

Comprehensive Zoning Bylaw Review – Amendment Package Five

APPLICATION SUMMARY

A comprehensive review of the Zoning Bylaw Project (Project) is being undertaken to align the Zoning Bylaw with identified strategic priorities, current trends, changes to provincial legislation and to make minor amendments. This report is the fifth package of proposed amendments being undertaken as part of the Project. The proposed amendments address a range of topics identified during the information gathering phase of the Project.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

The general scope of the Project will, through new and amended regulations, bring [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw) into alignment with relevant City of Saskatoon (City) strategies and plans to reflect and balance community values, industry needs and to support and manage city growth. The proposed Zoning Bylaw amendments are being managed through a series of amendment packages staged out over the course of the Project. A project update, including information about previously approved amendments, is provided in Appendix 1.

DISCUSSION

The proposed amendments, if adopted, will achieve several outcomes which are supportive of approved strategies and plans and the City's strategic goals, including:

- 1) Implement policies and recommendations from the Official Community Plan (OCP);
- 2) Address parking standards for designated parking spaces for people with a disability to improve accessibility; and
- 3) Address matters within the General Provisions section and specific districts to improve consistency of interpretation and application.

General Amendments to Definitions, Interpretation of Zoning Districts and Zoning Maps, General Administration and General Provisions

Amendments are proposed for Sections 2, 3, 4 and 5 of the Zoning Bylaw including:

- 1) Updates to definitions for 'home-based businesses' and 'screening';
- 2) Amendments to sections regarding site plan control and the discretionary use application process; and

- 3) Updates to the General Provisions section for accessory buildings and structures, screening and home-based businesses and short-term rental properties.

Amendments for the Provisions of On-site Waste Spaces

- 1) Provide a new definition for waste that includes all three streams of waste;
- 2) Include a new general provision containing regulations for on-site waste space to provide adequate space for the collection and storage of waste;
- 3) Replace references to ‘garbage’ with ‘waste’ throughout the bylaw;
- 4) Require on-site waste spaces for multi-residential uses and other uses in Residential and Institutional Districts;
- 5) Change the regulations for ‘garbage pickup area’ to ‘waste space’ and amend the regulation to the standard size of a waste collection space in Commercial Districts and the AM – Auto Mall District; and
- 6) Include a new regulation to require on-site waste spaces in Industrial Districts.

Amendments to On-Site Required Parking, Loading and Vehicular Circulation Provisions for Parking for People with a Disability

- 1) Amend the size of designated parking spaces on-site for people with a disability;
- 2) Amend the number of required designated parking spaces on-site for people with a disability;
- 3) Include regulations for the identification of spaces, including demarcation of access aisles and above-ground signage; and
- 4) Add new figures in the Zoning Bylaw to illustrate these requirements.

Amendments to Residential, Institutional, Commercial, Industrial Districts and Specialized Districts

Amendments are proposed for Sections 8, 9 and 12 of the Zoning Bylaw including:

- 1) Updates to regulations for rear yards for dwelling groups in Residential and Institutional Districts;
- 2) Amendments to the MX1 – Mixed Use 1 District to allow for residential uses to be permitted rather than discretionary and revise the lists of permitted and prohibited uses;
- 3) Amendments to the Industrial Districts in the vicinity of chemical manufacturing plants to clarify the purpose of those Districts which limit public assembly; and
- 4) Housekeeping amendments to Industrial Districts to clean-up the permitted, discretionary and prohibited use tables.

Updates to Appendices

- 1) Revisions to Appendix C – South Downtown Local Area Design Plan.

These amendments were put forward by stakeholders or were identified by Administration and are intended to address policy gaps, improve flexibility and remove inconsistencies from the above-mentioned sections of the Zoning Bylaw. Explanations of proposed amendments and rationale are outlined in Appendix 2, 3 and 4.

Policy Review

Proposed amendments in this report conform to OCP policies as required by *The Planning and Development Act, 2007*.

Comments from Other Divisions

Proposed amendments were circulated to affected departments through an internal review process and no concerns were raised.

COMMUNICATIONS AND ENGAGEMENT

The Public Engagement Summary for the proposed amendments is found in Appendix 5. Communications will be developed to communicate changes to all affected stakeholders.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Comprehensive Review of the Zoning Bylaw Project Update – December 2022
2. Summary of Amendments 2, 4, 5, 6, 11, 12 and Appendix C
3. Summary of Amendments - Parking for People with a Disability
4. Summary of Amendments - On-site Waste Spaces
5. Public Engagement Summary

REPORT APPROVAL

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Zoning Bylaw Review

Official Community Plan
Zoning Bylaw Review



Project Overview

Information Gathering Phase (Spring – Fall 2019)

The purpose of this phase was to gather input regarding the topics that should be included in the Comprehensive Review of the Zoning Bylaw Project (Project). An [information report](#) was provided to the Standing Policy Committee on Planning, Development and Community Services (PDCCS) on November 5, 2019.

Amendment Phase (September 2019 – 2023)

The purpose of this phase is to undertake amendments to the Zoning Bylaw through a series of amendment packages staged over the course of the Project. Each topic will involve an appropriate level of engagement for the topic being considered with stakeholders and the community.

