



## ENGAGEMENT SUMMARY

Zoning Bylaw Comprehensive Review Project

*Proposed Amendments to Sections 2, 4, 5, 6 and Zoning Districts (Appendices 3 and 4)*

### Description

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 third 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.

### Using What We Learn

Stakeholders offered valuable feedback which is included in this report. There was also feedback that was specific to amendments not captured within this package of amendments. This feedback has not been included in this report; however, it will be shared with the relevant groups for consideration in future reviews where appropriate.

### What We Did

Who we had conversations with	How we gathered input
Internal City Stakeholders (Planning and Development, Community Standards, Building Standards, Transportation, Saskatoon Water, Solicitors, Communications and Engagement)	Relevant internal Departments were contacted for review and comment for proposed amendments. No comments were received that would preclude these amendments from proceeding.
Saskatoon & Region Home Builders' Association (SRHBA)	Information about topics being considered for Amendment Package Three was shared with the Builders Industry Liaison Committee on August 18, 2021, and the Builders Group on September 23, 2021.
Broadway, Riversdale and Downtown Business Improvement Districts	A virtual meeting was held with the Broadway Business Improvement District Board on October 20, 2021 to discuss proposed amendments specific to the Broadway Commercial (B5B) District.  Information about the proposed Downtown Commercial (B6) District amendments was shared with the Downtown Business

	<p>Improvement District Executive Director the week of September 27, 2021.</p> <p>Information about the proposed amendments was shared by email with the Riversdale Business Improvement District Executive Director on October 18, 2021.</p>
RMTN/RMTN1 Technical Advisory Committee (TAC)	Detailed information was shared with the RMTN/RMTN1 TAC at virtual meetings on August 12, 2021 and October 28, 2021.
General Public	<p>Using two approaches for soliciting input (Insightrix and the Community Advisory Panel) a survey was undertaken in Spring 2021 to ask residents from greenfield neighbourhoods their perspectives.</p> <p>Information was provided on the Zoning Bylaw Review Engage Page starting on October 4, 2021. Visitors to the website were able to provide a comment on the Engage Page. Contact information for the Project Team was also included on the Engage Page. Promotion of the information on the website was as follows:</p> <ul style="list-style-type: none"> <li>• The North Saskatoon Business Association (NSBA) and the SRHBA were advised of the information on the Engage Page on October 4, 2021.</li> <li>• Information about the Engage Page was shared with Community Associations via the Community Consultants the week of October 11, 2021.</li> <li>• An e-newsletter was used to promote the information on October 6, 2021.</li> <li>• Twitter and Facebook were used to promote the information on October 6, 2021 and October 21, 2021.</li> </ul>

## What We Heard – Survey Results

Using two approaches for soliciting input (Insightrix and the Community Advisory Panel), a survey was undertaken in Spring 2021 to ask residents from greenfield neighbourhoods their perspectives on various topics including amendments to the Neighbourhood Commercial Mixed Use (B1B) District and the Townhouse (RMTN, RMTN1) Districts. Survey results for topics related to amendments contained in this package are included below. Complete survey results can be found [here](#).

We organized what we heard into the summary below. Note: The language below is not word for word comments provided by stakeholders.

### Neighbourhood Commercial Mixed Use (B1B) District

Survey respondents were asked their preferred size of retail / restaurant business as well as the building form (vertical mixed use, horizontal mixed use).

- The majority (more than 50%) of respondents felt that the current size (325m<sup>2</sup>) of retail/restaurant permitted in this District is appropriate. Approximately 35% of respondents felt that the size should be increased to 465m<sup>2</sup> or that there should be no restriction.
- More than 75% of respondents were somewhat or strongly supportive of vertical mixed use building forms (main floor commercial/office and residential/office above).
- While still supportive of the concept of horizontal mixed use building forms (main floor with a mix of commercial/office/residential), there was less support for this building form than the vertical mixed use building form.
- When asked what types of businesses would be appropriate in this District, respondents recommended uses like those currently permitted or discretionary.

### Townhouse (RMTN/RMTN1) Districts

Survey respondents were asked their preferences for various items related to townhouse development including driveway location and building height when adjacent to properties that are a different height.

