

**SASKATOON STARPHOENIX, SATURDAY, JUNE 10, 2023**  
**SASKATOON STARPHOENIX, MONDAY, JUNE 12, 2023**

**ZONING NOTICE**

**Proposed Zoning Bylaw Amendment – Bylaws 9898, 9899 & 9900**

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 9898, The Zoning Amendment Bylaw, 2023 (No. 8); Bylaw No. 9899, The Zoning Amendment Bylaw, 2023 (No. 9); and Bylaw No. 9900, The Zoning Amendment Bylaw, 2023 (No. 10). The City of Saskatoon is undertaking a comprehensive review of the Zoning Bylaw to align it with identified strategic priorities, current trends, and changes to provincial legislation. This is the sixth of several general amendment packages that will be brought forward as part of this project.

This set of amendments relate to several topic areas of the Zoning Bylaw and are intended to address gaps, improve flexibility, and provide clarification.

The proposed amendments are described below and are listed by the applicable section of the Zoning Bylaw. Information on the proposed amendments and project may be viewed on the Zoning Bylaw Review Engage Page on the City of Saskatoon website ([saskatoon.ca/engage](http://saskatoon.ca/engage)).

**Amendments to Definitions (Section 2)**

- Add new definitions for alcohol establishments, category 3 neighbourhood, electrical vehicle charging station, microbrewery type II, passive solar building, and xeriscaping.
- Amend the definitions for active frontage, category 2 neighbourhood, gas bar, garage suite, garden suite, grade level, lounge, microbrewery type I, and service station.
- Repeal definitions for nightclub and tavern.

**Amendments to General Administration (Section 4)**

- Update Discretionary Use Applications (Section 4.7) to replace taverns and nightclubs with alcohol establishments type I, II and III.

**Amendments to General Provisions (Section 5)**

- Amend Accessory Buildings and Structures (Section 5.7(9)) to add solar panel to the other structures listed in the provisions for detached accessory buildings.
- Amend Permitted Obstructions in Required Yards (Section 5.8) to allow for eaves to encroach into required front and side yards where eaves are part of a passive solar building. Eaves may project a maximum of 1.5 metres into a required front yard.
- Amend Building Height (Section 5.11) to add solar panels to the list of structures that are exempt from maximum building height.
- Amend Sidewalk Cafes (Section 5.26) to replace taverns with alcohol establishments type I and II.
- Amend Live/Work Units (Section 5.38) to replace taverns and nightclubs with alcohol establishments.
- Amendments to Garden and Garage Suites (Section 5.43)
  - Amend provisions for clarity and consistency.
  - Increase the permitted gross floor area of a garden suite from 77m<sup>2</sup> to 80m<sup>2</sup> and increase the permitted gross floor area of a garage suite from 164m<sup>2</sup> to 167m<sup>2</sup> to align with the regulations for secondary suites.
  - Add provisions for category 3 neighbourhoods to permit two-storey garden and garage suites on sites with rear lanes.
- Add a new section for the regulation of grade level to clarify how grade is measured to determine the maximum building height.
- Add new provisions to clarify the maximum building height for dwellings with a walk out basement and to clarify when dormer heights are exempt from the building height calculation.

**Amendments to Required Parking, Loading and Vehicular Circulation Provisions (Section 6)**

- Amendments pertaining to accessible parking:
  - Replace the existing tables for residential and non-residential uses and increase the proportion of required accessible parking spaces for all uses, as follows:

Number of required vehicle parking spaces	Number of required accessible parking spaces
5-12	1
For parking spaces 13-100	4%
For parking spaces 101-200	3%
For parking spaces 201-1,000	2%
For parking spaces 1,001+	1%

- Include a provision to ensure accessible parking space do not increase the total amount of space for required parking.
- Increase the minimum dimensions of an accessible parking space to 3.4m by 6.0m with a required 1.5m wide access aisle, which may be shared between two spaces.
- Increase minimum vertical clearance where technically feasible.
- Update figures to illustrate the new size requirements.
- Amend Section 6 to replace taverns and nightclubs with alcohol establishments.
- Amend Parking and Loading Requirements for the B4MX - Integrated Commercial Mixed Use District (Section 6.3.7) to clarify that no parking shall be located between the front property line and the front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street for corner sites.
- Amend the minimum parking and loading space setback from the front property line to be 3.0m in the B4MX Integrated Commercial Mixed Use District (Section 6.3.7).
- Amend the minimum off-street parking for commercial uses in the B4MX District (Section 6.3.7(4)). to require 1 space per 50m<sup>2</sup> of gross floor area or gross leasable floor area.
- Amend Parking Structures (Section 6.6) to clarify that elements of an active frontage must be incorporated.
- Add a provision to vary parking requirements resulting from a change of use or intensity of use to accommodate the adaptive re-use of an existing building, where it can be demonstrated that the parking that will be provided will accommodate the parking demand for said use through the provision of on-site and street parking, as appropriate.
- Add a provision that a space used as an electrical vehicle charging station can be considered as required parking provided it complies with all requirements.

