

THE STARPHOENIX, SATURDAY, APRIL 10, 2021
THE STARPHOENIX, MONDAY, APRIL 12, 2021

ZONING NOTICE

PROPOSED ZONING BYLAW AMENDMENT – BYLAWS 9757, 9758 AND 9759

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 9757, The Zoning Amendment Bylaw, 2021 (No. 7); Bylaw No. 9758, The Zoning Amendment Bylaw, 2021 (No. 8); and Bylaw No. 9759, The Zoning Amendment Bylaw, 2021 (No. 9).

The City of Saskatoon is undertaking a comprehensive review of the Zoning Bylaw in order to align it with identified strategic priorities, current trends, changes to provincial legislation and to make minor edits and amendments. This is the second of several amendment packages that will be brought forward as part of this Project.

This set of amendments relate to several topic areas of the Zoning Bylaw and are intended to address gaps, improve flexibility and provide clarification. Amendments are also proposed to the AG – Agricultural District and FUD – Future Urban Development District to align these districts with the proposed Saskatoon North Partnership for Growth (P4G) Zoning Bylaw. New regulations for bicycle parking are also proposed to implement an action from the Active Transportation Plan and support other sustainability initiatives.

The proposed amendments are described below and are listed by the applicable Section of the Zoning Bylaw.

Proposed Amendments to Section 4.0 – General Administration

- Amend the Section regarding minor variances to include that in the Established Neighbourhoods, for a change in use of an existing building, a minor variance may be issued for:
 - o The minimum site area, width or depth;
 - o Regulations pertaining to Parking and Loading Space requirements;
 - o Site coverage; and,
 - o Gross floor space ratio.
- Expand the developments where a minor variance can be applied by removing the requirement that minor variances may only be granted for one-, two-unit and semi-detached dwellings, mobile homes and accessory buildings.
- Allow a minor variance for a publicly owned community centre or facility.

Proposed Amendments to Section 5.0 – General Provisions

- Amend the Section regarding Permitted Obstructions in Required Yards to remove the requirement for 25% of the width of the required side yard applying to sites where the side yard flanks a street or registered lane.
- Amend the Section regarding Building Height as follows:
 - o Clarify that only enclosed mechanical penthouses are subject to the 10% maximum roof coverage requirement;
 - o Require screening for mechanical equipment; and,
 - o Clarify that maximum height regulations do not apply to stair and elevator access to roof tops.
- Amend the Section regarding Secondary Suites to:
 - o Remove the minimum gross floor area requirement for the principal building;
 - o Increase the maximum size from 65m² to 80 m²;
 - o Remove the requirement for no more than three persons to occupy a Secondary Suite;
 - o Remove the requirement that the parking space provided for the suite be hard surfaced; and,
 - o Clarify that Secondary Suites are not permitted in dwelling groups.
- Add a new Section to clarify the method used to measure Corner Cut-Offs in the R1A, R1B and R2 zoning districts including adding illustrations.

Proposed Amendments to Section 6.0 Required Parking, Loading and Vehicular Circulation Provisions

- In the General Regulations for Parking, Loading and Vehicular Circulation Areas, clarify the width of drive aisle in a parking facility by adding a table and providing new regulations for two doors.
- In the General Regulations for Parking and Loading Requirements for Residential Districts, reduce the parking requirement for street townhouses from two parking spaces per dwelling unit to one parking space per dwelling unit.
- Add a new Section to include bicycle parking regulations. Regulations will include:
 - o Definitions to clarify terms related to bicycle parking;
 - o General standards for bicycle parking spaces; and,
 - o Requirements for minimum number of bicycle parking spaces that must be provided by certain land uses in specified zoning districts.

Proposed Amendments to Residential Districts

- In the RMTN – Townhouse Residential District:
 - o Increase the maximum site coverage to 40% in dwelling groups including detached accessory buildings, covered patios, decks and entrances;
 - o Reduce the side yard setback requirement for street townhouses from 2.3m to 1.5m;
 - o Provide consistency regarding the requirement for landscaping in the front yard for street townhouses with the RMTN1 District; and,
 - o Add semi-detached dwellings as a permitted use.
- In the RMTN1 – Medium Density Townhouse Residential District 1:
 - o Increase the maximum site coverage to 45% in dwelling groups including detached accessory buildings, covered patios, decks and entrances;
 - o Add semi-detached dwellings as a permitted use; and,
 - o Reduce the side yard setback requirement adjacent to the street for street townhouses from 2.3m to 1.5m.

Proposed Amendments to Institutional Districts

- In the M3 - General Institutional Service District and M4 – Core Area Institutional Service District, Special Needs Housing will be become a permitted use to align the use with similar uses in these districts. The use is currently listed as discretionary.
- In the M4 – Core Area Institutional Service District, clarify the Notes to Development Standards that the side yard shall be increased in width by 0.3m for each additional storey does not apply to corner sites only.

Proposed Amendments to Commercial Districts

- In the B2 – District Commercial District, increase the maximum height from 7.5m to 10.5m for building forms that can be accommodated in this district. The proposed maximum height in Established Neighbourhoods will be 8.5m.

Proposed Amendments to Specialized Districts

- In the AG – Agricultural District and FUD – Future Urban Development District:
 - o Add Secondary Suites accessory to a one-unit dwelling as a permitted use; and,
 - o Remove the list of prohibited uses.
- In the FUD – Future Urban Development District:
 - o Remove Agricultural Research Stations as a discretionary use;
 - o Amend Market Gardens, Nurseries and Greenhouses to be discretionary; and,
 - o Add Child Care Centres and Pre-Schools as a discretionary use when they are accessory to a dwelling.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Division, Planning and Development
Phone: 306-986-3096 (Christine Gutmann)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Monday, April 26, 2021 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

In response to the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19, we ask that all submissions for the Public Hearing be submitted in writing. Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](https://www.saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak, please indicate this in your correspondence and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on April 26, 2021** will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - [saskatoon.ca/meetings](https://www.saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.