs~~)
 Italics with underline denotes proposed changes/additions (e.g. *italics with underline*)
 Numbering is provided for reference purposes. Proposed numbering may change when the Bylaw is drafted.
 Items that had no public consultation at the time of writing the report due to COVID-19 are identified with an (*)

Section 2: Definitions				
Item	Page	Current Provision	Proposed Change	Rationale
1	p.2-5	"building permit" means a permit issued under The Building Bylaw of The City of Saskatoon authorizing the construction of a building.	"building permit" means a permit issued under The Building Bylaw of the City of Saskatoon authorizing the construction, <u>erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of any structure.</u>	To update definition and ensure alignment between the Zoning Bylaw No.8770 and The Uniform Building and Accessibility Standards Act.
Section 3: Interpretation of Districts & Maps				
Item	Subsection	Current Provision	Proposed Change	Rationale
2	3.1	New	Symbols <u>B4MX Integrated Commercial Mixed-Use District</u>	To correct and update the list of zoning districts by including the B4MX District.

Section 5: General Provisions

Item	Subsection	Current Provision	Proposed Change	Rationale
3	5.1	<p>The Development Officer shall determine if development permit applications are subject to the requirements outlined in Registered Plan No. 88S00875 as provided by Transport Canada or its designate. Where a development permit application is subject to the Saskatchewan Airport Zoning Regulations, the applicant may be required to seek the approval of Transport Canada, the Saskatchewan Airport Authority, NavCanada and such other agencies as may be appropriate prior to a development permit being issued.</p>	<p>The Development Officer shall determine if development permit applications are subject to the requirements outlined in Registered Plan No. 88S00875 as provided by Transport Canada or its designate. Where a development permit application is subject to the Saskatchewan Airport Zoning Regulations, the applicant may be required to seek the approval of Transport Canada-the Saskatchewan Airport Authority, NavCanada and such other agencies as may be <u>when required</u> appropriate prior to a development permit being issued.</p>	<p>Clean up language.</p>
4	5.7(8)	<p>Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and is not an accessory building or structure.</p>	<p>Where a building on a site is attached to a principal building by a solid roof or by <u>with</u> structural rafters, and where the solid roof or rafters extends at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and is not an accessory building or structure.</p>	<p>Ensure that connection between an accessory building and a principal building is a structural connection. Will require a building permit and be able to carry a snow load.</p>

Section 8: Residential Districts				
Item	Subsection	Current Provision	Proposed Change	Rationale
5	8.4.4.6(a)	Effective April 7, 2003, lots in the Montgomery Place Neighbourhood shall have a minimum site width of 18.25 metres and a minimum site depth of 39.6 metres.	Effective April 7, 2003, <u>each site</u> in the Montgomery Place Neighbourhood shall have a minimum site width of 18.25 metres and a minimum site depth of 39.6 metres.	Provide clarification for the minimum site dimensions required for development of one-unit dwellings, two-unit dwellings and semi-detached dwellings in the Montgomery Place Neighbourhood.
Section 10: Commercial Districts				
Item	Subsection	Current Provision	Proposed Change	Rationale
6 *	9.2.3(6)	9.2.3 Discretionary Uses (6) Special needs housing Minimum Development Standards (in Metres) – Chart Building Height (Max.) 11	9.2.3 Discretionary Uses (6) Special needs housing Minimum Development Standards (in Metres) – Chart <u>Building Height (Max.) 12</u>	This amendment provides for a building height that is consistent with similar Residential uses in the District (such as Multiple Unit Dwellings, Residential Care Home – Type III).
Section 10: Commercial Districts				
Item	Subsection	Current Provision	Proposed Change	Rationale
7	10.2.8(1)	10.2.8 Landscaping Where parking is provided in a front yard, a landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided.	10.2.8 Landscaping Where parking is provided in a front yard, a landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided <u>for that portion of the site not covered by a building.</u>	Provides clarification on required landscaping requirements.

