

BYLAW NO. 9791

The Zoning Amendment Bylaw, 2021 (No. 22)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021 (No. 22)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to make amendments to the Zoning Bylaw that will improve consistency of interpretation and application and enable additional development forms not currently permitted.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Section 2.0 is amended by adding the following after “**street**”:

“**street-facing townhouse**” means a townhouse, within a dwelling group whereby each unit faces a public street, contains an entrance and has access to a rear lane or private roadway at the rear of the dwelling.”

Section 8.0 Amended

5. (1) The chart contained in each of clauses 8.1.2, 8.2.2 is amended by adding the following after “(18) Homestays”:

“

(19) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (2) The chart contained in clause 8.1.3, is amended by striking out:

“

(10) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (3) The chart contained in clause 8.2.3, is amended by striking out:

“

(12) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (4) The chart contained in clause 8.3.2 is amended by adding the following after “(15) Homestays”:

“

(16) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (5) The chart contained in clause 8.3.3, is amended by striking out:

“

(9) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (6) The chart contained in clause 8.4.2 is amended by adding the following after “(22) Homestays”:

“

(23) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (7) The chart contained in clause 8.4.3, is amended by striking out:

“

(13) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (8) The chart contained in clause 8.5.3, is amended by striking out:

“

(15) Garden and garage suites	Refer to General Provisions Section 5.43
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”

- (9) The chart contained in clause 8.8.2 is amended by adding footnote 9 as follows:

“

(1) Dwelling groups	30	30	900	6 ₉	6	6	6	10 ₈	40% ₆	9
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”

- (10) The chart contained in clause 8.8.2 is amended by repealing:

“

(11) Semi-detached dwellings (SDD)	6	30	180	6 ₇	1.5	7.5	7.5	10	40%	-
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”

and substituting the following:

“

(11) Semi-detached dwellings (SDD)	6	30	180	6 ₇	0.75	7.5	7.5	10 ₈	40%	-
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”

- (11) The chart contained in clause 8.8.2 is amended by adding the following after “(11) Semi-detached dwellings (SDD)”:

“

(12) One-unit dwellings (OUD)	7.5	30	225	6 ₇	0.75	7.5	7.5	10 ₈	40%
(13) Two-unit dwellings (TUD)	15	30	450	6 ₇	0.75	7.5	7.5	10 ₈	40%

”

- (12) The chart contained in clause 8.8.3 is amended by adding footnote 8 as follows:

“

(7) Private schools	15	30	450	6	3	7.5	4.5	11 ₈	40%
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”

- (13) The chart contained in clause 8.8.3 is amended by adding to the Development Standards for “(8) Places of worship” as follows:

“

(8) Places of worship	30	30	900	6	3	7.5	4.5	10 ₈	40%
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”

- (14) The chart contained in clause 8.8.3 is amended by adding the following after “(8) Places of worship”:

“

(9) Ambulance Station	15	30	450	6	3	7.5	4.5	10 ₈	40%	-
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”

- (15) The “Notes to Development Standards” contained in clause 8.8.4 are amended by:

(a) striking out “Site coverage includes principal and accessory buildings located on site.” at the end of subclause 3;

(b) repealing note 6 and substituting the following:

“Site coverage includes all principal and detached accessory buildings, covered patios and decks, covered entries or verandas, and balconies.”

(c) Repealing note 7 and substituting the following:

“A front yard of not less than 3 metres in depth throughout may be provided for street townhouse sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.”

(d) Adding the following note after note 8:

“9 For dwellings within a dwelling group, the front yard setback for street-facing townhouse units may be 3 metres on sites which front onto a local street as defined in the Saskatoon Transportation Master Plan and which has access to rear lane. The rear lane may be either a public or an internal street.”

(16) Clause 8.8.6 is amended by repealing subclause (2) and substituting the following:

“(2) Parking shall be permitted in the front yard of a street townhouse which fronts onto a local street as defined in the Saskatoon Transportation Master Plan provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.”

(17) The chart contained in clause 8.9.2 is amended by adding footnotes as follows:

“

(1) Dwelling groups	30	30	900	6 ₈	6 ₅	6 ₅	6 ₅	12	45% ₆	9 ₄
(2) Street townhouses	6 ₈	30	180	6 ₇	1.5 ₂	7.5	7.5	12	40% ₃	

”

- (18) The chart contained in clause 8.9.2 is amended by repealing:

“

(11) Semi-detached dwellings (SDD)	6	30	180	6 ₇	1.5	7.5	7.5	10	40%	-
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”

and substituting the following:

“

(11) Semi-detached dwellings (SDD)	6	30	180	6 ₇	0.75	7.5	7.5	10 ₈	40%	-
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”

