

SASKATOON STARPHOENIX, SATURDAY, JUNE 8, 2024

ZONING NOTICE

Proposed Zoning Bylaw Amendment – Bylaw No. 10008

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 10008, The Zoning Amendment Bylaw, 2024 (No. 11).

The City of Saskatoon is undertaking amendments to meet the City's commitments for the Housing Accelerator Fund. The proposed amendments will permit multiple-unit dwellings containing up to four units in all residential zoning districts and in the M1 - Local Institutional Service District.

The proposed amendments are described below. Information on the proposed amendments and project may be viewed on the Housing Accelerator Fund Engage Page on the City of Saskatoon website (saskatoon.ca/HAF).

Amendments to Definitions (Section 2)

- Amend the definition for primary dwelling to include three- and four unit dwellings.
- Amend the definition for a semi-detached dwelling to permit one or two dwelling units on a site.
- New definitions for the Corridor Growth Area and the Transit Development Area.

Amendment to Interpretation of Zoning Districts and Zoning Maps (Section 3)

- Amend the following district names listed in the classification of zoning districts:
 - R1 – Large Lot One Unit Residential District, R1A – One Unit Residential District, R1B – Small Lot One-Unit Residential District, R2 – One and Two-Unit Residential District

Amendments to General Administration (Section 4)

- Exempt multiple-unit dwellings containing up to four units from the requirement for landscaping plans (Section 4.3.4)
- Remove multiple-unit dwellings containing up to four dwelling units from the list of standard discretionary uses (Section 4.7.1)

Amendments to General Provisions (Section 5)

- Amend Building Height (Section 5.11 (1) and (4)) to include multiple-unit dwellings containing up to four dwelling units.
- Amend Primary Dwellings in Established Neighbourhoods (Section 5.44) to exempt multiple-unit dwellings containing up to four dwelling units located on any site within the Corridor Growth Area or on any corner site within the Transit Development Area. This is also noted in the Notes to Development Standards for the R1, R1A and R2 Zoning Districts.

Amendment to Landscaping Provisions (Section 7)

- Exempt multiple-unit dwellings containing up to four dwelling units from landscaping requirements (Section 7.1)

Amendments to Residential Zoning Districts (Section 8)

- Amend the names and purpose statements to address the proposed changes to permit multiple-unit dwellings containing up to four dwelling units on a site in:
 - R1 – Large Lot One Unit Residential District (Section 8.1)
 - R1A – One Unit Residential District (Section 8.2)
 - R1B – Small Lot One-Unit Residential District (Section 8.3)
 - R2 – One and Two-Unit Residential District (Section 8.4)
- Amend the permitted uses to include semi-detached dwellings and two-unit dwellings as permitted uses in:
 - R1 – Large Lot One Unit Residential District (Section 8.1)
 - R1A – One Unit Residential District (Section 8.2)
 - R1B – Small Lot One-Unit Residential District (Section 8.3)
- Amend the permitted uses to include multiple-unit dwellings containing up to four dwelling units as a permitted use as well as provide for a maximum height up to 10 metres and site coverage up to 50% within the Corridor Growth Area and on corner sites in the Transit Development Area in:
 - R1 – Large Lot One Unit Residential District (Section 8.1),
 - R1A – One Unit Residential District (Section 8.2)
 - R1B – Small Lot One-Unit Residential District (Section 8.3)
 - R2 – One and Two-Unit Residential District (Section 8.4)
- Amendments for the R2A – Low Density Residential Infill District (Section 8.5):
 - Amend the purpose statement to address the proposed changes to permit multiple-unit dwellings containing up to four dwelling units on a site.
 - Remove “multiple-unit dwellings – maximum four dwelling units” from the discretionary uses.
 - Add a note that the provisions of Section 5.44 (Primary Dwellings in Established Neighbourhoods) do not apply for three- and four-unit dwellings.
- Remove “multiple-unit dwellings – maximum four dwelling units” from the permitted uses and add a note that the provisions of Section 5.44 (Primary Dwellings in Established Neighbourhoods) do not apply for three- and four-unit dwellings in RM1 – Low Density Multiple-Unit Dwelling District (Section 8.10).
- Amend the use “multiple-unit dwellings – containing three to six dwelling units” to be “multiple-unit dwellings – containing five to six units” as well as a note that the provisions of Section 5.44 (Primary Dwellings in Established Neighbourhoods) do not apply for three- and four-unit dwellings in:
 - RM2 – Low/Medium Density Multiple-Unit Dwelling District (Section 8.11)
 - RM3 – Medium Density Multiple-Unit Dwelling District (Section 8.12)
- Amend the use “multiple-unit dwellings” to be “multiple-unit dwellings containing five or more dwelling units” as well as a note that the provisions of Section 5.44 (Primary Dwellings in Established Neighbourhoods) do not apply for three- and four-unit dwellings in:
 - RM4 – Medium/High Density Multiple-Unit Dwelling District (Section 8.13)
 - RM5 – High Density Multiple-Unit Dwelling District (8.14)

Amendments to Institutional Zoning Districts (Section 9)

- Amend the permitted uses in the M1 – Local Institutional Service District (Section 9.1) to include multiple-unit dwellings containing up to four dwelling units as a permitted use as well as provide for a maximum height up to 10 metres within the Corridor Growth Area and on corner sites in the Transit Development Area.

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: 306-986-5788 (Andy Collin)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Thursday, June 27, 2024, at 9:30 a.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/writetocouncil. 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 24, 2024, 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.