Project Milestones

The following have been approved by City Council as part of the Project:

- [Amendment package one](#) in May 2020.
- The [Development Applications Fee Bylaw](#) in November 2020.
- [Amendment package two](#) in April 2021.
- [Amendments to the Official Community Plan and Zoning Bylaw](#) for the Architectural Control Districts Design Review Committee in September 2021.
- [Amendment package three](#) in December 2021.
- [Amendments](#) for child care and adult day care facilities in April 2022.
- [Amendments](#) for Neighbourhood Level Infill in May 2022.
- [Amendment package four](#) in July 2022.

Repeal and Replace (2023)

To repeal Zoning Bylaw No. 8770 and replace the Bylaw. When this occurs, the new Bylaw will replace the existing Zoning Bylaw No. 8770 with final review and revisions of the full document taking place during the final stage of the Project.

Project Topics

Several topics have already been addressed through previous amendment package as well as the amendments proposed in Amendment Package Five. Topics that are still under review and will be addressed in future amendment packages are outlined in this report.

General Updates to the Zoning Bylaw

General updates to the Zoning Bylaw will be undertaken to ensure consistency with the applicable Provincial legislation, the Official Community Plan, and other relevant City policies and practices. The Zoning Bylaw will also be updated to correct spelling and grammatical errors, clarify definitions where appropriate, provide clarification where needed and review the Bylaw for repetition and consistency.

General updating of the Bylaw will be undertaken throughout the Project.

Updates to the Bylaw

Topics still under review and to be addressed in future amendment packages include:

- Review of regulations for supportive housing including residential care homes;
- Review and clarify amenity space requirements;
- Review definitions for alcohol related establishments;
- Review of the B4MX Integrated Commercial Mixed-Use District;
- Updates to various zoning districts and sections of the Bylaw.



Environmental Initiatives – A consultant has been hired to complete a review of environmental / sustainability initiatives to be included in the Zoning Bylaw including:

- Review of bonusing options for environmental initiatives;
- EV parking options;
- Incorporating options for green roofs; and,
- Review of potential provisions for net zero buildings.



Upcoming in 2023

The Project is now in its final year. Following upcoming amendment packages, the final phase of the Project is to repeal and replace the Bylaw. Final review and revisions of the full document will take place during lead up to the last milestone of the Project. Upon adoption, the new Bylaw, including a new Zoning Map, will replace the existing Zoning Bylaw.

The scope of repeal and replace focuses on improving consistency, new figures, updates to definitions, references and maps, removing redundancies, format clean-up and reorganization. More substantial Zoning Bylaw amendments have intentionally been brought forward through previous amendment packages.

Summary of Amendments Sections 2, 4, 5, 7, 11, 12 and Appendix C

Section 2: Definitions			
Definition	Current Definition	Proposed Change	Rationale
access aisle	None	Add a new definition to provide clarity on the area of a parking space for people with a disability that is required to safely exit a vehicle.	This addition will clarify the requirement for an access aisle for accessible parking spaces and will lead to more user-friendly and efficient use of space.
access path	None	Add a new definition to ensure an access path is provided from a parking space for people with a disability to a building entrance.	This addition will improve consideration of clear and direct access between an accessible parking space and a building.
bulk data storage	None	Add a new definition for a new use that consists of the storage of electronic information on data servers.	This definition will support regulating an emerging industry.
contractor's yards	None	Add a new definition to describe the use of a site as a contractor's yard.	This definition will clarify the appropriate use of a contractor's yard.
hazardous material	None	Add a new definition for hazardous materials that are likely to be hazardous to humans, animals or likely to harm the general environment.	This definition will specify what is considered hazardous material based on provincial regulations to support regulating the location of facilities that process or manufacture hazardous material.
home-based business	"home-based business" means an accessory use of a dwelling unit for a business which is secondary and incidental to the primary use of the dwelling as a residence and does not change the residential character of the buildings or site.	Clarify the home-based business is located within the business owner's residence.	This change is required to clarify the business owner must reside at the dwelling the business operates from.

Section 2: Definitions			
Definition	Current Definition	Proposed Change	Rationale
industrial complex	"industrial complex" means a group of two (2) or more detached principal buildings located on the same site and which are not for human habitation except those necessary for a watchman or caretaker, provided that each form of development comprising the industrial complex is otherwise a permitted or discretionary use in the zoning district.	Remove the reference to a caretaker residence and clarify that industrial uses be located in an industrial complex.	This change provides a clear distinction between an industrial complex and a shopping centre to support regulating the two uses fairly and appropriately.
screening	"screening" means a fence, building, structure or other device which provides a visual barrier sufficient to conceal parking areas, garbage collection areas and storage areas.	Update the reference from garbage to waste.	Update terminology to align with new waste provisions.
showroom	None	Add a new definition to describe the area within an industrial building that is used to display merchandise.	This definition provides flexibility and clear development standards for an accessory use.
waste	None	Add a new definition for waste that is consistent with Bylaw No. 8310, The Waste Bylaw, 2004 and includes garbage, recycling and organics.	Update terminology to align with new waste provisions.

