

BYLAW NO. 9902

The Zoning Amendment Bylaw, 2023 (No. 11)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2023 (No. 11)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to change a number of provisions relating to the DCD4 District and to rezone the lands described in this Bylaw from a DAG1 District to a DCD4 District.

Zoning Bylaw Amended

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

Section 13 Amended

4. (1) Clause 13.4.2 is amended by:
 - (a) striking out “5.6” and substituting “G 3.2” in subclause ii);
 - (b) striking out “generally” and substituting “may” in subclause iii);
 - (c) striking out “in a condominium or homeowners’ association format” in subclause iv);
 - (d) striking out “sufficient” and substituting “intended” in subclause v);
and
 - (e) striking out “accessory” and substituting “of an appropriate scale and complementary” in subclause v).
- (2) Clause 13.4.3 is amended by:
 - (a) adding “in accordance with Section 5.30” after “suites” in subclause iii);

- (b) repealing the first and second subclause iv) and substituting the following:
 - “iv) low density multiple-unit dwellings and dwelling groups that include one-unit, two-unit or townhouse dwellings as part of the dwelling group as long as there are no more than 42 dwelling units per gross hectare of land or 12 dwelling units per acre;
 - v) medium density multiple-unit dwellings and dwelling groups that include two-unit, townhouse or multiple-unit dwellings as part of the dwelling group as long as there are no more than 123 dwelling units per gross hectare of land or 50 dwelling units per acre;”.
 - (c) striking out “, located in accordance with Map No. 1” in subclause vi);
 - (d) striking out “, located in accordance with Map No. 1.” and substituting “;” in subclause vii); and
 - (e) adding the following subclauses after subclause vii):
 - “viii) hotels and accessory uses limited to spa facilities up to a maximum of 1,400 square metres, restaurants up to a maximum of 375 square metres including patio space and meeting or convention spaces up to a maximum of 700 square metres, located in accordance with Map No. 1;
 - ix) municipal public works yard – type I in accordance with Section 5.50.”.
- (3) Clause 13.4.4 is amended by:
- (a) striking out “tennis courts, swimming pools” and substituting “health clubs” in subclause i);
 - (b) striking out “and dwelling groups.” and substituting “, dwelling groups and hotels;” in subclause iii); and
 - (c) adding the following subclause after subclause iii):
 - “viii) recreational and amenity uses of an appropriate scale and complimentary to the golf course and golf course community.”.

- (4) Clause 13.4.5 is amended by:
- (a) striking out “residential developments” and substituting “developed in accordance with the land uses” in subclause b);
 - (b) striking out “parcel of a bareland condominium unit designated for one-unit dwellings” and substituting “site, including a bare land condominium unit, designated for a one-unit dwelling” in subclause c);
 - (c) striking out “630.0” and substituting “560.0” in paragraph c)i);
 - (d) striking out “18.0” and substituting “16.0” in paragraph c)ii);
 - (e) striking out “the area” and substituting “each area” in subclause d);
 - (f) striking out “1” in paragraph d)iv);
 - (g) adding the following paragraph after paragraph d)vii):
 - “viii) A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.”;
 - (h) striking out the Note to Development Standards;
 - (i) striking out “the area” and substituting “each area” in subclause e);
 - (j) adding the following paragraph after paragraph e)iii):
 - “iii.1) Minimum rear yard (m) 3.0”; and
 - (k) adding the following subclause after subclause e):
 - “f) Development Standards for each parcel designated as commercial (hotel site) are the following:

i)	Minimum site area (ha)	0.4
ii)	Minimum front yard setback (m)	6.0
iii)	Minimum side yard setback (m)	3.0
iv)	Minimum rear yard setback (m)	3.0
v)	Maximum building height (m)	18.0
vi)	Site coverage (%)	50.0”.

- (5) Clause 13.4.6 is amended by:
- (a) striking out “in” and substituting “is” in subclause b);
 - (b) striking out “.25” and substituting “0.25” in subclause b);
 - (c) striking out “13.4.5(i)” and substituting “13.4.4i)” in subclause c); and
 - (d) adding the following after subclause c):
 - “d) The off-street parking requirement for uses referred to in Subclause 13.4.3viii) are as follows:
 - i) hotels, including meeting rooms: 1 space per guest room, plus 1 space per 14 m² of gross floor area devoted to public assembly;
 - ii) spas: 1 space per 50 m² of gross floor area;
 - iii) restaurants: 1 space per 30 m² of gross leasable floor area.”.
- (6) Clause 13.4.7 is repealed and the following substituted:

“13.4.7 Landscaping

- a) Except as otherwise provided in this clause, the regulations governing landscaping in the DCD4 are contained in Section 7.0.
 - b) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.”.
- (7) Clause 13.4.9 is amended by striking out “the original concept plan. Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings” and substituting “Map No. 1”.

- (8) The following clause is added after clause 13.4.9:

“13.4.10 Approval Process


- (1) Pursuant to Section 66 of *The Planning and Development Act, 2007*, City Council delegates approval of all applications for DCD4 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.”

(9) Map No.1 on page 13-25 is struck out and the map marked as Appendix “A” to this Bylaw is substituted.

