

Comprehensive Zoning Bylaw Review – Amendment Package Two

APPLICATION SUMMARY

A Comprehensive Review of the Zoning Bylaw Project (Project) is being undertaken to align the Zoning Bylaw with identified strategic priorities, current trends, changes to provincial legislation and to make minor amendments. This report is the second package of proposed 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 amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

The general scope of the Project will, through new and amended regulations, bring Bylaw No. 8770, the Zoning Bylaw, (Zoning Bylaw) into alignment with relevant City strategies and plans in order to reflect and balance community values, industry needs and to support and manage city growth. The proposed Zoning Bylaw amendments are being managed through a series of amendment packages staged out over the course of the Project. At its April 28, 2020 meeting, City Council approved amendment package one of the Project. This report is the second amendment package for the Project.

DISCUSSION

Proposed amendments of the Zoning Bylaw include:

- New regulations for on-site bicycle parking;
- Amendments to the General Administration, General Provisions and Required Parking, Loading and Vehicular Circulation Provisions Sections of the Bylaw; and
- Amendments to specific Zoning Districts.

These proposed amendments, if adopted, will achieve several outcomes that are supportive of approved strategies and plans and the City's strategic goals, including:

- Implementing an Active Transportation Plan recommendation for on-site bicycle parking regulations;
- Adding flexibility and clarity and reducing potential costs for home and business owners and property developers through amendments to certain parking regulations, building height provisions, minor variances, etc.; and
- Addressing several matters within specific zoning districts that improve consistency of interpretation and application, enable additional development

forms not currently permitted and align provisions with the forthcoming Saskatoon North Partnership for Growth District Zoning Bylaw.

A Project Update outlining future work can be found in Appendix 1.

Proposed Amendments to Zoning Bylaw – Bicycle Parking

New regulations to incorporate on-site bicycle parking requirements are being proposed. The Active Transportation Plan provides direction to develop requirements for short-term and long-term bicycle parking and other end-of-trip facilities for new developments. Appendix 2 contains the proposed regulations and rationale for on-site bicycle parking requirements.

Additional supporting information regarding the design of bicycle parking structures or apparatus and end-of-trip facility design is being developed and will be available to the public to further support the implementation of high-quality bicycle parking facilities.

Proposed Amendments to Zoning Bylaw – General Administration, General Provisions and Parking and Loading

Amendments are being proposed for Sections 4, 5 and 6 of the Zoning Bylaw, include:

- Minor Variances;
- Permitted Obstructions in Required Yards;
- Building Height;
- Secondary Suites;
- Corner Cut Offs;
- Width of Drive Aisle; and
- Required Parking and Loading Standards for Street Townhouses in Residential Districts.

These amendments were suggested by stakeholders during the Project scoping and are intended to address policy gaps, improve flexibility and remove inconsistencies of the above-mentioned sections in the Zoning Bylaw. Appendix 3 outlines the proposed amendments and rationale.

Proposed Amendments to Zoning Districts – RMTN, RMTN1, B2, M3, M4, FUD and AG Districts

Amendments are being proposed to the following Zoning Districts:

- RMTN (Townhouse Residential);
- RMTN1 (Medium Density Townhouse Residential);
- B2 (District Commercial);
- M3 (General Institutional Service District);
- M4 (Core Area Institutional Service District);
- AG (Agricultural); and
- FUD (Future Urban Development).

Proposed regulations relate to items which were raised by stakeholders during the Project scoping and are intended to address gaps, improve flexibility and remove inconsistencies in the above-mentioned sections in the Zoning Bylaw. Appendix 4 outlines explanations of proposed amendments and the rationale for each.

Further review of the RMTN and RMTN1 Districts is under way. Information about this review is provided in Appendix 5.

Policy Review

Alignment with Bylaw No. 9700, Official Community Plan
Proposed amendments in this report conform to the Official Community Plan policies as required by *The Planning and Development Act, 2007*.

Comments from Other Departments

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

COMMUNICATIONS AND ENGAGEMENT

The Public Engagement Summary for the proposed amendments for bicycle parking are found in Appendix 6. The Public Engagement Summary for the remaining proposed amendments can be found in Appendix 7. Communications will be developed to communicate changes to all affected stakeholders.

PUBLIC NOTICE

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

Once this report has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy 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 – March 2021
2. Proposed Amendments to the Required Parking, Loading and Vehicular Circulation Provisions for Bicycle Parking
3. Proposed Amendments to the General Administration, General Provisions and Required Parking, Loading and Vehicular Circulation Provisions Sections
4. Proposed Amendments to Zoning Districts – RMTN, RMTN1, B2, M3, M4, FUD and AG Districts
5. RMTN / RMTN1 Review
6. Public Engagement Summary – Summary for Appendix 2
7. Public Engagement Summary – Summary for Appendix 3 and 4

REPORT APPROVAL

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