Section 4: General Administration

Section	Current Provision	Proposed Change	Rationale
4.3.4 (1) (d) Plans and Information Required for a Development Permit Application	iii) the location and size of all parking spaces, aisles and vehicle circulation areas, loading spaces, entrances and exits to the site and garbage receptacles	Replace 'garbage receptacles' with 'waste spaces'.	Update terminology to align with new waste provisions.
4.12.2 (1) Site Plan Control	(1) Site Plan Controls may be applied as follows: (a) to any Commercial use proposed within an area designated as Regional Commercial Area in the Official Community Plan and that is not part of a Direct Control District.	Add a subsection (b) to provide for the option for Site Plan Control to be used on sites abutting or having frontages or flankages along high-frequency transit corridors.	This change will allow for Site Plan Control to be applied along high-frequency transit corridors.
4.7.1	(1) List of Discretionary Uses that are delegated to Administration Residential Uses and Live/Work Units in the MX1 District	Remove Units in the MX1 District	It is proposed that residential uses and live/work units be permitted provided that an Environmental Site Assessment (ESA) is submitted with the permit application.
4.7.2 (4)	None	Add a subsection (4) to clarify that an increase in intensity of use requires a new discretionary use application.	This will clarify that a new Discretionary Use Application will be required when the intensity of use is to be increased beyond what was previously approved by City Council.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.7(3) Accessory Buildings and Structures	<p>(e) take into account the following when determining the total floor area of detached accessory buildings:</p> <p>i) in calculating the main floor of the principal building, the area of an attached garage shall be excluded;</p> <p>ii) the area of the attached garage and the total floor area of all detached accessory buildings shall not exceed the building floor area of the principal building;</p> <p>iii) -the cumulative gross area of detached accessory buildings or structures which:</p> <p style="padding-left: 40px;">a. shall not exceed the floor area of the principal dwelling or 54m², and shall not exceed the floor area of the principal dwelling exclusive of attached garage, above grade whichever is greater; and</p> <p style="padding-left: 40px;">b. shall not have a total floor area exceeding 87m²</p>	<p>Reword provision to describe what is permitted, instead of what is not permitted.</p> <p>Include carport in total floor area calculation exclusion.</p> <p>Clarify that the total maximum floor area for attached garage and detached accessory buildings does not exceed the main floor area, not the entire building floor area.</p> <p>Remove gross, from cumulative gross floor area.</p>	Updated for clarity.
5.15 (1) (e) Amenity Space	Amenity space shall not be used for the purpose of vehicle storage, parking, loading, vehicle repair, garbage collection or maintenance buildings.	Replace 'garage collection' with 'waste spaces'.	Update terminology to align with new waste provisions.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.29 (2) Home-Based Business	<p>This section identifies the home-based businesses that are prohibited. The amendment is applicable to these sections:</p> <p>(a) tattoo or body modification services;</p> <p>(e) sharpening services, printing, screen printing, dyeing services, food packaging, upholstery, engraving and embroidery services that require the use of commercial or industrial equipment;</p> <p>(h) industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making or furniture making;</p> <p>(k) on-site sale of any products, goods or merchandise.</p>	<p>(a) Tattoo or body modification services to be permitted.</p> <p>(e) The examples of business that use commercial or industrial equipment are being removed.</p> <p>(f) Is being added to allow that home crafts are permitted in a home-based business.</p> <p>(k) Incidental on-site sale of merchandise will be permitted for personal service.</p>	<p>The amendment to permit tattoo and body modification is being brought forward as other personal trades (hairdressers, nail salons) are already permitted. All personal service trades are required to meet all Saskatchewan Health Authority requirements.</p> <p>The business environment is constantly changing as new services become available and the examples provided in the bylaw are no longer current.</p> <p>Home crafts are already defined in the Zoning Bylaw. This amendment will clarify that certain type of manufacturing and artwork is permitted and not considered to be an industrial use.</p>

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
Home-Based Businesses	<p>This section provides the provisions for home-based businesses. The amendments apply to these sections:</p> <p>(a) No more than one non-resident person shall be employed in relation to home-based businesses on any one site;</p> <p>(e) Parking shall be required as follows, to the satisfaction of the Development Officer: (i) one off-street parking space shall be required for a non-resident employee and at least one off-street parking space shall be required for the principal dwelling;</p> <p>(j) An approved home-based business may serve as the administrative headquarters for up to two associates or partners who may be permitted to work from their own dwelling provided they obtain a separate home-based business approval and that they are present at the administrative headquarters no more than two hours in any one-week period.</p>	<p>(a) clarify that an employee, business partner or associate attend the home-based business.</p> <p>(e) an on-site parking space is provided for an employee, business partner or associate. Add a new provision that on-site parking is not required for districts in the downtown.</p> <p>(f) one trailer stored on or in the vicinity of the site</p> <p>(g) a provision that limits visits to three at one time</p> <p>(j) remove this provision</p>	<p>The amendment will simplify the regulations by consolidating the standards related to non-resident employees and those standards related non-resident business partners or associates. Land use implications are the same regardless of whether the person attending the site is a co-owner or not.</p> <p>Further consolidation of the non-resident employee and non-resident business partner requirements. To be consistent with parking requirements in the Zoning District in the downtown including the B6, DCD1, MX2 and M4 the requirement for home-based businesses will be removed.</p> <p>Allowing for a trailer to be located on a site will clarify an existing interpretation that a trailer is not considered a vehicle for the purpose of this development standard.</p> <p>Clarify that more than three clients are not to visit the home-based business at one time.</p> <p>Remove the provision regarding the administrative headquarters.</p>