8 *	Building Cap in the B5B District	10.8A.4	<p>10.8A.4 Notes to Development Standards</p> <p>1(b) <i>Building Cap</i>: a minimum front yard shall be provided of 3.0 metres from the front property line up to three storeys from the front property line shall be provided for every storey above the three storey building cap, however, the minimum setback of the building cap shall not exceed 6.0 metres from the front property line.</p>	<p>10.8A.4 Notes to Development Standards</p> <p>1(b) <i>Building Cap</i>: a minimum front yard shall be provided of 3.0 metres from the front property line for the first three storeys <u>above the building base</u>. <u>Each additional storey above the first three storeys of the building cap, shall provide an additional 0.6 metre setback, however, the maximum setback of the building cap shall not exceed 6.0 metres from the front property line.</u></p>	<p>This amendment clarifies the existing development standard for building cap in the B5B District and reflects the Broadway 360 Plan which was adopted by City Council. The regulation ensures buildings are stepped back in the Broadway Commercial District.</p>
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PUBLIC ENGAGEMENT SUMMARY

Comprehensive Review of the Zoning Bylaw – Amendment Package 1

Project Description

The Comprehensive Review of the Zoning Bylaw Project (Project) is being undertaken to bring it into alignment with strategic initiatives and plans, reflect community values, ensure industry needs are being met and provide guidance and support to City Administration in the development of new and amended regulations that support city growth. This is the first package of amendments in the Project.

Engagement Strategy

Purpose

To inform and consult – Feedback was requested using various forms for engagement as outlined below.

Level of Input or Decision Making Required from the Public and Stakeholders:

Comments and concerns were sought from the public and stakeholders.

Form of Engagement Used

Tactic	Process	Response
Correspondence with internal City stakeholders	Relevant internal divisions were contacted for review and comment for proposed amendments as deemed appropriate.	No comments were received that would preclude these amendments from moving forward.
E-Newsletter	A newsletter was emailed to 659 newsletter subscribers on January 31, 2020. The newsletter detailed topics for consideration as part of the proposed amendments and provided information on how stakeholders could comment via the City's Engage Page.	Two people provided comments / questions by email in response to the newsletter. These are provided below along with the response.

Tactic	Process	Response
Engage Page (saskatoon.ca/engage/zoning-bylaw-review)	Information about the topics to be considered were provided on the City's Engage Page. Comments could be provided directly on the Engage Page or through email or phone. On February 4, 2020, a social media post (Facebook and Instagram) was used to increase awareness about the Engage Page content.	One person provided comments / questions on the Engage Page. These are provided below along with the response.
Detailed Amendment Information	Specific details regarding the draft proposed amendments were provided to the Saskatoon & Region Home Builders' Association on January 29, 2020 and March 27, 2020, as well as to the Developers Liaison Committee at their February 6, 2020 meeting.	Clarifications were provided by Administration to the Developers Liaison Committee at the February 6, 2020 meeting. The comments / questions and response are provided below.

COVID-19 Impacts

Due to COVID-19, Administration did not have the opportunity to share all proposed amendments with all stakeholders and the public via the e-newsletter, the Engage Page or otherwise. Amendments that were not shared with stakeholders or the public prior to the drafting of this report have been noted in Appendix 2, 3, 4 and 5 and are considered non-controversial items. All proposed amendments were shared with the Saskatoon & Region Home Builders' Association by email prior to the drafting of this report.

Summary of Engagement Feedback

Comments and questions received by email and on the Engage Page have been summarized in the table on the following page.

Comments	Response
<p>Concern that items not addressed through the Project will remain in the Bylaws for some time without being addressed.</p>	<p>The <i>Planning and Development Act</i> provides for a process to amend the Zoning Bylaw when required. Items not addressed through the Project specifically may be evaluated and addressed through other work.</p>
<p>Most of the proposed first round of amendments are minor or clerical in nature. Are there future rounds of amendments planned as well? Are more transformative changes being contemplated?</p> <p>The Zoning Bylaw Review list of amendments that was circulated doesn't provide a lot of change or an impact with respect to setbacks, building heights and parking. When can we see more of those impactful changes implemented?</p>	<p>This is a multi-year Project that will include multiple series of amendments to the Zoning Bylaw. See the Project Update (Appendix 1) for more detail of what will be included in the Project.</p> <p>Administration has identified priorities (in consultation with Industry) and are working toward the development of proposed amendments for these priorities. An immediate example is the creation of the RMTN / RMTN 1 Technical Advisory Committee (formed in February 2020) and the Infill Technical Advisory Committee which is expected to be formed later in 2020.</p> <p>For all proposed amendments, appropriate consultation is required and will be built into the schedule.</p> <p>Due to the election planned for later in 2020, and resulting reduction in Committee and Council meetings this fall there may also be impacts in the ability of Administration to bring forward proposed amendments for consideration until later this year.</p>
<p>Edmonton is in the process of removing parking minimums and perhaps changing them to parking maximums. Is this something that may be considered through this zoning review process?</p>	<p>Administration will be reviewing parking regulations as outlined in the Project Update (Appendix 1).</p>

