



AGENDA

PUBLIC HEARING MEETING OF CITY COUNCIL

Wednesday, April 23, 2025

6:00 p.m.

Council Chamber, City Hall

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at saskatoon.ca/writetocouncil. Any submissions received by 5:00 p.m. on the Monday the week of the meeting will form part of the additional items. For Public Hearings, anyone present in the gallery who wishes to address Council on the agenda items, will be heard. If you are wanting to address a hearing virtually, you must register with the City Clerk's Office using the link provided above.

Pages

1. CALL TO ORDER

The Chair will call the Public Hearing meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirm roll call.

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

5 - 27

Recommendation

That the minutes of the Public Hearing meeting of City Council held on March 26, 2025, be approved.

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard [MPC2025-0301]

28 - 36

The following documents are provided:

- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

1. That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.1.2 Proposed Official Community Plan Land Use Map Amendment – 1902 Broadway Avenue [MPC2025-0302]

37 - 47

The following documents are provided:

- Bylaw No. 10067;
- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Recommendation

That City Council consider Bylaw No. 10067.

6.1.3 Proposed Rezoning – 1902 Broadway Avenue [MPC2025-0302] 48 - 51

The following documents are provided:

- Bylaw No. 10068;
- Report of the Community Services Division, dated March 25, 2025 (See Item 6.1.2);
- Report from the Municipal Planning Commission, dated March 25, 2025 (See Item 6.1.2); and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Recommendation

That City Council consider Bylaw No. 10068.

6.1.4 Official Community Plan Amendments - City Centre & District Plan [GPC2024-0901] 52 - 74

The following documents are provided:

- Bylaw No. 10069;
- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Recommendation

That City Council consider Bylaw No. 10069.

6.1.5 Zoning Bylaw Amendments - City Centre & District Plan [GPC2024-0901] 75 - 77

The following documents are provided:

- Bylaw No. 10070;
- Report of the Community Services Division, dated March 25, 2025 (See Item 6.1.4);
- Report from the Municipal Planning Commission, dated March 25, 2025 (See Item 6.1.4); and

- Notice that appeared in the Star Phoenix on April 5, 2025.

Recommendation

That City Council consider Bylaw No. 10070.

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS [CK 435-48]

78

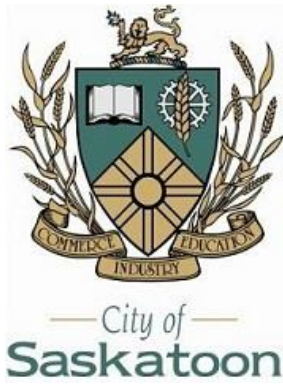
A list of flag raising and proclamation requests received for the month of March 2025 is provided.

Recommendation

That the information be received.

8. URGENT BUSINESS

9. ADJOURNMENT



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

Wednesday, March 26, 2025, 6:00 p.m.

Council Chamber, City Hall

PRESENT: Her Worship, Mayor C. Block, in the Chair
Councillor T. Davies
Councillor R. Donauer
Councillor S. Ford
Councillor Z. Jeffries, via teleconference at 6:02 p.m.
Councillor H. Kelleher
Councillor K. MacDonald
Councillor J. Parker
Councillor R. Pearce
Councillor S. Timon

ABSENT: Councillor B. Dubois

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
General Manager, Community Services C. Anger
City Clerk A. Tittermore
Committee Assistant H. Janzen

1. CALL TO ORDER

The Chair called the Public Hearing meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

2. CONFIRMATION OF AGENDA

Moved By: Councillor Donauer

Seconded By: Councillor MacDonald

1. That the following letters be added to Items 6.1.1 and 6.1.2;
 - Nicole Burgess, Saskatoon & Region Home Builders' Association, dated March 21, 2025;
 - Landon Field, Rental Housing Saskatchewan, dated March 24, 2025;
2. That the agenda be approved as amended.

In Favour: (9): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (2): Councillor Dubois, and Councillor Jeffries

CARRIED UNANIMOUSLY (9 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Parker

Seconded By: Councillor Ford

That the minutes of the Public Hearing meeting of City Council held on February 26, 2025 be approved.