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.51 Homestays	<p>(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a secondary suite, garden suite or garage suite.</p> <p>(4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off street parking space shall be required for guests and at least one off-street parking space shall be required for the principal dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.</p>	<p>(2) Remove the provision regarding guests in secondary suites.</p> <p>(4) Amend the provision for parking to be consistent with other accessory uses to dwellings.</p>	<p>The amendment to remove the number of guests in a secondary suite is proposed to be removed to be consistent with current secondary suite provisions.</p> <p>The amendment regarding the surfacing, siting and delineating the parking space are consistent with other uses accessory to a dwelling unit.</p>
5.52 (2) and (4) Short Term Rental Properties	<p>(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a one of a secondary suite, garden suite or garage suite. No more than two guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.</p> <p>(4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principal dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.</p>	<p>(2) Remove the provision regarding guests in secondary suites.</p> <p>(4) Amend the provision for parking to be consistent with other accessory uses to dwellings.</p>	<p>The amendment to remove the number of guests in a secondary suite is proposed to be removed to be consistent with current secondary suite provisions.</p> <p>The amendment regarding the surfacing, siting and delineating the parking space are consistent with other uses accessory to a dwelling unit.</p>
5.55 Screening	<p>1) Except in I, AG and FUD Districts all mechanical equipment including roof mechanical units shall be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.</p>	<p><u>Repeal this provision.</u></p>	<p>This provision is proposed to be removed as it has proven to be overly onerous to the development industry.</p>

Section 7: Residential			
Section	Current Provision	Proposed Change	Rationale
RMTN 8.8.2 Permitted Uses RMTN1 8.9.2 Permitted Uses	None	Add secondary suites to permitted uses.	To allow for secondary suites in one-unit dwellings which became permitted in the previous amendment package.
RMTN 8.8.4 Notes to Development Standards (5) RMTN1 8.9.4 Notes to Development Standards (5) RM2 8.11.4 Notes to Development Standards (5) RM3 8.12.4 Notes to Development Standards (5) RM4 8.13.4 Notes to Development Standards (4)	For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.

Section 9: Institutional			
Section	Current Provision	Proposed Change	Rationale
M2 9.2.4 Notes to Development Standards (5)	For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.

Section 11: Industrial			
Section	Current Provision	Proposed Change	Rationale
IL2 11.2.1 Purpose	The purpose of the IL2 District is to facilitate economic development through certain light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.	To include that the limitation to public assembly is due to the proximity of the district to hazardous material facilities.	To improve rationale for the purpose of the District.
IL2 11.2.3 Prohibited Uses	List of prohibited uses	Remove those prohibited uses that are not related to manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.	To clean-up the use table to clarify that those uses not listed as permitted or discretionary are therefore prohibited.
IL3 11.3.1 Purpose	The purpose of the IL3 District is to facilitate economic development through limited light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.	To include that the limitation to public assembly is due to the proximity of the district to hazardous material facilities.	To improve rationale for the purpose of the District.

Section 11: Industrial			
Section	Current Provision	Proposed Change	Rationale
IL3 11.3.3 Prohibited Uses	List of prohibited uses.	Remove those prohibited uses that are not related to Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.	To clean-up the use table to clarify that those uses not listed as permitted or discretionary are therefore prohibited.
IH2 11.6.1 Purpose	The purpose of the IH2 District is to facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.	To include that the limitation to public assembly is due to the proximity of the district to hazardous material facilities.	To improve rationale for the purpose of the District.

Section 12: Specialized			
Section	Current Provision	Proposed Change	Rationale
MX1 12.6.1 Purpose	The purpose of the MX1 District is to facilitate reinvestment in core neighbourhoods and industrial areas of the city by encouraging mixed uses in new development, as well as promoting the rehabilitation of existing structures. The MX1 District is intended to facilitate a broad range of compatible commercial, industrial, institutional, cultural and residential uses, including live/work units.	Amend the purpose of the district to reference historic neighbourhoods and to include corridor infill sites. Clarify that only light industrial uses are compatible in this district and remove the reference to live/work units.	The purpose is being updated to reference the historic neighbourhoods and to include corridor infill sites that may be located on former industrial lands. The purpose will be updated to reflect that only appropriate light industrial uses exist in this district.

Section 12: Specialized			
Section	Current Provision	Proposed Change	Rationale
12.6.2 Permitted Uses	MX1 - Mixed Use District 1	<p>Permit residential uses, provided appropriate environment site assessment (ESA) is submitted with the permit application.</p> <p>Permit other uses appropriate to the district.</p>	<p>Residential uses are currently discretionary in this district as an ESA was required to be submitted with the discretionary use application. The amendment will permit residential use while retaining the requirement for an ESA to be submitted with the building permit application.</p> <p>The list of permitted uses will be expanded to include those appropriate in this district.</p>
12.6.3 Prohibited Uses	MX1 - Mixed Use District 1	Remove uses that are redundant.	The list of prohibited businesses will be refined and the uses that are redundant will be removed. An extensive list of prohibited uses is not required as only those identified as permitted or discretionary are allowed.
12.6.4 Discretionary Uses	MX1 - Mixed Use District 1	Remove residential uses.	The residential uses are being removed as these uses will be become permitted. Selected supportive housing uses will remain discretionary as additional review and engagement is required for these uses.

Appendices			
Section	Current Provision	Proposed Change	Rationale
Appendix C	South Downtown Local Area Design Plan Appendix C to Zoning Bylaw No. 8770	<ul style="list-style-type: none"> • Update guidelines in the context of the current built form. • Update the maps and reference photos. • Edit text and reorganize the structure of the Plan for clarity and to reduce redundancies. Update design guidelines to allow for more flexibility, creative freedom, and to focus on pedestrian experience. Confirm alignment with other City policies, bylaws, and plans. 	To keep the Plan current and in line with existing conditions, precedents, programs and priorities. Specifically, regarding the maps, images, organization of the Plan, improving the language, ensuring alignment with other City documents and adding clarity to the guidelines.

