

Proposed Zoning Bylaw Amendments Section 2: Definitions			
Definition	Current Definition	Proposed Change	Rationale
Category 2 neighbourhood	“category 2 neighbourhood” means: i. For the purposes of the regulations governing garden and garage suites, a neighbourhood other than a category 1 neighbourhood; and ii. For the purposes of the regulations governing primary dwellings, an established neighbourhood other than a category 1 neighbourhood.	Add reference to category 3 neighbourhoods for the purpose of garden and garage suites.	To accommodate the addition of the new category 3 neighbourhood being proposed for the purposes of garden and garage suites.
Category 3 neighbourhood	None	Add a new definition for a new category of neighbourhood for the purpose of garden and garage suite regulation to apply to newer neighbourhoods.	For the purpose of regulating garden and garage suites in newer neighbourhoods where the existing street conditions may enable two-storey garden and garage suites.

Section 3: Interpretation of Zoning Districts and Zoning Maps			
Section	Current Provision	Proposed Change	Rationale
3.7 Use of the Holding Symbol “H”	None	Add a provision to require the processing of rezoning applications to remove the Holding Symbol “H” to be done within 90 days.	The Planning and Development Act, 2007 contains provisions regarding the time limit in which an application shall be dealt with by Council. As an Approving Authority, the City of Saskatoon can increase this time period. To provide for additional time for Administration to process rezoning applications to remove the “H”. In some cases, additional time is need for applications that are more complex and referral to other Civic Departments is required.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
Waste Container Enclosure	None	Include provisions to allow a waste container enclosure in the required front yard for residential dwellings. The maximum area will accommodate the storage of 3 waste containers per dwelling unit and have a maximum height of 1.2 metres.	Fences or other structures of a height greater than 1 metre are not permitted in a front yard. The amendment is proposed to allow for structures to screen waste containers to be permitted in required front yards. Regulations will be in place to minimize conflict and obstruction of sight lines.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.43 Garden and Garage Suites	(15) In category 1 neighbourhoods and category 3 neighbourhoods, the maximum area of a side wall which may be glazed is 20% of the wall area or the amount permitted by the National Building Code. Where the National Building Code allows for more, exceptions to the 20% maximum will be permitted on corner sites.	Clarify that for the category 3 sites, the regulation only applies to sites with rear lane access.	To clarify the distinction between category 3 neighbourhood sites with and without lane access.
5.43 Garden and Garage Suites	(16) Dormers are permitted in category 1 neighbourhoods and category 3 neighbourhoods, but shall not exceed 50% of the length of the roof.	Clarify that for the category 3 sites, the regulation only applies to sites with rear lane access.	To clarify the distinction between category 3 neighbourhood sites with and without lane access.
5.43 Garden and Garage Suites	(17) Garden Suites Development Standards (18) Garage Suites Development Standards	In both sections, repeal the category 3 row, and replace with two rows. One for category 3 (rear lane access), with the same development standards category 1 row. A second row for category 3 (without rear lane access), with the same development standards category 2 row.	To clarify the distinction between category 3 neighbourhood sites with and without lane access.
5.43 Garden and Garage Suites	(17) Garden Suites Notes to Development Standards (18) Garage Suites Notes to Development Standards (4) On sites with rear lanes, garden suites shall be permitted to have 2 storeys and a maximum building height of 5.8 metres, or 6.0 metres as permitted in subnote 3 for gable, hip or gambrel roofs.	Repeal Note 4 in (17) and (18).	With the above amendments, this note to development standards is no longer needed.

Section 8: Residential Districts			
Section	Current Provision	Proposed Change	Rationale
8.8 RMTN - Townhouse Residential District	8.8.4 Notes to Development Standards (7) 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.	To include one- and two-unit and semi-detached dwelling sites in addition to street townhouse sites, and only allow for a reduced front yard setback on local streets.	To ensure the provision to allow for a 3 metre front yard setback for one- and two-unit and semi-detached dwelling sites is consistent with street townhouse sites.
	8.8.6 Parking (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.	Add a provision to permit front yard parking for one- and two-unit or semi-detached dwelling sites which front onto a local street.	To ensure that the provision allow for parking in front yards for one- and two-unit and semi-detached dwellings is consistent with street townhouse sites.

Section 8: Residential Districts			
Section	Current Provision	Proposed Change	Rationale
8.9 RMTN1 – Medium Density Townhouse Residential District 1	8.9.4 Notes to Development Standards (7) 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.	To include one- and two-unit and semi-detached dwelling sites in addition to street townhouse sites, and only allow for a reduced front yard setback on local streets.	To ensure the provision to allow for a 3 metre front yard setback for one- and two-unit and semi-detached dwelling sites is consistent with street townhouse sites.
	8.9.6 Parking (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.	Add a provision to permit front yard parking for one- and two-unit or semi-detached dwelling sites which front onto a local street.	To ensure the provision to allow for parking in front yards for one- and two-unit and semi-detached dwellings is consistent with street townhouse sites.

Section 10: Commercial Districts			
Section	Current Provision	Proposed Change	Rationale
10.7A.10 Building Orientation and Access	10.7A.10 Building Orientation and Access (5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building. Transparent openings shall be provided along each street facing facade.	Remove the requirement for transparent openings to be provided along each street facing facade on corner sites.	To provide for flexibility in design and to minimize the impact of glazing to meet Energy Code requirements. Transparent openings will be required on one facade on a corner site.