

## Short Term Rental Property – 703 5<sup>th</sup> Street East Discretionary Use Application Information

The following information is being sent to registered property owners within 75 metres of 703 5<sup>th</sup> Street East to provide details on a Discretionary Use application that has been received for a proposed short-term rental property at this site. This application is also available for viewing online at

<https://www.saskatoon.ca/engage/703-5th-street-east>

### **Background**

The Zoning Bylaw defines a short-term rental property as “a dwelling which is not the principal residence of the host but is used to provide rental accommodations for guests for tenancies of less than 30 days”.

Realscapes Investments Inc. has applied for Discretionary Use approval to develop a short-term rental property at 703 5<sup>th</sup> Street East in the Haultain neighbourhood. This site is zoned R2 – One and Two-Unit Residential District under Bylaw No. 8770, The Zoning Bylaw. This zoning district is to provide for development in the form of one and two-unit dwellings as well as related community uses. A short-term rental property is considered a Discretionary Use in the R2 District.

### **What is a Discretionary Use?**

All property in the City of Saskatoon is assigned a zoning designation. Within each zoning designation, specific land uses are either permitted, prohibited, or discretionary. A Discretionary Use is a land use that is generally consistent with the permitted uses in a zoning district. As per Section 4.7.2(1) of the Zoning Bylaw, a Discretionary Use may be allowed either at the discretion of City Council or City Administration. Either approving authority can approve, approve with conditions, or deny a Discretionary Use application. The approving authority for short term rental properties in the R2 District is City Administration.

The Planning and Development Division evaluates Discretionary Use applications on a case-by-case basis considering the site itself, as well the surrounding context including nearby land uses. A Discretionary Use approval is applied to a specific site, not the applicant. Any change in size or intensity of the use approved would require a new Discretionary Use application.

## **Process for Reviewing and Approving a Discretionary Use Application**

When a Discretionary Use application for a short-term rental property is received by the City it is reviewed for compliance with regulations that are in place to minimize any impact to the residential characteristics of the neighbourhood. This includes:

- Maximum of 6 guests;
- At least one off-street parking stall for guests;
- Compliance with life-safety requirements;
- Permission of property owner (when applicable); and
- Permission of condominium corporation (when applicable).

Once the application has been reviewed, public consultation on the application is undertaken. Registered property owners typically within 75 to 150 metres of the subject site and the Ward Councillor are notified of the proposed Discretionary Use application as per the City's Public Notice Policy. When considered necessary, a public information meeting may be held to provide information to area residents on the Discretionary Use application, answer questions, and receive feedback.

Information collected from the internal review and public consultation processes will be considered by City Administration. The application may then be approved, approved with conditions, or denied.

## **Details of the Proposed Short-Term Rental Property**

If approved by Administration, 703 5<sup>th</sup> Street East will be operated as a short term rental property with up to 6 guests at one time accommodated for 30 days or less. One off street parking stall is required. No construction or alterations are proposed as part of this application.

## **Questions and Comments**

If you have any questions or wish to provide further written comments to Planning and Development on this application, please contact Tanner Halonen by phone at 306-986-3699 or by email at [tanner.halonen@saskatoon.ca](mailto:tanner.halonen@saskatoon.ca) by 5:00 PM on December 7, 2020.

Comments received during this time will be evaluated to determine if items need to be addressed and whether further public engagement is necessary before the application can proceed through the approval process.

# Location Map – 703 5<sup>th</sup> Street East