Summary of Amendments – Parking for People with a Disability

Administration has undertaken a comprehensive review of the off-street parking regulations for people with a disability. Designated parking spaces for people with a disability are currently required for commercial, institutional, industrial, mixed-use and multi-family developments. Proposed amendments focus on addressing feedback from stakeholders, as well as aligning with current practices of other municipalities across Canada. The proposed amendments will increase accessibility and bring our standards in line with other Canadian municipalities.

The proposed regulations will:

1. Update definitions (Section 2.0) to add definitions for ‘access aisle’ and ‘access path’. The access aisle definition will formalize a requirement for a portion of the space used for designated parking spaces for people with a disability be used for entering and exiting a vehicle. The access path definition will provide further consideration for a safe and accessible path being provided between parking spaces and the entrance to the destination.
2. Update Required Parking, Loading and Vehicular Circulation Provisions (Section 6.0) to create a new subsection specific to requirements for vehicle parking and loading spaces for people with a disability to consolidate applicable provisions.
3. The new subsection will include increases to the proportion of required parking spaces to be designated parking spaces for people with a disability for multiple-unit dwellings, dwelling groups and other uses. This will align Saskatoon regulations with other Canadian municipalities. The new rates are shown in the below tables and will result in approximately double the number of parking spaces for people with a disability than are currently required.

Proposed Rate for Non-Residential Uses	
Number of Required Vehicle Parking Spaces	Number of Parking Spaces for People with a Disability
4 - 50	1
51 - 400	1 space per 50 required parking spaces
More than 400	8 spaces, plus 0.5% of total required parking

Proposed Rate for Residential Uses	
Number of Required Vehicle Parking Spaces	Number of Parking Spaces for People with a Disability
20 - 199 spaces	2
Each additional 100 spaces	2

4. Increase the width of designated parking spaces for people with a disability to provide for a standard access aisle plus the width of standard required parking spaces. The total increase in width would be from 3.9 metres to 4.2 metres for one space and from 6.3 spaces to 6.9 spaces for two spaces sharing one access aisle.
5. Include provisions for an access path and access aisle, including demarcation and signage to improve access from parking spaces to building entrances.
6. Include figures to illustrate the new requirements to improve clarify of the standards required.

Summary of Amendments - On-Site Waste Spaces

The City of Saskatoon is proposing regulations in the Zoning Bylaw to require on-site spaces for waste storage and collection. Under these regulations, waste includes garbage, organics, and recyclable material.

The proposed amendments would require on-site spaces for waste storage and collection to be shown on plans submitted for Development and Building Permit applications.

Summary of Proposed Regulations

References to garbage spaces and areas will be updated to waste spaces throughout the Bylaw to reflect the updated term.

The amended regulations include the following sections.

Section 2.0 Definitions:

- Add a new definition for 'waste' that is consistent with *Bylaw No. 8310, The Waste Bylaw, 2004* and includes garbage, recycling and organics.

Section 5.0 General Provisions:

- Minimum dimensions of 3.0 metres by 7.5 metres;
- Required spaces would not be permitted to locate in areas designated for required landscaping, amenity space, vehicle or bicycle parking areas;
- In residential, commercial, institutional and specialized districts, screening would be required;
- Developments that provide waste collection and storage areas within a building would not be required to provide outdoor waste spaces;
- In buildings where residential uses are located with other non-residential uses, separate on-site waste collection spaces may be required; and
- Regulations would not apply to one- and two-unit dwellings, semi-detached dwellings, street townhouses and multiple-unit dwellings containing four or less dwelling units.

Section 8.0 Residential Districts:

- One space per 40 dwelling units would be provided on-site for multiple-unit dwellings and dwelling groups containing five or more dwelling units; and
- All uses other than one- and two-unit dwellings, semi-detached dwellings, street townhouses and multiple-unit dwellings containing four or less dwelling units would require one space.

Section 9.0 Institutional Districts

- One space per 40 dwelling units would be provided on-site for multiple-unit dwellings and dwelling groups containing five or more dwelling units;
- All other uses would require one space on-site.

Section 10.0 Commercial Districts

- Amend the current regulation to provide for a space with dimensions of 3.0 metres by 7.5 metres for all permitted or discretionary uses;
- Where multiple-unit dwellings are permitted or discretionary in the following districts, an additional space would be required for multiple-unit dwellings and dwelling groups containing five or more dwelling units:
 - B1B Neighbourhood Commercial Mixed Use District
 - B4A Special Suburban Centre & Arterial Commercial District
 - B4MX Integrated Commercial Mixed-Use District
 - B5 Inner-City Commercial Corridor District
 - B5B Broadway Commercial District
 - B5C Riversdale Commercial District
 - B6 Downtown Commercial District

Section 11.0 Industrial Districts

- One space on-site for all permitted and discretionary uses.

Section 12.0 Specialized Districts

- In the AM Auto Mall District, amend the current regulation to provide for a space with dimensions of 3.0 metres by 7.5 metres for all permitted or discretionary uses; and
- In the MX1 Mixed Use District 1 and MX2 Downtown Warehouse Mixed Use District, one space per 40 dwelling units would be provided on-site for multiple-unit dwellings and dwelling groups containing five or more dwelling units.

Section 13.0 Direct Control Districts

- In the DCD1, DCD7 and DCD8, replace 'garbage' with 'waste' to reflect the updated term.



