

BYLAW NO. 10008

The Zoning Amendment Bylaw, 2024 (No.11)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2024 (No.11)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to permit four dwelling units on a site in all residential zoning districts.

Zoning Bylaw Amended

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

Section 2.0 Amended

4. Section 2.0 is amended by:

- (a) adding the following after the definition of “convenience store”:

“**Corridor Growth Area**” means the area within approximately 250 metres of the Bus Rapid Transit system corridors as shown on the Official Community Plan Map 3 – Planned Growth and Map 5: Urban Form and Structure. The Corridor Growth Area is intended to accommodate a mixture of residential, commercial and institutional uses that are oriented toward the street, at a pedestrian scale, with active frontages;”;

- (b) repealing the definition of “dwelling, semi-detached” and substituting:

“**dwelling, semi-detached**” means a building containing no more than two dwelling units on its own site, attached to another building containing no more than two dwelling units on its own site, with a common wall dividing the liveable area of the two attached buildings being at least 40% of the length of the longest building containing the dwelling units, measured from the front to the rear building lines of the dwelling unit;”;

- (c) striking out “one-unit, two-unit or semi-detached dwelling” and substituting “one-unit, two-unit dwelling, semi-detached dwelling or multiple-unit dwelling containing up to four dwelling units in the definition of “primary dwelling””; and
- (d) adding the following after the definition of “trailer coach”:

“**Transit Development Area**” means the area within approximately 800 metres of the Bus Rapid Transit system corridors as shown on the Official Community Plan Map 3 – Planned Growth and Map 5: Urban Form and Structure and includes the Corridor Growth Area;”.

Section 3.0 Amended

- 5. Subsection 3.1 is amended by repealing the classification for the “R1”, “R1A”, “R1B” and “R2” zoning district classification and substituting the following:

“R1	Low Density Residential District 1
R1A	Low Density Residential District 1A
R1B	Low Density Residential District 1B
R2	Low Density Residential District 2”.

Section 4.0 Amended

- 6. (1) Paragraph 4.3.4(1)(f) is amended by adding “, multiple-unit dwellings containing up to four dwelling units” after “semi-detached dwellings”.
- (2) Paragraph 4.7.1(1)(a) is amended by striking out “Multiple-unit Dwellings – Maximum four dwelling units” in the list after “Converted Dwellings – Maximum four dwelling units”.

Section 5.0 Amended

- 7. (1) Subsection 5.11 is amended by:
 - (a) striking out “and semi-detached dwellings,” after two-unit dwellings and substituting “, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units,” in subclause (1)(i); and
 - (b) striking out “and street townhouses,” after “semi-detached dwellings” and substituting “, street townhouses and multiple-unit dwellings containing up to four dwelling units” in subclause (4).

New Subsection

8. The following subsection is added after subsection 5.44:

“5.44.1 Four Dwelling Units

(1) Section 5.44 does not apply to multiple-unit dwellings containing up to four dwelling units located on any site within the Corridor Growth Area, on any corner site within the Transit Development Area, and in the R2A, RM1, RM2, RM3, RM4 and RM5 Zoning Districts.”.

Section 7.0 Amended

9. Clause 7.1(3) is amended by adding “, multiple-unit dwelling containing up to four dwelling units” after “semi-detached dwelling”.

Section 8.0 Amended

10. (1) Subsection 8.1 is amended by:

- (a) striking out the heading “**R1 – Large Lot One-Unit Residential District**” and substituting the heading “**R1 – Low Density Residential District 1**”;
- (b) striking out “one-unit dwellings” and substituting “one- to four-unit dwellings” in clause 8.1.1;
- (c) adding the following after “(19) Garden and garage suites” in the chart contained in clause 8.1.2:

“

(20) Multiple-unit dwellings containing up to four dwelling units ₆	15	30	450	9 ₃	1.5	7.5	4.5	8.5 ₇	40% _{5,7}
(21) Semi-detached dwellings ₆	7.5	30	225	9 ₃	1.5	7.5	4.5	8.5	40% ₅
(22) Two-unit dwellings ₆	15	30	450	9 ₃	1.5	7.5	4.5	8.5	40% ₅

”;

- (d) adding “, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units” after “one-unit dwellings” in note 3(b) in clause 8.1.4;
- (e) striking out “one-unit dwellings” and substituting “sites located” in note 6 in clause 8.1.4; and
- (f) by adding the following after note 6 in clause 8.1.4:
 - “7 For multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, the following applies:
 - (a) the maximum building height is 10 metres; and
 - (b) the maximum site coverage is 50%.”.