In Favour: (9): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (2): Councillor Dubois, and Councillor Jeffries

CARRIED UNANIMOUSLY (9 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Official Community Plan Amendment – Permitting Secondary Suites in Semi-Detached Dwellings [MPC2025-0203]

The following documents were provided:

- Proposed Bylaw No. 10062;
- Report of the Community Services Division, dated February 25, 2025;
- Report from the Municipal Planning Commission, dated February 25, 2025;
- Notice that appeared in the Star Phoenix on March 8, 2025;
- Letters submitting comments from:
 - Nicole Burgess, Saskatoon & Region Home Builders' Association, dated March 21, 2025; and
 - Landon Field, Rental Housing Saskatchewan, dated March 24, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10062 was passed.

Councillor Jeffries joined the meeting at 6:02 p.m., prior to the official opening of the Public Hearing and presentations.

Senior Project Planner Kotasek-Toth presented the report for Items 6.1.1 and 6.1.2 with a PowerPoint presentation.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of Items 6.1.1 and 6.1.2.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Senior Project Planner Kotasek-Toth responded to questions of Council.

Moved By: Councillor Davies

Seconded By: Councillor Timon

That permission be granted to introduce Bylaw No. 10062, and give same its FIRST reading.

In Favour: (9): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (2): Councillor Dubois, and Councillor Jeffries

CARRIED UNANIMOUSLY (9 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Pearce

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Pearce

That Administration report back on the feasibility of developing secondary suites in dwelling groups.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher

Seconded By: Councillor Parker

That Bylaw No. 10062 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Timon

Seconded By: Councillor Pearce

That permission be granted to have Bylaw No. 10062 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That Bylaw No. 10062 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Zoning Bylaw Text Amendments – Permitting Secondary Suites in Semi-Detached Dwellings [MPC2025-0203]

The following documents were provided:

- Proposed Bylaw No. 10063;
- Report of the Community Services Division, dated February 25, 2025 (See Item 6.1.1);
- Report from the Municipal Planning Commission, dated February 25, 2025 (See Item 6.1.1);
- Notice that appeared in the Star Phoenix on March 8, 2025 (see Item 6.1.1); and
- Letters submitting comments from:
 - Nicole Burgess, Saskatoon & Region Home Builders' Association, dated March 21, 2025 (see Item 6.1.1);
 - Landon Field, Rental Housing Saskatchewan, dated March 24, 2025 (see Item 6.1.1).

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10063 was passed.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That permission be granted to introduce Bylaw No. 10063, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher

Seconded By: Councillor Parker

That Bylaw No. 10063 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That permission be granted to have Bylaw No. 10063 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher

Seconded By: Councillor Parker

That Bylaw No. 10063 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Proposed Official Community Plan Amendment - Repeal Direct Control District 2 [MPC2025-0201]

The following documents were provided:

- Proposed Bylaw No. 10059;
- Report of the Community Services Division, dated February 25, 2025;
- Report from the Municipal Planning Commission, dated February 25, 2025; and
- Notice that appeared in the Star Phoenix on March 8, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10059 was passed.

Senior Planner Brotzel presented the report for Items 6.1.3, 6.1.4 and 6.1.5 with a PowerPoint presentation.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of Items 6.1.3, 6.1.4 and 6.1.5.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

City Clerk Tittlemore, Senior Planner Brotzel and City Manager Jorgenson responded to questions of Council.

Moved By: Councillor Pearce

Seconded By: Councillor Davies

That permission be granted to introduce Bylaw No. 10059, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Timon

That Bylaw No. 10059 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That permission be granted to have Bylaw No. 10059 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That Bylaw No. 10059 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.4 Proposed Zoning Bylaw Amendments to Rezone Direct Control District 2 [MPC2025-0201]

The following documents were provided:

- Proposed Bylaw No. 10060;
- Report of the Community Services Division, dated February 25, 2025 (See Item 6.1.3);
- Report from the Municipal Planning Commission, dated February 25, 2025 (See Item 6.1.3); and
- Notice that appeared in the Star Phoenix on March 8, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10060 was passed.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor MacDonald

Seconded By: Councillor Pearce

That permission be granted to introduce Bylaw No. 10060, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That Bylaw No. 10060 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That permission be granted to have Bylaw No. 10060 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Timon

Seconded By: Councillor Parker

That Bylaw No. 10060 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.5 Proposed Zoning Bylaw Amendments to Repeal Direct Control District 2 [MPC2025-0201]

The following documents were provided:

- Proposed Bylaw No. 10061;
- Report of the Community Services Division, dated February 25, 2025 (See Item 6.1.3);
- Report from the Municipal Planning Commission, dated February 25, 2025 (See Item 6.1.3); and
- Notice that appeared in the Star Phoenix on March 8, 2025 (See Item 6.1.4).

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10061 was passed.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That permission be granted to introduce Bylaw No. 10061, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Pearce

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That Bylaw No. 10061 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor Timon

That permission be granted to have Bylaw No. 10061 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor Donauer

That Bylaw No. 10061 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.6 Official Community Plan Amendment – Amendments for Ministerial Approval [MPC2025-0202]

The following documents were provided:

- Proposed Bylaw No. 10064;

- Report of the Community Services Division, dated February 25, 2025;
- Report from the Municipal Planning Commission, dated February 25, 2025; and
- Notice that appeared in the Star Phoenix on March 8, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10064 was passed.

Senior Project Planner Kotasek-Toth presented the report for Items 6.1.6 and 6.1.7 with a PowerPoint presentation.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of Items 6.1.6 and 6.1.7.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Davies

Seconded By: Councillor Pearce

That permission be granted to introduce Bylaw No. 10064, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker
Seconded By: Councillor Ford

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher
Seconded By: Councillor Parker

That Bylaw No. 10064 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer
Seconded By: Councillor Davies

That permission be granted to have Bylaw No. 10064 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce
Seconded By: Councillor Timon

That Bylaw No. 10064 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.7 Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for Ministerial Approval [MPC2025-0202]

The following documents were provided:

- Proposed Bylaw No. 10065;
- Report of the Community Services Division, dated February 25, 2025 (see Item 6.1.6);
- Report from the Municipal Planning Commission, dated February 25, 2025 (see Item 6.1.6); and
- Notice that appeared in the Star Phoenix on March 8, 2025 (see Item 6.1.6).

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10065 was passed.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Kelleher

Seconded By: Councillor Ford

That permission be granted to introduce Bylaw No. 10065, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor Timon

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Parker

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor Parker

That Bylaw No. 10065 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That permission be granted to have Bylaw No. 10065 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Ford

That Bylaw No. 10065 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.1.8 Proposed Municipal Reserve Redesignation [CC2025-0301]

The following documents were provided:

- Proposed Bylaw No. 10066;
- Report of the City Solicitor, dated March 26, 2025; and
- Notice that appeared in the Star Phoenix on March 8, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10066 was passed.

City Solicitor Yelland presented the report.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10066, *The Municipal Reserve Redesignation Bylaw, 2025*; and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Pearce

Seconded By: Councillor MacDonald

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Timon

Seconded By: Councillor Pearce

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That Bylaw No. 10066 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Donauer

That permission be granted to have Bylaw No. 10066 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor Pearce

That Bylaw No. 10066 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS [CK 435-48]

A list of flag raising and proclamation requests was provided.

Moved By: Councillor Kelleher
Seconded By: Councillor Pearce

That the information be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, Councillor Pearce, and Councillor Timon

Absent: (1): Councillor Dubois

CARRIED UNANIMOUSLY (10 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 6:51 p.m.

Mayor

City Clerk

Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard

APPLICATION SUMMARY

Kavita and Prem Sharma have applied for Discretionary Use approval to develop a day care centre at 440 Evergreen Boulevard in the Evergreen Neighbourhood, for up to 20 persons under care or supervision at any one time.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

- 1) That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
- 2) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), 440 Evergreen Boulevard is zoned R1A – Low Density Residential District 1A (see Appendix 1 and 2). The purpose of the R1A district is to provide for residential development in the form of one- to four-unit dwellings, as well as related community uses. A day care centre is considered a Discretionary Use in the R1A District.

There are currently 12 other Discretionary Uses in the Evergreen Neighbourhood (see Appendix 3).

DISCUSSION

The site is currently developed as a one-unit dwelling with an accessory residential day care providing care or supervision to a maximum of 12 persons, including any residents in the dwelling to whom care is being provided. A residential day care providing care or supervision to a maximum of 12 persons is considered a permitted use on the site.

The proposed day care centre would be accessory to the existing one-unit dwelling and operated by the residents of the dwelling and additional staff, for a total of 3 staff. The day care centre would provide a mix of full-time and part-time services for up to 20 persons, at any one time. This application was originally submitted proposing a capacity of 24 persons under care or supervision but was later reduced following feedback received during public engagement.

Zoning Bylaw Requirements

The Zoning Bylaw defines a day care centre as:

“...an establishment providing for the care, supervision, protection or support of individuals of any age on a regular, periodic or temporary basis and includes child care centres as defined by *The Child Care Act, 2014*, but does not include the provision of overnight supervision.”

Plans submitted in support of the application propose a total of four parking spaces to be provided on site. Of the proposed parking spaces, two spaces will be located in the attached front garage with the remaining two parking spaces being located on the front driveway (see Appendix 4).

Day care centres in the R1A District must include not less than 7 square metres of outdoor play space for each person under the age of 13 that will be present in the facility at any one time. Of this requirement, no less than 3.5 square metres per person must be located on-site and fenced. Plans submitted in support of this application propose approximately 142 square metres of on-site outdoor play area which meets the Zoning Bylaw requirements.

Policy Review

This application was reviewed against the Discretionary Use Evaluation Criteria outlined in Section 4.7.4(3) of the Zoning Bylaw which states:

- “(a) the proposed use must comply with all relevant sections of the Official Community Plan and this Bylaw, as well as any established area concept plans, local area plans, or local area design plans;
- (b) there must be a demand for the proposed use in the general area and a limited supply of land currently available in the general area capable of accommodating the proposed use;
- (c) the proposed use must be capable of being economically serviced by community infrastructure including roadways and public transit systems, water and sewer services, solid waste disposal, parks, schools and other utilities and community facilities;
- (d) the proposed use must not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.”

The proposed day care centre aligns with the policies for housing supply and maintenance contained in Section G3.3(2)(e) of [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#), which states:

- “(e) Facilitate supportive housing forms and tenures (such as residential care homes; custodial care facilities; day care or day programs; day care or day programs, residential; family shelters; and other forms of supportive housing) in all areas of the city.”

In review of the application, consideration was given to the proximity of other discretionary uses, access to community infrastructure, location on the block and consideration by the applicant for parking, pick-up and drop-off generated by the daycare operations.

To help ensure the day care center is compatible with the neighbourhood, the applicant has reduced the number of persons under care or supervision from 24 to 20 persons at any one time. To address parking and traffic concerns, the applicant has advised that two parking spots on the site will be used for staff and two parking spots on the site will be used for drop-off and pick-up. Furthermore, being a corner site parking can be accommodated on the flanking street (Zary Road).

Comments from Other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

The following methods were used to communicate this application to area residents and the public:

- Notice was posted on the City of Saskatoon's Engage Page on March 15, 2024, and again on June 17, 2024, following revisions to the application;
- Notification letters were mailed to property owners within 150 metres of the site, and emailed to the Ward Councillor and Community Association on March 15, 2024, and again on June 17, 2024, following revisions to the application;
- A Public Information Meeting was held on February 11, 2025; and
- A development sign will be placed on site in conformance with [Council Policy C01- 021, Public Notice](#).

At the time of writing this report, Administration received ten responses during the first public engagement and seven responses during the second public engagement which provided feedback on the application. A Public Information Meeting was held in the evening of February 11, 2025, where both the applicants and Administration were present to provide information and answer questions related to the application. There were two nearby residents that attended the Public Information Meeting and provided feedback.

Of the feedback received, concerns were identified regarding the proposed capacity, location of this site in proximity to the adjacent intersection, transit stops, community mailboxes, traffic generated by the daycare (including pick-up and drop-off), property maintenance, garbage and recycling, snow accumulation on roadways, as well as local supply and demand for the use. Information was provided and no further correspondence has been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date, by mail to property owners within 150 metres of the subject site.

APPENDICES

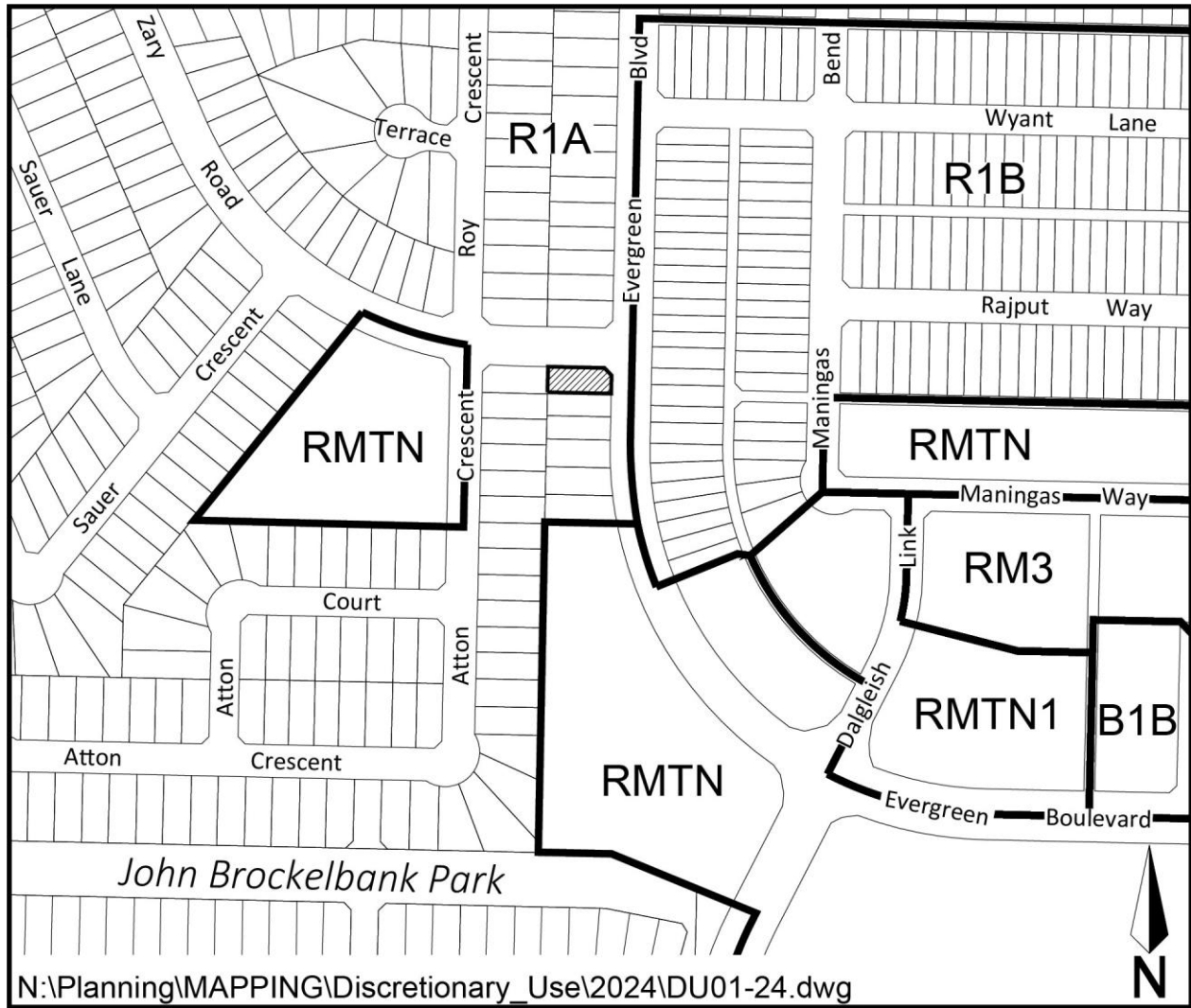
1. Location Map – 440 Evergreen Boulevard
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Evergreen Neighbourhood
4. Site Plan – 440 Evergreen Boulevard

REPORT APPROVAL

Written by: Tyler Kopp, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

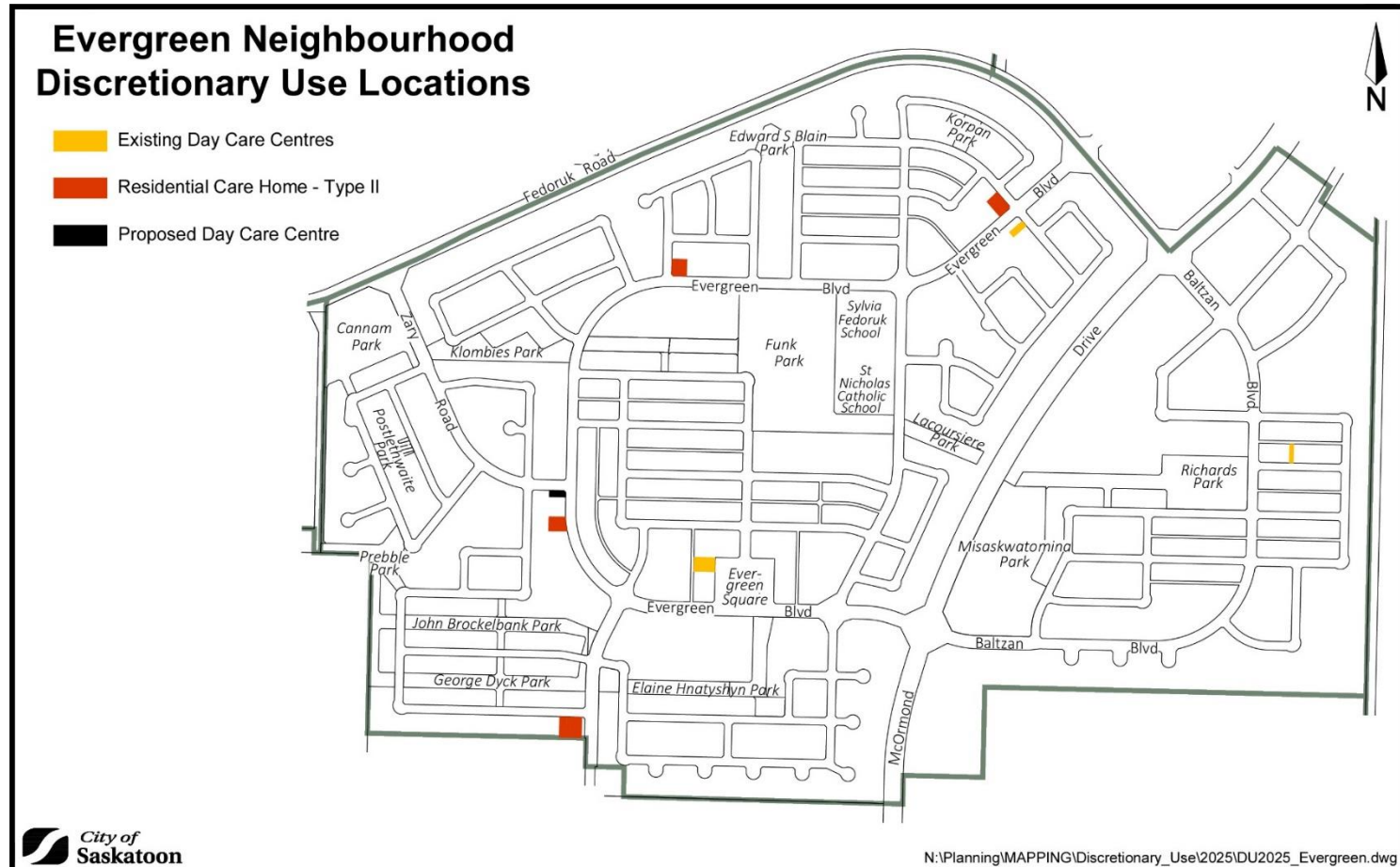
SP/2025/PD/MPC/Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard/mt

Location Map – 440 Evergreen Boulevard



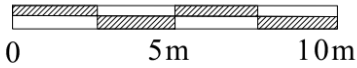
FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	440 Evergreen Blvd
2. Legal Description	Lot 21, Block 617, Plan 102038150
3. Neighbourhood	Evergreen
4. Ward	Ward #10
B. <u>Site Characteristics</u>	
1. Existing Use of Property	One-unit dwelling with accessory residential day care
2. Proposed Use of Property	One-unit dwelling with accessory day care centre
3. Adjacent Land Uses and Zoning	
North	R1A – Low Density Residential District 1A
South	R1A – Low Density Residential District 1A
East	R1B – Low Density Residential District 1B
West	R1A – Low Density Residential District 1A
5. No. of Off-Street Parking Spaces Required	n/a
6. No. of Off-Street Parking Spaces Proposed	4
7. Site Frontage	15.69m
8. Site Area	483.47m ²
9. Street Classification	Major Collector
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R1A – Low Density Residential District 1A
4. Proposed Zoning District	R1A – Low Density Residential District 1A