ENGAGEMENT SUMMARY

Zoning Bylaw Comprehensive Review Project

Proposed Amendments to Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Appendix C

Description

A Comprehensive Review of the Zoning Bylaw Project (Project) is being undertaken to align the Zoning Bylaw with identified strategic priorities, current trends, changes to provincial legislation and to make minor amendments. This report is the fifth package of proposed amendments being undertaken as part of the Project. The proposed amendments address a range of topics identified during the information gathering phase of the Project.

Using What We Learn

Stakeholders offered valuable feedback which is included in this report.

What We Did

The table below outlines the engagement process, including who was solicited for feedback and how we gathered the feedback.

Table 1 Engagement Process

Who we had conversations with	How we gathered input
Internal City Stakeholders (Planning and Development, Transportation, Parks, Solicitors, Building Standards, Community Standards, Sustainability, Water and Waste Operations, Saskatoon Land, Communications and Engagement)	Relevant internal departments were contacted for input on, review and comment for proposed amendments. No comments were received that would preclude these amendments from proceeding.
Saskatoon & Region Homebuilders' Association (SRHBA)	The topics being considered for Amendment Package Five was shared with the Builders Industry Liaison Committee of SRHBA on October 27, 2022.
Riversdale and Downtown Business Improvement Districts	The Riversdale Business Improvement District (BID) was provided with the amendments to the MX1 District and provided feedback for Appendix C updates. The Downtown BID provided feedback for Appendix C and was provided with the amendments for the home-based business regulations.

Who we had conversations with	How we gathered input
Combined Business Group	The Combined Business Group consists of the Greater Saskatoon Chamber of Commerce, Saskatoon Regional Economic Development Authority, Riversdale BID, Sutherland BID, 33 rd Street BID, Broadway BID, Downtown Saskatoon, Saskatoon Construction Association, North Saskatoon Business Association, SRHBA, Tourism Saskatoon and the Saskatoon Realtors Association and was provided with information for all amendments included in Amendment Package Five.
Greater Saskatoon Chamber of Commerce	Information on the review of the Industrial districts was shared by email to Chamber staff in November 2022.
North Saskatoon Business Association	Information on the review of the Industrial districts was shared by an in-person meeting, to an internal committee, as well as by e-newsletter to the membership in November 2022.
Saskatchewan Realtors Associations	Information on the review of the Industrial districts was shared by email in August and October 2022.
Community Associations	<p>The City Park, Riversdale, Caswell Hill and Pleasant Hill Community Associations were contacted regarding the amendments to the MX1 District. Staff were able to meet with the Caswell Hill and Pleasant Hill Community Associations regarding the changes to the MX1 District.</p> <p>30 Community Associations that abut the Industrial Districts were provided information on the proposed amendments to the Industrial Districts.</p>
Saskatoon Accessibility Advisory Committee (SAAC)	A report was submitted to the SPC on Transportation in October 2022 to referral to the SAAC for their input on the amendments for parking for persons with a disability.
Saskatchewan Human Rights Commission, Elmwood Residences and Inclusion Saskatchewan	Information on the review of accessible parking was provided in September 2022 and meetings were held with staff from these organizations in October 2022 to discuss proposed amendments and potential design guidelines.
Private landowners with large holdings in the Industrial Districts	Information on the review of the Industrial districts was shared by email in November 2022.
First Nations with land holdings in the Industrial Districts	Kahkewistahaw First Nation, Muskeg Lake First Nation, Pelican Lake First Nation, and Red Pheasant Cree Nation were contacted by phone and provided further information by email in November 2022.
Private Waste Collection Providers	Private waste haulers were sent a questionnaire in March 2022. Five responses were received that helped to inform the regulations.
Canadian Federation of Independent Business (CFIB)	A meeting was held in September 2022 and further information provided on proposed amendments to the Industrial districts in October 2022 to the CFIB.
Meewasin	Meewasin staff participated in external stakeholder meetings to provide feedback on the updates to Appendix C.
Prior members of the City of Saskatoon River Landing Architectural Design Review Committee	Previous Architectural Design Review Committee members participated in stakeholder meetings to provide feedback on their experience using the design guidelines and on the proposed updates to Appendix C.

Who we had conversations with	How we gathered input
Property owners of sites in the MX1 District	Property owners were sent information on the proposed amendments to the MX1 District in August 2022.
General Public	<p>Information was provided on the Zoning Bylaw Review Engage Page. Visitors to the website were able to provide a comment on the Engage Page. Contact information for the Project Team was also included on the Engage Page. The following is a summary of updates that were made to the Engage Page:</p> <ul style="list-style-type: none"> • Appendix C • On-site Waste Spaces • Industrial Districts • MX1 – Mixed use 1 District • Parking for People with a Disability • Home Based Businesses, Short-Term Accommodations • Housekeeping Items <p>An e-newsletter was used to promote the information on November 29, 2022. Twitter, Facebook and Next Door were used to promote the information in December 2022.</p>

What We Heard – Appendix C

Comments have been organized into themes and summaries below. These comments were received through stakeholder meetings and online questionnaire for stakeholders. *Note: The language below is not word for word comments provided by stakeholders.*

Table 2: Appendix C Feedback Summary and Response

Theme	Summarized Comments	Response
Image and Map Updates	<ul style="list-style-type: none"> • The Plan area map and the superimposed character zone map do not align with the format of other Zoning Bylaw maps. • The existing photo examples of various design features are outdated, poor quality, and offer too narrow of an idea of what type of design is acceptable in the Plan area. • The photos of the existing conditions in the Plan area are outdated and not reflective of the more recent development. 	<p>These maps have been redrawn to align with the format of other Zoning Bylaw maps.</p> <p>It is recommended to remove outdated reference photos.</p> <p>Context photos taken in July 2022 of the Plan area are recommended to replace the existing photos.</p>