(2) Subsection 8.2 is amended by:

- (a) striking out the heading “**R1A – One-Unit Residential District**” and substituting the heading “**R1A – Low Density Residential District 1A**”;
- (b) striking out “one-unit dwellings” and substituting “one- to four-unit dwellings” in clause 8.2.1;
- (c) adding the following after “(19) Garden and garage suites” in the chart contained in clause 8.2.2:

“

(20) Multiple-unit dwellings containing up to four dwelling units ₈	15	30	450	6 ₄	0.75	7.5	4.5	10 ₇	40% _{6,9}
(21) Semi-detached dwellings ₈	7.5	30	225	6 ₄	0.75	7.5	4.5	10 ₇	40% ₆
(22) Two-unit dwellings ₈	15	30	450	6 ₄	0.75	7.5	4.5	10 ₇	40% ₆

”;

- (d) adding “, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units” after “one-unit dwellings” in note 4(a) in clause 8.2.4;
- (e) adding the following at the end of the sentence in note 7:

“, other than for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, where the maximum height will remain 10 metres.”;

(f) striking out “one-unit dwellings” and substituting “sites located” in note 8 in clause 8.2.4; and

(g) adding the following after note 8 in clause 8.2.4:

“9 The maximum site coverage for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 50%.”.

(3) Subsection 8.3 is amended by:

(a) striking out the heading “**R1B – Small Lot One-Unit Residential District**” and substituting the heading “**R1B – Low Density Residential District 1B**”;

(b) striking out “one-unit dwellings” and substituting “one- to four-unit dwellings” in clause 8.3.1;

(c) adding the following after “(16) Garden and garage suite” in the chart contained in clause 8.3.2:

“

(17) Multiple-unit dwellings containing up to four dwelling units ₆	15	30	450	3	6	0.75	7.5	4.5	9 ₄	40% _{3,6}
(18) Semi-detached dwellings	7.5	30	225	3	6	0.75	7.5	4.5	9 ₄	40% ₃
(19) Two-unit dwellings	15	30	450	3	6	0.75	7.5	4.5	9 ₄	40% ₃

”.

(d) adding the following at the end of the sentence in note 4:

“, other than for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, where the maximum height will remain 10 metres.”;

- (e) by adding the following after note 5 in clause 8.3.4:

“6 The maximum site coverage for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 50%.”.

- (4) Subsection 8.4 is amended by:

- (a) striking out the heading “**R2 – One and Two-Unit Residential District**” and substituting the heading “**R2 – Low Density Residential District 2**”;
- (b) striking out “one and two-unit dwellings” and substituting “one- to four-unit dwellings” in clause 8.4.1;
- (c) adding the following after “(23) Garden and garage suites” in the chart contained in clause 8.4.2:

“

(24) Multiple-unit dwellings containing up to four dwelling units _{9, 10}	15	30	450	6 ₃	0.75	7.5	4.5	10 ₇	40% _{5,10}
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- (d) striking out “one- and two-unit dwellings and semi-detached dwellings” and substituting “one-unit dwellings, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units ” in note 3(a) in clause 8.4.4;
- (e) adding the following at the end of the sentence in note 7:

“, other than for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Ara, where the maximum height will remain 10 metres.”; and

(f) by adding the following after note 9 in clause 8.4.4:

“10 The maximum site coverage for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 50%.”.

(5) Subsection 8.5 is amended by:

(a) striking out “one and two-unit dwellings” and substituting “one- to four-unit dwellings” in clause 8.5.1; and

(b) repealing “(14) Multiple-unit dwellings – maximum four dwelling units” and the corresponding development standards in the chart contained in clause 8.5.3.

(6) The chart contained in clause 8.10.2 is amended by repealing “(2) Multiple-unit dwellings – maximum four dwelling units” and the corresponding development standards.

(7) The charts contained in clauses 8.11.2 and 8.12.2 are amended by striking out “three” in the row containing “(2) Multiple-unit dwellings – containing three to six dwelling units” and substituting “five”.

(8) The charts contained in clauses 8.13.2 and 8.14.2 are amended by adding “containing five or more dwelling units” after “(2) Multiple-unit dwellings”.

Section 9.0 Amended

11. (1) The chart contained in clause 9.1.2 is amended by adding the following after “(31) Short-term rental properties”:

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(32) Multiple-unit dwellings containing up to four dwelling units	15	30	450	6	0.75	6	8.5 ₁
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(2) The following clause is added after the chart in clause 9.1.3:

