

BYLAW NO. 10009

The Zoning Amendment Bylaw, 2024 (No.12)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2024 (No.12)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to permit multiple-unit dwellings within 800 metres of planned bus rapid transit stations.

Zoning Bylaw Amended

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

Section 5.0 Amended

4. (1) Subsection 5.10 is repealed and substituting the following:

“5.10 Construction Beneath Yards

- (1) Yard setbacks are not required for construction or development that is completely below grade; however, the Development Officer may determine that a required yard, or any portion of a required yard be unobstructed or undisturbed below grade to preserve existing vegetation, or to provide an adequate growing environment for proposed or required landscaping.
 - (2) Notwithstanding (1), below grade construction within any portion of a required yard is not permitted for multiple-unit dwellings consisting of 5 or more units as permitted in accordance with subsection 5.59.”.
- (2) The following subsection is added after subsection 5.58:

“5.59 Multiple-Unit Dwellings with 5 or more Units

- (1) (a) The provisions of subsection 5.59 do not apply in the RM5 district.
- (b) Clauses (4) and (5) do not apply in the RM4 district.
- (2) The following standards apply to multiple-unit dwellings with 5 or more dwelling units located within the Corridor Growth Area and the Transit Development Area:
- (a) parking shall be provided at a rate of 0.9 spaces per dwelling unit and bicycle parking shall be provided in accordance with subsection 6.8.
- (3) The Minimum Development Standards for sites designated Station Mixed Use and Corridor Mixed Use are set out in the following chart:

Multiple-unit dwellings containing five or more dwelling units (max 6 storeys) ₆	Minimum Development Standards (in Metres)										
	Site Width	Site Depth	Site Area (m ²)	Front Yard (min)	Front Yard (max)	Side Yard	Rear Yard: Interior Site	Rear Yard: Corner Site	Building Height (max)	Site Coverage (max)	Amenity Space per unit (m ²)
	15	30	450	4	6	0.75 ₁	6	4.5	22	50% ₂	9 ₃

- (4) The Minimum Development Standards for sites designated Corridor Residential are set out in the following chart:

Multiple-unit dwellings containing five or more dwelling units (max 4 storeys) ₆	Minimum Development Standards (in Metres)										
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard: Interior Site	Rear Yard: Corner Site	Building Height (max)	Site Coverage (max)	Amenity Space per unit (m ²)	
	15	30	630	6	1.5 ₄	6	4.5	15	50% ₂	9	

- (5) The Minimum Development Standards for sites located in the Transit Development Area located on collector and arterial streets as defined by the Saskatoon Transportation Master Plan are set out in the following chart:

Multiple-unit dwellings containing five or more dwelling units (max 4 storeys) ₆	Minimum Development Standards (in Metres)										
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard: Interior Site	Rear Yard: Corner Site	Building Height (max)	Site Coverage (max)	Amenity Space per unit (m ²)	
	21	30	630	6	1.5 ₄	6	4.5	15	50% ₂	9 ₅	

5.59.1 Notes to Development Standards

- 1 (a) On a corner site, the side yard abutting the flanking street shall be not less than 2 metres.
- (b) On an interior site, a 1.5 metre side yard shall be provided for the part of the building containing dwelling units up to a height of 11 metres, and a 3 metres side yard shall be provided for that portion of the building in excess of 11 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.
- 2 Site coverage on corner sites may be increased to 60%.
- 3 When part of a mixed-use development includes non-residential uses, the amenity space may be reduced to 5m² per dwelling unit.
- 4 Where a site is adjacent to a one-unit dwelling, two-unit dwelling or semi-detached dwelling without the intervention of a lane, the side yard shall be increased in width by 0.75 metres for each storey above two storeys, or 9 metres in building height, whichever is less.
- 5 For sites which are located along an arterial or collector street as defined by the Saskatoon Transportation Master Plan that are along the boundary of the Transit Development Area, multiple unit dwellings containing five or more dwelling units to a maximum of four storeys may be permitted on both sides of the collector or arterial street.
- 6 (a) A front yard landscaped strip of 4.5m is required in accordance with the provisions of section 7.0.
- (b) On corner sites, the whole of any required side yard abutting the flanking street shall be landscaped in accordance with section 7.0.”.

Section 8.0 Amended

5. (1) The chart contained in clause 8.1.2 is amended by adding the following after “(22) Two-unit dwellings”:

“

(23) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

(2) The chart contained in clause 8.2.2 is amended by adding the following after “(22) Two-unit dwellings”:

“

(23) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

(3) The chart contained in clause 8.3.2 is amended by adding the following after “(19) Two-unit dwellings”:

“

(20) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

(4) The chart contained in clause 8.4.2 is amended by adding the following after “(24) Multiple-unit dwellings containing up to four dwelling units”:

“

(25) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

(5) The chart contained in clause 8.6.2 is amended by adding the following after “(5)”:

“

(6) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

(6) The chart contained in clause 8.7.2 is amended by adding the following after “(9) Homestays”:

“

(10) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

- (7) The chart contained in clause 8.8.2 is amended by adding the following after “(15) Garden and garage suites”:

“

(16) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

- (8) The chart contained in clause 8.9.2 is amended by adding the following after “(15) Garden and garage suite”:

“

(16) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

Section 9.0 Amended

6. (1) The chart contained in clause 9.1.2 is amended by adding the following after “(32) Multiple-unit dwellings containing up to four dwelling units”:

“

(33) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

- (2) The chart contained in clause 9.2.2 is amended by adding the following after “(46) Short-term rental properties”:

“

(47) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

Section 10.0 Amended

7. (1) The chart contained in clause 10.2.2 is amended by adding the following after “(18) Short-term rental properties”:

“

(19) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

- (2) The chart contained in clause 10.4.2 is amended by adding the following after “(27) Short-term rental properties”:

“

(28) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

Section 14A.0 Amended

8. (1) The chart contained in clause 14A.1.2 is amended by adding the following after “(21) Two-unit dwellings”:

“

(22) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59
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”

- (2) The chart contained in 14A.2.2 is amended by:
- (a) striking out “(14) Multiple unit dwellings and converted dwellings containing up to 6 dwelling units” and substituting “(14) Multiple unit dwellings containing up to 4 dwelling units”;
 - (b) striking out “12₂” in the column corresponding to “Building Height (max)” and substituting “10” in the row containing the development standards for ““(14) Multiple unit dwellings containing up to 6 dwelling units”;
 - (c) striking out “7” in “(15) Multiple unit dwellings containing 7 or more dwelling units” and substituting “5”;
 - (d) striking out “21” in the column corresponding to “Site Width” and substituting “15” in the row containing the development standards for ““(15) Multiple unit dwellings containing 7 or more dwelling units”; and
 - (e) striking out “12₂” in the column corresponding to “Building Height (max)” and substituting “15” in the row containing the development standards for ““(15) Multiple unit dwellings containing 7 or more dwelling units”.
- (3) The chart contained in clause 14A.3.2 is amended by:
- (a) “striking out “16” in the column corresponding to “Building Height (max)” and substituting “22” in the row containing the development standards for ““(20) Multiple unit dwellings”; and
 - (b) adding subscript 6 immediately following “(20) Multiple unit dwellings”.

(4) Clause 14A.3.4 is amended by adding the following note after note 5:

“6 Site coverage shall not exceed 50%, except on corner sites where site coverage shall not exceed 60%.”.

Coming Into Force

9. This Bylaw shall come into force upon receiving the approval of Bylaw No.10007, The Official Community Plan Amendment Bylaw, 2024 (No.10) by the Ministry of Government Relations.

Read a first time this	day of	, 2024.
Read a second time this	day of	, 2024.
Read a third time and passed this	day of	, 2024.

Mayor

City Clerk