Theme	Summarized Comments	Response
Reorganization	<ul style="list-style-type: none"> The Plan is long and difficult to follow. There is overlap between sections that could be simplified. The structure of the Plan is repetitive making it not user friendly. There are many redundancies in the Plan (categories that are very similar, overlapping intention statements). 	<p>To address these concerns, the Plan has been reviewed and the proposed amendments ensure guidelines are located under the correct headings, repetition has been reduced, the intention statements are updated to apply more broadly to each design guideline, and similar design categories are consolidated for ease of use (i.e., fenestration, and windows and glazing).</p>
Language and Clarity	<ul style="list-style-type: none"> Instruction and requirements are not always clear. The Plan uses negative language to describe what is not permitted, rather than explaining what is permitted. This Plan is a guideline intended to provide design direction for development in the Plan area. The language used should reflect that the guidelines are suggestions and not requirements. Request from internal stakeholders to update the DCD1 Use Tables for clarity. 	<p>Administration has reviewed each design guideline and made edits for conciseness and clarity where needed. This includes using positive language to communicate more clearly what design guidelines are encouraged.</p> <p>Proposing to remove “shall” and reword sentences appropriately.</p> <p>Updates to the Direct Control District 1 is beyond the scope of this project.</p>
Nautical Theme	<ul style="list-style-type: none"> Suggestions to remove references to a nautical theme. 	<p>Recommendation to remove nautical theme requirement, and instead focus on quality design without a specific theme.</p>
Alignment with Other Guidelines	<ul style="list-style-type: none"> Request to review other City and related government agency documents to ensure there is alignment between this Plan and other policies. Request to incorporate new green/sustainable policies into the Plan. 	<p>Administration conducted a review that included the Heritage Plan, City Centre Plan, and the Meewasin Development Guidelines. Some minor updates were made, specifically related to wind mitigation and grade-level active frontage.</p> <p>Adding new content is beyond the scope of this project.</p>

Theme	Summarized Comments	Response
Current Context	<ul style="list-style-type: none"> • Stakeholders expressed agreement that the Plan needs to be updated. • Concerns that the Plan does not reference the significant amount of development that has been built in River Landing. 	<p>Administration reviewed the Plan and made edits where references to the current built environment was appropriate.</p>
Design Guidelines	<ul style="list-style-type: none"> • Questions about the massing and scaling of buildings and how to address wind mitigation. • Concerns about the restrictive nature of the guidelines, specifically about cladding guidelines and colour. • Differing opinions were expressed about the reflective coating guidelines during the stakeholder engagement. Some participants wanted to remove prohibition on reflective coating, and others wanted to keep the guideline in the Plan. • Concerns expressed by stakeholders about the accessibility of brick pavers, a material that is suggested to be used in the Plan area. • Stakeholders identified the existing lighting requirements as unrealistic to include due to lighting generally being one of the final components of a plan, well after the committee has reviewed the plans. • Staff highlighted previous challenges with encouraging ground level entrances in the Plan area. • Request to consider increasing building heights in the Plan area. • Questions about how to make developments more inviting for pedestrians. 	<p>Recommending to include reference to wind mitigation studies, which would align with the City Centre Plan.</p> <p>The cladding and the colour guidelines were reviewed and edits are recommended to allow for design flexibility. To balance the opposing views about reflective coating, recommended edits to this design guideline would allow reflective coating in a limited capacity.</p> <p>The proposed amendment does not require brick pavers, but instead encourages the use of a high-quality material that complements the existing pavers.</p> <p>Recommending to amend the lighting design guidelines to reflect that lighting plans are completed at a later date.</p> <p>Proposing to clarify that main entrances should be at grade.</p> <p>Significant changes, such as increasing building height limits is beyond the scope of the project.</p> <p>Proposed amendments encourage an inviting pedestrian environment.</p>

Theme	Summarized Comments	Response
Specific Locations Within the Plan Area	<ul style="list-style-type: none"> Concerns expressed by stakeholders that the development standards will differ on the east and west sides of Sid Buckwold Bridge. Request to increase the commercial opportunities in the Riverbank Park Character Zone. Stakeholders expressed disappointment that the Farmer's Market is no longer operating within the Plan area. Install park furniture that is easy to maintain 	<p>Administration reviewed the Plan and is proposing to add references to Riversdale BID where previously only the Downtown BID was listed and refer to Avenue A extension when the Plan discusses continuity of brick pavers, where previously only the 2nd Avenue extension was listed.</p> <p>Both reviewing commercial opportunities and regulating park furniture is beyond the scope of the project.</p>
Flexibility and Creative Freedom	<ul style="list-style-type: none"> Stakeholders expressed interest in making the guidelines more general to allow for flexibility and creative freedom. 	<p>Recommendation to update guidelines throughout the Plan to be more general to allow for design flexibility and creativity.</p>

What We Heard – Industrial Districts

We organized what we heard into themes and summaries below. These comments were received through workshop and information sessions. *Note: The language below is not word for word comments provided by stakeholders.*

Table 3 Industrial Districts Feedback Summary and Response

Theme	Summarized Comments	Response
Landscaping Regulations	It is unfair that my property requires full landscaping if it's the only property on the block with landscaping.	Flexible landscaping could be expanded to include more established areas where landscaping could be reduced to meet the standards of the surrounding environment, provided the remaining landscaping is more intensively developed.
Interface between Industrial and Residential	Periodically receive feedback on noise, odour or dust concerns from industrial uses affecting residential.	In light industrial districts, nuisance conditions are not permitted beyond the boundary of the site. Issues can be addressed through Bylaw Compliance. Heavy Industrial Districts permit nuisance conditions beyond the boundary of a site, which may impact surrounding land uses, including residential. The Industrial-Residential Interface Study is being undertaken by the City to determine if there are ways to address existing nuisances where residential areas are impacted by heavy industrial businesses.