DAG1 to DCD4

5. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this section and shown as  on Appendix “B” to this Bylaw from a DAG1 District to a DCD4 District:

- (1) Civic Address: 184 Cartwright Street
- Surface Parcel No.: 136165091
- Legal Land Description: Block A, Plan 101456197.

Coming Into Force

6. This Bylaw shall come into force upon the approval of Bylaw No. 9901, *The Official Community Plan Amendment Bylaw, 2023 (No. 3)* by the Ministry of Government Relations.

Read a first time this _____ day of _____, 2023.

Read a second time this _____ day of _____, 2023.

Read a third time and passed this _____ day of _____, 2023.

Mayor









City Clerk

Appendix "A"

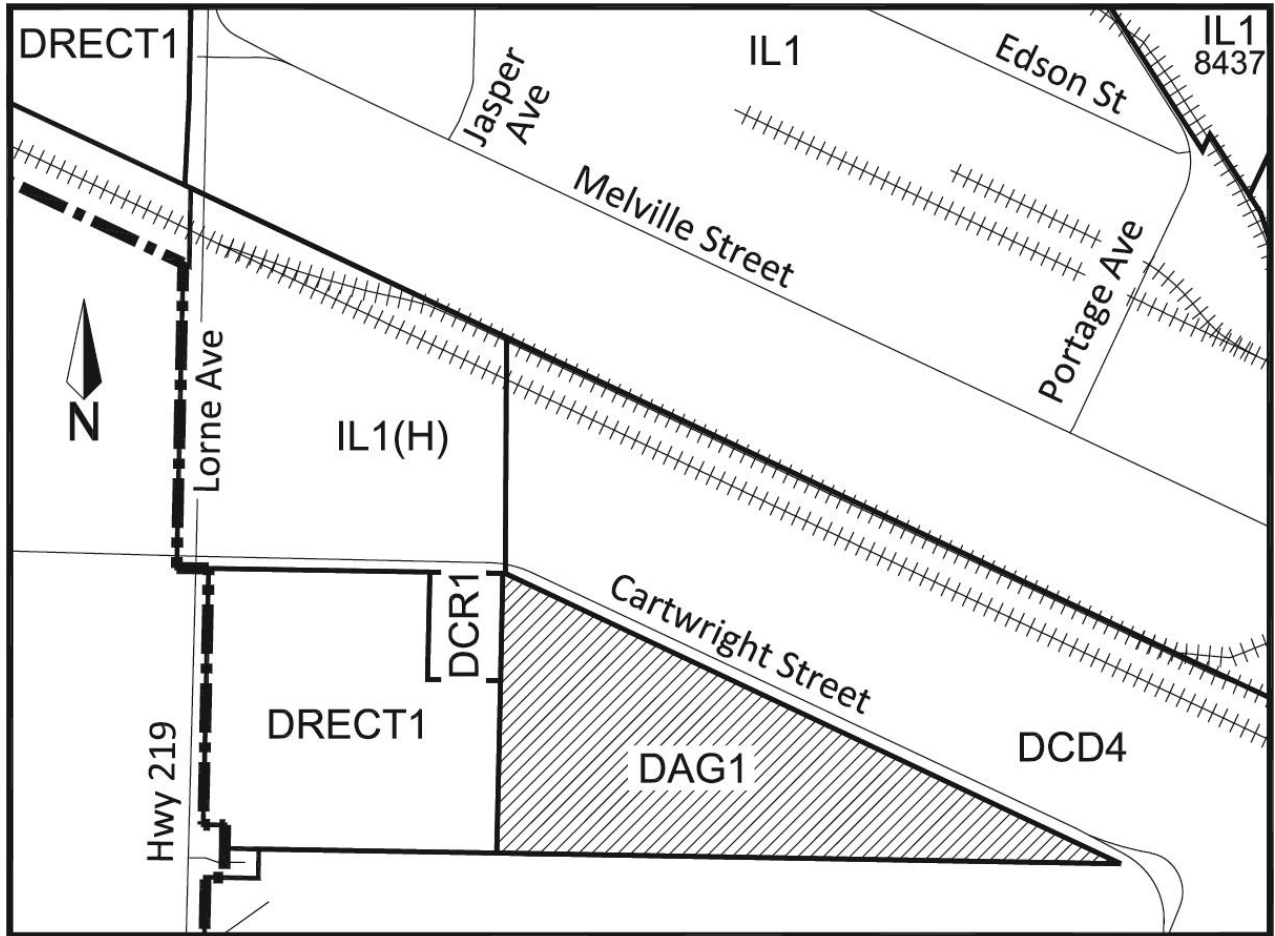
DCD4 Area

Map No. 1



- | | | | |
|---|---|--|-------------------|
|  | One-unit Dwellings |  | Commercial |
|  | Low Density Multiple Unit Dwellings |  | Municipal Reserve |
|  | Medium Density Multiple Unit Dwellings |  | Phase Boundary |
|  | Low or Medium Density Multiple Unit Dwellings |  | City Limits |

Appendix "B"



PROPOSED ZONING AMENDMENT

 From DAG1 to DCD4

File No. 09-2023