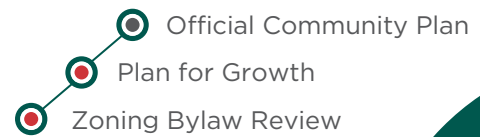


Zoning Bylaw Review



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.