Theme	Summarized Comments	Response
Lack of Amenities in Industrial Areas	Commercial businesses in industrial areas are frustrated at not having the same amenities as commercial areas such as 8 th Street.	Public amenities such as sidewalks and street furniture are not regulated by the Zoning Bylaw.
Redevelopment	Concerns with not being able to re-develop a property because of new higher standards for landscaping, parking, etc. that were not required in the past.	Flexible landscaping could be expanded to include more established areas where landscaping could be reduced to meet the standards of the surrounding environment, provided the remaining landscaping is more intensively developed.
Compliance with New Standards	Concern with costs of any new development standards, and preference for education and assistance rather than punitive measures for non-compliance. Plenty of notice to conform to new standards.	Communications will be developed to communicate changes to all affected stakeholders. New development standards will apply to new development, to significant re-development of a property or to a change of use.
Public Safety	Interested in seeing a definition of 'public assembly' and 'public gathering' in the Zoning Bylaw, and that appropriate consultation be done with the chemical plants and the general public before implementation.	Further work is being undertaken in 2023 in relation to the zoning districts that relate to hazardous substance facilities, including chemical manufacturing facilities. This will include consideration for a definition for 'public assembly' in the Zoning Bylaw, and further engagement. A definition for 'public gathering' is not being considered as part of the review of the Zoning Bylaw, as it does not regulate temporary events.

What We Heard – Parking for People with a Disability

We organized what we heard into themes and summaries below. These comments were received through the workshop and information session. *Note: The language below is not word for word comments provided by stakeholders.*

Table 4: Parking for People with a Disability Feedback Summary and Response

Theme	Summarized Comments	Response
Obstructions / Pathway from vehicle to building	<p>Snow clearing can be a big concern for people using a wheelchair in paid parking lots. Other issues include the height of the pay station and the slope or change in grade of the parking lot.</p> <p>The accessible pathway should be as close as it can be to the entrance with the least amount of traffic and barriers.</p>	<p>Snow clearing and other temporary environments are not covered by the Zoning Bylaw. A design guide may be useful to communicate these types of issues that may not be covered by zoning regulations.</p> <p>An access path between the parking space and building entrance will be required to be shown on development site plans which should improve consideration for this path.</p>

Theme	Summarized Comments	Response
Number of parking spaces designated for people with a disability	<p>We are interested in standards that are modern and current and meet the needs of the aging population and disabled population.</p> <p>Rather than being among the average, we have a desire to be a leader in accessibility.</p>	Based on a review of other Canadian municipalities and balancing the cost to require a higher standard, it is being recommended that the number of designated parking spaces for people with a disability be raised to align Saskatoon with the requirement of other Canadian cities.
Types of facilities provided	There are a variety of types of parking facilities that should be provided including accessible spots, limited mobility spots, and van accessible, with a wide range of standards being applied	We are recommending one larger size for designated parking spaces rather than a variety that includes smaller sizes to simplify the process while meeting a higher standard in some cases.
Signage	Great to require mounted signage when now is covering the ground. Have seen cases where there is digital signage at entrances to a parking lot about availability of spaces and locating of accessible spaces. Plain language should be used for signage to promote greater inclusivity.	Above ground signage is being proposed to be required. The International Symbol of Access will be used for clarity.

What We Heard – Other Amendments

We organized what we heard into themes and summaries below. These comments were received through the workshop and information session. *Note: The language below is not word for word comments provided by stakeholders.*

Table 5: Other Amendments Feedback Summary and Response

Amendment	Theme	Summarized Comments	Response
Home-Based Businesses	Expand permitted businesses and allow for limited retail sales.	Expanded regulations may negatively affect established business areas.	Proposed amendments allow for additional personal service trades.
On-site Waste Spaces	Allocation of spaces on the site.	It may not be able to provide a space of the specified size but could allocate the area elsewhere on the site.	May be considered when regulations are drafts.
Amendments to the MX1 District	Residential sites.	Removal of discretionary uses requirement is positive.	No further response

What Went Well

- Trying different engagement tactics such as surveys to gain feedback.
- Working to make the engagement report more accessible including the use of surveys.
- Staff were able to meet with stakeholders in-person.

What We Can Do Better

- Engaging virtually because of COVID-19 made it difficult to follow best practices for inclusive, accessible engagement as some groups prefer in-person engagement.
- Existing engagement methods may not be reaching stakeholders as few responses were received from emails. Our current practices include looping back to stakeholders, once engagement is completed, with the recommendations.

What's Next

- Additional amendments to the Zoning Bylaw will be brought forward through in future amendment packages or through separate topic specific reports. Work is currently underway on the final phases of the project that will result in a new bylaw.
- Newsletters are sent out with updated information regarding meeting dates and important information on upcoming amendments.
- The project website and Engage Page are continually being updated with current information and all correspondence provides links to these pages.

