

# 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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