- (19) The chart contained in clause 8.9.2 is amended by adding the following after “(11) Semi-detached dwellings (SDD)”:

“

(12) One-unit dwellings (OUD)	7.5	30	225	6 ₇	0.75	7.5	7.5	10 ₈	40%	
(13) Two-unit dwellings (TUD)	15	30	450	6 ₇	0.75	7.5	7.5	10 ₈	40%	

”

- (20) The chart contained in clause 8.9.3 is amended by adding the following after “(7) Private schools”:

“

(8) Places of Worship	30	30	900	6	3	7.5	4.5	12	40%	
(9) Ambulance Station	15	30	450	6	3	7.5	4.5	12	40%	

”

- (21) The “Notes to Development Standards” contained in clause 8.9.4 are amended by:

- (a) repealing note 6 and substituting the following:

“Site coverage includes all principal and detached accessory buildings, covered patios and decks, entries or verandas, and balconies.”

- (b) Repealing note 7 and substituting the following:

“A front yard of not less than 3 metres in depth throughout may be provided for street townhouse sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.”

(c) Adding the following note after note 7:

“8 For dwellings within a dwelling group, the front yard setback for street-facing townhouse units may be 3 metres on sites which front onto a local street as defined in the Saskatoon Transportation Master Plan and which has access to rear lane. The rear lane may be either a public or an internal street.”

(22) Clause 8.9.6 is amended by repealing subclause (2) and substituting the following:

“(2) Parking shall be permitted in the front yard of a street townhouse which fronts onto a local street or service road as defined in the Saskatoon Transportation Master Plan provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.”

(23) Clause 8.13.7 is amended by adding the following after subclause (1):

“(2) Notwithstanding 8.13.7(1) the gross floor space ratio may be increased to a maximum of 1.5:1 if servicing requirements have been addressed prior to receiving a development permit.

(3) In determining the gross floor space ratio in this section, above grade parking floor areas which provide required parking shall not be used in the calculation.

(4) The floor area of the required below grade parking shall be deducted from the floor area of any above grade parking in the calculation of the gross floor space ratio.”

(24) The chart contained in clause 8.14.3 is amended by adding the following after “(7) Custodial care facility – Type III”:

“

(8) Ambulance Station	15	30	450	6	13	7.5	4.5	46	50%
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”

Section 9.0 Amended

6. The chart contained in clause 9.4.2 is amended by adding the following after “(67) Special needs housing”:

“

(68) Parking stations	15	30	225	6	Refer to Section 6.0
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”

Section 10.0 Amended

7. (1) The “Notes to Development Standards” contained in clause 10.2.4 are amended by repealing note 2 and substituting the following:

“2 The maximum building floor area of each restaurant or retail store on a site shall not exceed 325m² unless the building has a minimum of two storeys and is of mixed use, in which case the maximum building floor area of each restaurant or retail store may be increased to 465m².”

- (2) The chart contained in clause 10.8A.2 is amended by repealing:

“

(27) Commercial parking lots	7.5	225	0 ₁	0 ₂	0 ₃	- ₄
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”

and substituting the following:

“

(27) Commercial parking lots	7.5	225	3 ₁	0 ₂	0 ₃	-
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”

- (3) The chart contained in clause 10.8A.2 is amended by repealing:

“

(32) Parking stations	7.5	225	0 ₁	Refer to Section 6.0
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”

and substituting the following:

“

(32) Parking stations	7.5	225	3 ₁	Refer to Section 6.0
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”

- (4) Clause 10.8A.7 is amended by repealing subclauses (3) and (4) and substituting the following:
 - “(3) Notwithstanding Section (2) when above grade parking floor areas provide 1.25 parking spaces per dwelling unit and where parking floor areas provide parking at a rate of 1 parking space for every 24m² of gross leasable floor area for all other uses shall not be included in the calculation of gross floor space ratio.
 - (4) Where there is surplus parking to the rates outlined in Section (3) above grade, the floor area of the required below grade parking shall be deducted from the floor area of the above grade surplus parking in the calculation of gross floor space ratio.”
- (5) The “Notes to Development Standards” contained in clause 10.9.5 are amended by repealing notes 2 and 3.

Section 13.0 Amended

- 8. (1) The following clause is added after clause 13.3.12:

“13.3.13 Approval Process

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD3 approval to the Development Officer, subject to compliance with all requirements of this bylaw and the applicable concept plan.
- (2) City Council is bound by the conditions for approval and appeal as stated in Section 65 and 67 of The Planning and Development Act, 2007, and must render a decision 60 days after receipt of a complete application for approval.”

- (2) The following clause is added after clause 13.5.14:

“13.5.15 Approval Process

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD5 approval to the Development Officer, subject to compliance with all requirements of this bylaw and the applicable concept plan.