- Respondents were asked if they had a preference if a driveway should be permitted in the front yard where there is access to a lane. More than 40% of respondents were indifferent on where the driveway is located and around 20% felt the driveway should be permitted to be built off the front street.
- The majority (more than 50%) of the respondents felt buildings that are different heights should have a buffer of some sort such as a street, land or required greenspace buffer).

## What We Heard – Comments

We organized what we heard into themes and summaries below. Note: The language below is not word for word comments provided by stakeholders.

Theme	Summarized Comments	Response
Other Amendments for the RMTN/RMTN1 Districts Should Be Considered	<p>RMTN/RMTN1 Technical Advisory Committee members recommended additional amendments should be included for the RMTN and RMTN1 District review such as:</p> <ul style="list-style-type: none"> <li>• Allowing for front driveways in dwelling groups.</li> <li>• Providing for discretion from the Development Officer to allow for front driveways and reducing front yard / side yard setbacks on Collector streets. Currently, these amendments are being considered for local streets only, consistent with how street townhouses are managed in the Zoning Bylaw.</li> </ul>	<p>These recommendations have been evaluated by Administration. Correspondence has been provided to the Technical Advisory Committee advising them of the reasons for the approach being considered.</p> <p>Administration will consider the requests to allow front yard driveways and reduce front yard / side yard setbacks on Collector streets at a later phase.</p>
Garden and Garage Suites as a permitted use	<ul style="list-style-type: none"> <li>• Garden and Garage Suites should remain discretionary.</li> <li>• Support for Garden and Garage Suites to become permitted.</li> </ul>	<p>At its December 17, 2018 meeting, City Council approved amendments to the Garden and Garage Suites regulations. The report included industry feedback including information about the requirement for Garden and Garage Suites to be discretionary due to the required drainage plan and servicing plan. The report stated that when the new Drainage Bylaw is in place, Administration would evaluate the discretionary nature of Garden and Garage Suites. The new Drainage Bylaw was approved on July 26, 2021 and includes a requirement for a drainage plan for Garden and Garage Suites.</p> <p>As a result of the approval of the Drainage Bylaw, it is recommended Garden and Garage Suites be permitted. Further, the servicing plan requirement can be managed at the permit stage.</p>
Screening of surface parking	Support for the addition of screening for surface parking.	The proposed amendment would require within B5, B5B, B5C, B6 Districts, surface parking areas to be adequately screened from front streets and flanking streets.

Remote Parking in B5B District	Question about where parking standards are relaxed.	The proposed amendment would allow for required parking to be located on a remote parking site in the B5B, B5C and MX1 Districts.  Parking may be relaxed by way of an agreement or where the Zoning Bylaw otherwise permits parking requirements to be relaxed.
Commercial Parking Lots and Parking Stations in B5B District	Question about how many sites impacted by proposed amendment.	The proposed amendment would provide for a front yard setback in the B5B District to accommodate the 3m landscaped strip. This amendment will align the setback requirement with the B5 and B5C Districts. There are no sites currently that would be affected.
Horizontal Mixed Use in the B1B District	Questions about why horizontal mixed use in the B1B District is not included in this amendment package.	Horizontal mixed use in the B1B District has not been considered with this amendment package as there are outstanding concerns regarding this proposed amendment. Administration will continue to work with stakeholders to address this requested amendment.

### What Went Well

- For the RMTN/RMTN1 TAC, working with industry representatives with experience specific to the types of development typical for these Districts provided insight into their perspectives on the current regulations.
- Trying different engagement tactics such as surveys to gain feedback.
- Working to make our engagement report more accessible.

### What We Can Do Better

- Engaging virtually, because of COVID-19, made it difficult to follow best practices for inclusive, accessible engagement.
- Some proposed amendments were added after the initial Engage Page went live. As such, it may be possible some individuals did not have the ability to comment on the proposed amendment. These were:
  - Amending the paved parking space requirement for home based businesses and garden and garage suites to allow for alternative materials for the parking space.
  - Additional amendments to the RMTN/RMTN1 Districts as a result of on-going discussions with SRHBA and the RMTN/RMTN1 TAC.
  - Adding semi-detached dwellings as a discretionary use which is delegated to Administration in the MX1 District.

### What's Next

- Additional amendments to the Zoning Bylaw will be brought forward in future amendment packages or through separate topic-specific reports.