

# Zoning Bylaw Review

Official Community Plan  
Zoning Bylaw Review



# Project Overview

## Information Gathering Phase (Spring – Fall 2019)

The purpose of this phase was to gather input regarding the topics that should be included in the Comprehensive Review of the Zoning Bylaw Project (Project). An [information report](#) was provided to the Standing Policy Committee on Planning, Development and Community Services (PDCS) on November 5, 2019.

## Amendment Phase (September 2019 – 2023)

The purpose of this phase is to undertake amendments to the Zoning Bylaw through a series of amendment packages staged over the course of the Project. Each topic will involve an appropriate level of engagement for the topic being considered with stakeholders and the community.

## Project Milestones

The following have been approved by City Council as part of the Project:

- [Amendment Package One](#) in May 2020.
- The [Development Applications Fee Bylaw](#) in November 2020.
- [Amendment Package Two](#) in April 2021.
- [Amendments to the Official Community Plan and Zoning Bylaw](#) for the Architectural Control Districts Design Review Committee in September 2021.
- [Amendment Package Three](#) in December 2021.
- [Amendments](#) for child care and adult day care facilities in April 2022.
- [Amendments](#) for Neighbourhood Level Infill in May 2022.

## Repeal and Replace (2023)

To repeal Zoning Bylaw No. 8770 and replace the Bylaw. When this occurs, the new Bylaw will replace the existing Zoning Bylaw No. 8770 with final review and revisions of the full document taking place during the final stage of the Project.

## Project Topics

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Several topics have already been addressed through previous amendment packages as well as the amendments proposed in Amendment Package Four. Topics that are still under review and will be addressed in future amendment packages are outlined in this report.

New items added to the Project since the last update or items that will no longer be addressed through the Project are identified in the final section. We will continue to identify new items in future updates to ensure transparency.

## General Updates to the Zoning Bylaw

General updates to the Zoning Bylaw will be undertaken to ensure consistency with the applicable Provincial legislation, the Official Community Plan, and other relevant City policies and practices. The Zoning Bylaw will also be updated to correct spelling and grammatical errors, clarify definitions where appropriate, provide clarification where needed and review the Bylaw for repetition and consistency.

General updating of the Bylaw will be undertaken throughout the Project.

## Updates to the Bylaw

Topics still under review and to be addressed in future amendment packages include:

- Ensuring consistency with accessibility standards;
- Review of regulations for supportive housing;
- Review and clarify amenity space requirements;
- Review development standards in zoning districts to ensure consistency.

In addition, updates to various zoning districts and sections of the Bylaw will be undertaken including but not limited to the MX1 District, Industrial Districts and the South Downtown Local Area Design Plan.



## In-depth Review Topics

**Parking** – Parking will be reviewed to address specific regulations identified during stakeholder consultations. This includes:

- Review of parking standards for specific uses identified during stakeholder consultations; and,
- Location of parking requirements in the B5 District (restrict front yard parking).

**Environmental Initiatives** – A consultant has been hired to complete a review of environmental / sustainability initiatives to be included in the Zoning Bylaw including:

- Review of bonusing options for environmental initiatives;
- EV parking options;
- Incorporating options for green roofs; and,
- Review of potential provisions for net zero buildings.

## Completed In-depth Review Topics

**Neighbourhood Level Infill** – Amendments ([Bylaw No. 9818](#)) were made related to attached covered entries and front yard setbacks, along with minor housekeeping amendments. Further amendments ([Bylaw No. 9823](#)) were not approved at this time and will not be revisited until conclusion of the scoped work on this project, and future Zoning Bylaw Amendments are being considered.

**Landscaping** – The landscaping section of the Bylaw was updated to address concerns raised by stakeholders regarding repetition and inconsistencies. In addition, amendments to address specific regulations such as alternative landscaping options were added to the Bylaw.

**Digital Zoning Bylaw** – A user friendly digital version of the Zoning Bylaw to provide residents an easier way to find information in the Bylaw.



## Other Topics Evaluated

After a review, it has been determined that the topics below are either not within the scope of the Project, are better managed by others, or that no changes are needed to address the item.

Topic	Reason
Payment in Lieu of Parking	<p>Payment in lieu of parking would provide applicants the option to pay for a reduction in the number of required parking spaces. This is currently not an option in the Zoning Bylaw.</p> <p>Currently, if an applicant wishes to pursue a reduced parking requirement, options include Zoning by Agreement, a Development Appeal or Minor Variance.</p> <p>In a scan of other Saskatchewan municipalities where payment in lieu of parking is an option, this option has had limited to no uptake. In part, this is because of other options available to applicants.</p> <p>Based on this scan and a review of the City's current approach, it is Administration's opinion that the current practice adequately addresses needs and that no further review is required.</p>
Grade	<p>No changes are proposed for the Zoning Bylaw to the definition of grade or the method by which grade is determined.</p> <p>An <a href="#">information document</a> has been prepared to provide clarification about:</p> <ul style="list-style-type: none"> <li>• How grade is measured for the purpose of meeting the requirements of the Zoning Bylaw;</li> <li>• How grade impacts building height including unique challenges for infill development; and,</li> <li>• The effects of artificially altering grade.</li> </ul>
Building Height	<p>No overall changes are proposed for the Zoning Bylaw with respect to building height. Development standards, including building height where applicable, for all zoning districts will be reviewed for consistency.</p> <p>Building height has been amended in some zoning districts through previous amendment packages.</p>
School Site Zoning Regulations	<p>School site zoning regulations will be reviewed following final consideration of the City Centre School project.</p>
Day Programs	<p>The term "day programs" will be added to the Zoning Bylaw as part of the Repeal and Replace to appropriately reflect support programs provided for persons with disabilities.</p> <p>Day programs will be permitted or discretionary similar to how "day cares" are permitted or discretionary in the Zoning Bylaw.</p>