

## Comprehensive Zoning Bylaw Review – Amendment Package Six

### APPLICATION SUMMARY

A comprehensive review of the Zoning Bylaw Project (Project) is being undertaken to align the [Bylaw No. 8770, the Zoning Bylaw, 2009](#) (Zoning Bylaw), with identified strategic priorities, current trends, changes to provincial legislation and to make minor amendments. This report is the sixth 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.

### RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

### BACKGROUND

The general scope of the Project will bring the Zoning Bylaw into alignment with relevant City of Saskatoon (City) strategies and plans, through new and amended regulations, to reflect and balance community values, industry needs as well as to support and manage Saskatoon's growth. The proposed Zoning Bylaw amendments are being managed through a series of amendment packages staged out over the course of the Project. A project update, including information about previously approved amendments, is provided (see Appendix 1).

### DISCUSSION

The proposed amendments in this package, if adopted, will achieve several outcomes, which are supportive of approved strategies and plans and the City's strategic goals, including:

- 1) Implement policies from the Official Community Plan;
- 2) Implement regulations to address environmental sustainability;
- 3) Address parking standards for designated parking spaces for people with a disability to improve accessibility; and
- 4) Address matters within the General Provisions section and specific districts to improve consistency of interpretation and application.

More detail on each amendment topic is provided below.

#### Amendments related to Environmental Sustainability Initiatives

A review of environmental sustainability initiatives to be considered for implementation into the Zoning Bylaw is being undertaken as part of the Project. Crosby Hanna and Associates (the Consultant) was retained to complete this work.

The review by the Consultant included a municipal scan, best practice research, a review of existing City plans and policies, stakeholder engagement and development of proposed amendments. The Consultant’s review of environmental initiatives includes green buildings, green roofs/roof top gardens, low impact development, adaptive reuse and infill development, landscape regulations, parking standards, electric vehicle parking standards and dark-sky compliant lighting. The Consultant’s final report is included in Appendix 2.

Based on this review, the Consultant developed recommendations for amendments to the Zoning Bylaw. Recommendations from the Consultant have been reviewed with the project steering committee, which is comprised of staff from the City Solicitors’ Office, Building Standards, Community Standards, Sustainability as well as Planning and Development.

A summary of recommendations contained in the report is provided (see Appendix 3), along with the status of each recommendation. The following amendments are being proposed at this time:

- 1) Amend landscaping requirements to provide flexibility for landscaping techniques, such as xeriscaping;
- 2) Clarify that solar panels are exempt from building height regulations;
- 3) Provide flexibility for the adaptive reuse of buildings;
- 4) Reduce setbacks to accommodate passive solar design; and
- 5) Add definitions for electric vehicle (EV) ready, EV charging station and amend parking requirements to ensure additional on-site parking does not have to be provided.

Amendments to On-Site Required Parking, Loading and Vehicular Circulation Provisions for Parking for People with a Disability

City Council, at its Public Hearing [meeting](#) on January 25, 2023, resolved:

- “1. That Administration be requested to pursue additional amendments related to parking for people with disabilities, including but not limited to specific requirements related to regulations for accessible spaces for vans, with specific consideration of the City’s Facility Accessible Design Standards for stall and access aisle widths and leading practices with respect to accessible stall quantities or ratios; and
2. That further reporting be brought forward in alignment with Amendment Package 6 of the Comprehensive Zoning Bylaw Review.”

City Council adopted the previous Zoning Bylaw amendment for accessible parking as proposed. Revised amendments have been prepared in response to the motion following further review of best practices and stakeholder consultation:

- 1) Amend the size of required accessible parking spaces to increase the width and recommended vertical clearance, ensuring all accessible parking spaces are van-accessible;

- 2) Amend the number of required accessible parking spaces to provide a leading standard for the proportion of required parking spaces designated as accessible; and
- 3) Amend the associated figures in the Zoning Bylaw to align with the increased size of accessible parking spaces.

#### Amendment for Alcohol Establishments

- 1) Rename uses where the primary function of the business is sale and on-site consumption of alcohol to “alcohol establishment”;
- 2) Allow for a new type of alcohol establishment which is limited in size to be a permitted use in Commercial Zoning Districts along corridors and in established business areas; and
- 3) Allow for small alcohol establishments attached to and accessory to microbreweries.

#### Amendments to Commercial Districts

- 1) Amendments to the B5C – Riversdale Commercial District to allow residential uses to be permitted rather than discretionary with an environmental site assessment (ESA); and
- 2) Amend the B4MX – Integrated Commercial Mixed-Use District to clarify the requirements for active frontage, reduce and clarify parking requirements, remove requirements for a building base and a building cap for all buildings and reduce rear yard setbacks. These amendments are in line with the purpose of this zoning district to support transportation options and active uses at grade level.

#### Other Amendments:

- 1) Amend regulations for garden and garage suites to allow for a two-storey building in newer neighbourhoods; and
- 2) Clarify the maximum building height in relation to grade level and dormers.

Further detail and rationale of proposed amendments are outlined (see Appendices 4 and 5).

#### Policy Review

Proposed amendments in this report conform to Official Community Plan policies as required by *The Planning and Development Act, 2007*.

#### Comments from Other Divisions/Departments

Proposed amendments were circulated to affected departments through an internal review process and no concerns were raised.

### **COMMUNICATIONS AND ENGAGEMENT**

The Public Engagement Summary for the proposed amendments is included (see Appendix 6). Communications will be developed to communicate changes to all affected stakeholders.

**PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, the Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

**APPENDICES**

1. Comprehensive Review of the Zoning Bylaw Project Update – May 2023
2. Crosby Hanna & Associated - City of Saskatoon Bylaw 8770 Environmental Zoning Bylaw Review
3. Summary of Amendments from Environmental Zoning Bylaw Review
4. Summary of Amendments – Parking for People with a Disability
5. Proposed Zoning Bylaw Amendments
6. Engagement Summary – Comprehensive Zoning Bylaw Review Project

**REPORT APPROVAL**

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SP/2023/PD/MCP/Comprehensive Zoning Bylaw Review – Amendment Package Six/kp