**Amendments to Landscaping Provisions (Section 7)**

- Amend Planting Requirements for Plant Materials (Section 7.3) to reduce the minimum caliper for trees provided in required landscaping.
- Amend Alternative Landscaping Design (Section 7.5) to include box planters and rain gardens for alternative landscaping design.
- Amend Notes to Landscaping Standards for Commercial District (Section 7.7) to ensure that any parking or loading areas or drive-throughs within the B4MX district are adequately screened from front site lines.

**Amendments to Residential Districts (Section 8)**

- Amend the permitted uses in the RMTN - Townhouse Residential District (Section 8.8) and the RMTN1 - Medium Density Townhouse Residential District 1 (Section 8.9) to include garden and garage suites accessory to a one-unit dwelling as a permitted use.

**Amendments to Institutional Districts (Section 9)**

- Amend the discretionary uses in the M3 - General Institutional Service District and the M4 - Core Area Institutional Service District (Sections 9.3.3 and 9.4.3) to update the terminology from nightclubs and taverns to alcohol establishments type I, II, and III.

**Amendments to Commercial Districts (Section 10)**

- Amend the current regulations for lounges, taverns and nightclubs in the commercial districts to update terminology and allow for a new permitted alcohol establishment type use.
  - The following districts will be amended to update terminology, add a subnote to clarify that a lounge shall not exceed 50% of the adjoining restaurant's floor area, and to permit alcohol establishments that are limited in size to 250m<sup>2</sup> gross floor area and microbreweries type II, which are accessory to an alcohol establishments:
    - Medium Density Arterial Commercial District (B3)
    - Arterial and Suburban Commercial District (B4)
    - Special Suburban Centre and Arterial Commercial District (B4A)
    - Integrated Commercial Mixed Use District (B4MX)
    - Inner-City Commercial Corridor District (B5)
    - Broadway Commercial District (B5B)
    - Riversdale Commercial District (B5C)
- Amendments to the B4MX – Integrated Commercial Mixed-Use District (Section 10.7A):
  - For all permitted uses reduce the minimum rear yard setback requirement for primary buildings to be 3.0m.
  - Repeal the requirement for a building base and cap for buildings over 15.0 metres.
  - Amend the provision providing discretion to the Development Officer to determine when on-street parking credits will be provided and provide the criteria to obtain on street parking credits towards parking requirements on a site: providing mixed-use development or aspects of an active frontage.
  - Include provisions to ensure that motor vehicle parking and drive-throughs be screened from public streets and will not be located adjacent to the public sidewalk.
  - Amendments to clarify active frontage requirements:
    - Transparent openings and functional entrances will be required to be provided at grade along primary frontages.
    - All frontages will be required to provide clearly defined pedestrian access from the public sidewalk to building entrances.
    - Where buildings are set back from the property line, the space created shall be dedicated to uses that are active or provide visual interest.
    - Buildings may not have blank walls, continuous garage doors or high fences.
    - Building facades shall vary along the block face.
    - On corner sites entrances and glazing shall be accessible and visible from adjacent streets.
- Amendments to the B5C – Riversdale Commercial District (Section 10.8B) to move residential uses in the Environmental Area from a discretionary use to permitted use.

**Amendments to Industrial Districts (Section 11)**

- Amend the current regulations for lounges, taverns and nightclubs in the industrial districts to update terminology and allow for a new permitted alcohol establishment.
- Update terminology in the IL1 - Light Industrial District and the IB - Industrial Business District.
- Add microbrewery type I to the list of prohibited uses in the IL2 – Limited Intensity Light Industrial District and the IL3 – Limited Light Industrial Districts.
- Add a subnote to clarify that a lounge shall not exceed 50% of the adjoining restaurant's floor area to the IL1 – General Light Industrial and the IB – Industrial Business Districts.

**Amendments to Specialized Districts (Section 12)**

- Updates to the MX1 - Mixed Use District 1
  - Update terminology from nightclubs and taverns to alcohol establishments type I, II, and III.
  - Move microbrewery type I from a discretionary use to a permitted use.
  - Add microbrewery type II as a permitted use.
  - Include a new permitted alcohol establishment use type.
  - Add warehouse as a permitted use
- Update the MX2 - Downtown Warehouse Mixed Use District to permit microbreweries type II, and prohibit microbreweries type I.

**Amendments to Direct Control Districts (Section 13)**

- In the DCD5 and DCD6 Districts, update terminology from nightclubs to alcohol establishments type III.
- In the DCD8 District, clarify that elements of an active frontage must be provided.

**Amendments to Overlay Districts (Section 14)**

- In the B5A – Sutherland Commercial Overlay District (Section 14.3) update terminology from nightclubs and taverns to alcohol establishments type I, II, and III.

**INFORMATION** – Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Division, Planning and Development  
Phone: 306-975-7621 (Paula Kotasek-Toth)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, June 28, 2023, at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

**Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](http://saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.**

Written submissions for City Council's consideration may also be forwarded to:

His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, June 26, 2023**, will be forwarded to City Council. The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - [saskatoon.ca/meetings](http://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.