Comments	Response
<p>In particular, there were a number of comments at the public engagement session that suggested reforms to the parking requirements.</p> <p>It looks like the changes to parking are minor and actually increase the requirements for certain districts which seems to go against contemporary best practice for city planning. Request to provide a clarification on what is actually changing regarding the item: Remove inconsistency in the reduced parking rate for smaller dwelling units in M, B districts.</p>	<p>Regarding the parking rate for small cars, the Bylaw was amended so that the size of a small dwelling unit of 56 m² in area was consistent throughout the Bylaw as some districts referenced an area of 50 m² and others referenced 56 m².</p>
<p>Ensure that a connection between an accessory building and a principal building is a structural connection. At first glance, this is stating that any accessory building needs to be structurally connected to the primary structure.</p>	<p>This is to ensure that where there is a connection between an accessory building and a principal building, the connection is structural. It does not require that all accessory buildings need to be connected to the primary building.</p>
<p>Where a dwelling has a secondary suite, direct access to the mechanical room shall be provided from the principal dwelling. Shouldn't this allow for an exterior direct access as well?</p>	<p>Direct interior access to the mechanical room from the primary dwelling must be provided. The mechanical room is considered as part of the principal dwelling unit, as per the definition of a dwelling unit.</p>
<p>What happens if a property has been purchased where the configuration may not allow for the mechanical room to be provided from the principal dwelling unit and only via the secondary suite?</p>	<p>Access must be provided to the mechanical room via the principal dwelling unit for all new applications. This is currently a practice required by Administration. This amendment will formalize the requirement in the Zoning Bylaw.</p> <p>If an existing legal secondary suite only has access to the mechanical room via the secondary suite, this will be considered legal non-conforming.</p>

Comments	Response
<p>Suggest abolishing minimum parking requirements and zoning districts that are primarily aimed at restricting development to single detached dwellings. The aforementioned frustrate walkable neighbourhoods, densification, place-making, social equity, etc. Furthermore, these zoning controls completely undermine the City's stated policy goals for infill development. Completely revise our zoning regulations such that they are no longer built around the assumption of the private automobile as the principal mode of transportation. It should be the last consideration for urban transportation and only accommodated where appropriate and in limited fashion. If you thought that was hardcore, I also firmly believe that free private vehicle storage on publicly funded roadways (aka "on-street parking") should not exist anywhere in the City - full spectrum from downtown to suburban cul-de-sac.</p>	<p>Abolishing minimum parking requirements are not within the scope of the Project; however, Administration will be reviewing parking regulations as outlined in the Project Update (Appendix 1).</p> <p>Administration will be reviewing infill regulations as outlined in the Project Update (Appendix 1).</p> <p>The Project will be considering amendments to the Zoning Bylaw to ensure the Zoning Bylaw is consistent with the Plan for Growth.</p>

Next Steps

ACTION	ANTICIPATED TIMING
<p>Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> through the City Pages.</p>	<p>Early to mid-May 2020</p>
<p>Public Hearing will occur at City Council with the opportunity for interested parties to present. Proposed amendments are considered together with the reports of the Planning and Development Division and any written or verbal submissions received.</p>	<p>May 25, 2020</p>
<p>City Council may approve, deny, or defer the decision.</p>	<p>May 25, 2020</p>

Prepared by:
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Planning and Development Division
March 23, 2020