

Comprehensive Zoning Bylaw Review

ISSUE

A Comprehensive Review of the Zoning Bylaw Project (Project) is being undertaken in order to align the Bylaw with identified strategic priorities, current trends, changes to provincial legislation and minor amendments.

BACKGROUND

The Zoning Bylaw was last reviewed between 2007 and 2009, prior to the redesign of the Official Community Plan, the approval of the City of Saskatoon's (City) Plan for Growth and the development of other relevant City strategies and plans. The Project is needed to bring the Zoning Bylaw into alignment with these strategies and plans, to reflect community values, to 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.

CURRENT STATUS

The information gathering phase for the Project is nearing completion. This phase has involved both broad and targeted engagement with external stakeholders, including the general public, and the Administration. A number of proposed Zoning Bylaw amendments have been identified including business friendly and economic development initiatives, environmental initiatives, other current trends in planning and legislative requirements. Identified amendments will also align the Bylaw with other strategic City initiatives including the Plan for Growth, the Culture Plan, the Saskatoon North Partnership for Growth Plan and the redesigned Official Community Plan.

DISCUSSION/ANALYSIS

Engagement to Date

A variety of targeted stakeholder and public engagements have been conducted for the Project. The intent of this stage of engagement was to gather input on topics that should be considered to be included as the Project proceeds. A summary of engagement results can be found in Appendix 1.

The Administration conducted in-person engagements, such as targeted stakeholder workshops and conversations as well as a public open house, to inform the development of the Project Plan. The Project team was available to answer questions and record feedback at each event. In addition to the in-person workshops and conversations with stakeholders, stakeholders were able to provide input using an on-line questionnaire. An Engage webpage was also set up for the Project.

Communications and Engagement Plan

Further engagement on identified topics will be required as the Project progresses and amendments to the Bylaw are proposed. This is a key element of ensuring the Project responds both to community interests, as well as to legislated requirements.

Comprehensive Zoning Bylaw Review

The Administration has developed a comprehensive communications and engagement plan for the Project. The plan identifies numerous opportunities to communicate progress and engage with the public and stakeholders through the Project website, Engage website, social media and other public communication channels.

In addition, Administration will rely on expertise of Technical Advisory Committees (experts on the topics being considered) to develop and refine proposed regulations.

Project Plan

Through the engagement process, Administration has identified a number of amendments.

A number of Project themes have been identified, as follows:

1. Review of Commercial and Mixed-Use Zoning Districts;
2. Regulations to accommodate new forms of development;
3. Environmental initiatives, including green roofs and alternatives for hard surfacing;
4. Review of parking requirements throughout all zoning districts;
5. A review of residential infill regulations;
6. Clarifying amendments to respond to issues identified by the development industry, design professionals and Civic Administration;
7. A range of minor amendments to address housekeeping items; and,
8. Revisions required to implement recommendations from the new Official Community Plan and other civic plans and studies, as well as aligning with legislative requirements.

The Project will also include the development of a digital indexed bylaw.

A more detailed list of the identified initiatives to be included in the Project and the proposed approach is provided in Appendix 2. The Project is anticipated to be completed in 2022.

Addressing these identified issues and initiatives will assist in streamlining development applications by ensuring that the regulations are appropriate and in place for the desired types of facilities in the community.

The Project will not consider specific zoning requests, these are better handled through the development review process. The Project also will not include a review of the organization and basic structure of the Zoning Bylaw.

Comprehensive Zoning Bylaw Review

Other significant initiatives that may lead to changes in the Zoning Bylaw, such as the Corridor Planning Program and the Brownfield Renewal Strategy, are not included in the Project scope. However, the Administration will coordinate timing and scope to ensure alignment between other initiatives and this Project.

IMPLICATIONS

Financial Implications

The 2019 budget approved \$250,000 from the Reserve for Capital Expenditures. In order to complete the Project in the three-year time horizon, additional capital funding from the Reserve for Capital Expenditures would be required in both 2020 and 2021. A funding request for the Project has been included for consideration at the 2020 – 2021 Preliminary Operating Budget deliberations.

During the course of the Project, if there are significant proposed additions or changes to the Project scope that arise, either from City Council or as a result of the work, before proceeding, Administration will report back on implications to the Project schedule and budget.

NEXT STEPS

Based on stakeholder input and analysis of work required for themes and items within each theme, Administration has developed a prioritized work plan for the Project. Proposed Zoning Bylaw amendments will be managed 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. In the final year, the work plan calls for the Bylaw to be repealed and replaced.

APPENDICES

1. What We Heard Report
2. Project Overview

REPORT APPROVAL

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