

Proposed Amendments to Landscaping Provisions

A comprehensive review of the landscaping regulations which apply to private property for commercial, institutional, industrial, mixed use and multi-family developments has been undertaken. Proposed amendments focus on addressing feedback from stakeholders, as well as supporting the objectives and policies of the [Official Community Plan](#), the [Green Infrastructure Strategy](#), and the [Low Emissions Community Plan](#), including low impact development practices.

Note: The Zoning Bylaw does not regulate landscaping for one-unit, two-unit, and semi-detached dwellings, therefore landscaping requirements for these uses are not included in this review.

The proposed regulations will:

1. Update definitions (Section 2.0) to add definitions for ‘artificial turf’, ‘xeriscaping’, ‘landscaped area’ and update the definition for ‘landscaping’.
2. Update General Administration (Section 4.0) to clarify that one-unit, two-unit, semi-detached dwellings or any accessory use to a dwelling unit are exempt from requiring landscaping plans.
3. Update requirements of a landscaping plan to include the location of utilities and easements.
4. Redesign the Landscaping Section (Section 7.0) to include all regulations pertaining to landscaping, provide clarity and remove redundancies. This involves restructuring the general landscaping provisions, as well as adding tables with landscaping requirements for each zoning district and/or specific uses. Landscaping requirements currently located in each zoning district are repealed, except for specific circumstances. Where necessary, zoning districts are reorganized to accommodate this change.
5. Add landscaping regulations to the Zoning Bylaw for artificial turf in industrial districts, hard/soft landscaping and organic mulch. Currently these topics are listed in the Landscape Guidelines only; however, they need to be included in the Zoning Bylaw as regulations.
6. Provide flexibility for tree planting requirements where development is adjacent to boulevard trees with large canopies by allowing for the tree requirement to be replaced by other appropriate landscaping options. This change would be appropriate in situations where a new tree would not survive due to the existing large canopy.
7. Clarify the tree planting requirements in rear yards where landscaping requirements apply.
8. For sites with constraints to provide the required tree plantings, allow shrubs or ornamental grasses to be planted in lieu of trees.

9. Allow for alternative landscaping practices including xeriscaping, rain gardens and bioswales. Alternative landscaping options are consistent with the City of Saskatoon's (City's) [Low Impact Development Guidelines](#). Where an applicant is proposing to address their landscaping requirements using an alternative landscaping option, the proposal must be endorsed by a Saskatchewan Landscape Architect Association member. Tree planting requirements will apply for alternative landscaping options.
10. Provide additional flexibility for non-conforming sites in Established Neighbourhoods, the C.N. Industrial Area and the Airport Business Area (i.e., change of use, additions) to allow for the landscaping requirements on these sites to be reduced and be consistent with nearby properties. Allow the use of permanent planter boxes to meet soft landscaping and planting requirements.
11. For flexible site design in Commercial (B), Industrial (I), Institutional (M) and Mixed Use (MX) districts, add spacing requirements from the curb for local streets, collector streets and arterial streets.
12. Amend the growing season in the Zoning Bylaw to align with the City's Parks Department growing season.
13. Clarify that required landscaping does not apply to one-unit dwellings, two-unit dwellings, semi-detached dwellings or any accessory use to a dwelling unit.
14. Add a requirement that fencing shall be located behind the required landscaped areas along street frontage and flankage.
15. In the RMTN/RMTN1 districts, add required landscaping for street townhouses with front driveway access.
16. In the B1B and B4MX districts, add language that necessary pedestrian access to the building entrances is not counted towards hard landscaping. Also, in the B4MX district, add language that outdoor patios and seating areas are not counted towards hard landscaping.
17. In the B5, B5B, B5C, B6 and MX2 districts, add language that surface parking areas shall be adequately screened from front streets and flanking streets.
18. Additional edits required for clarity and consistency.

The Landscape Guidelines, a companion document to the Zoning Bylaw, has also been updated to reflect changes to the landscaping regulations in the Zoning Bylaw and provide additional clarity. The Guidelines will be available on the City's website.