Discretionary Use Heat Map – Evergreen Neighbourhood

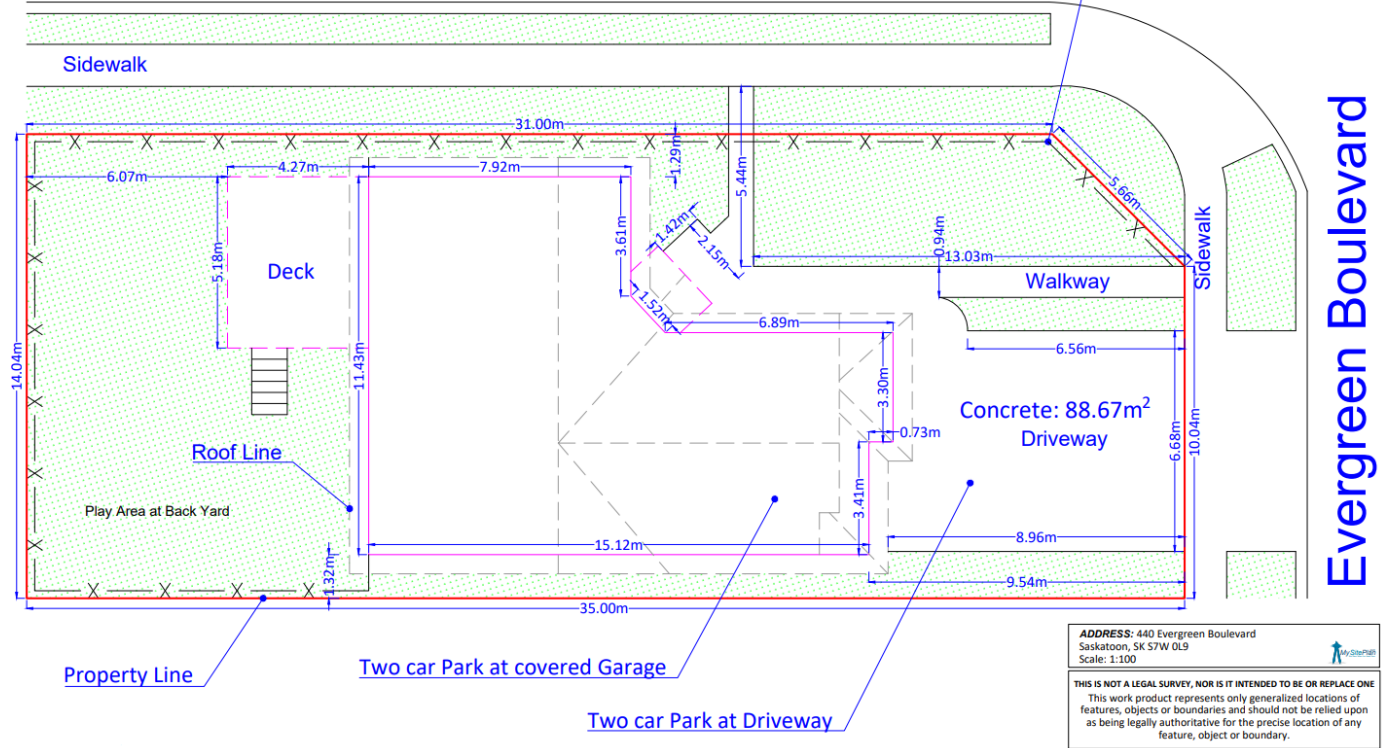
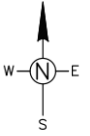


Site Plan – 440 Evergreen Blvd.

SITE PLAN



Zary Road





MUNICIPAL PLANNING COMMISSION

Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard

Recommendation of the Commission

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

1. That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

History

The Municipal Planning Commission, at its meeting held on March 25, 2025, considered a report of the Community Services Division regarding the above.

The applicants, Kavita and Prem Sharma, were in attendance and responded to questions of the Commission.

No concerns were expressed.

Attachment

March 25, 2025 report of the Community Services Division.

BYLAW NO. 10067
The Official Community Plan Amendment Bylaw, 2025
(No. 4)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2025 (No. 4)*.


Purpose

2. The purpose of this Bylaw is to amend the Land Use Map to change the land use designation of the land described in this Bylaw from Residential to Neighbourhood Node.

Bylaw No. 9700 Amended

3. The Official Community Plan, which is annexed as Schedule “A” to Bylaw No. 9700, and forms part of *The Official Community Plan Bylaw*, is amended in the manner set forth in this Bylaw.

Residential to Neighbourhood Node

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Residential to Neighbourhood Node.

(1) Civic Address: 1902 Broadway Ave

- (a) Surface Parcel No.: 120733624
Legal Land Description: Lot 26 Blk/Par 1 Plan No 101338534
Extension 9
As described on Certificate of Title
91S23470F, description 9; and

(b) Surface Parcel No.: 120076039
Legal Land Description: Lot 19 Blk/Par 1 Plan No G191 Extension
0
As described on Certificate of Title
91S23470F.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2025.

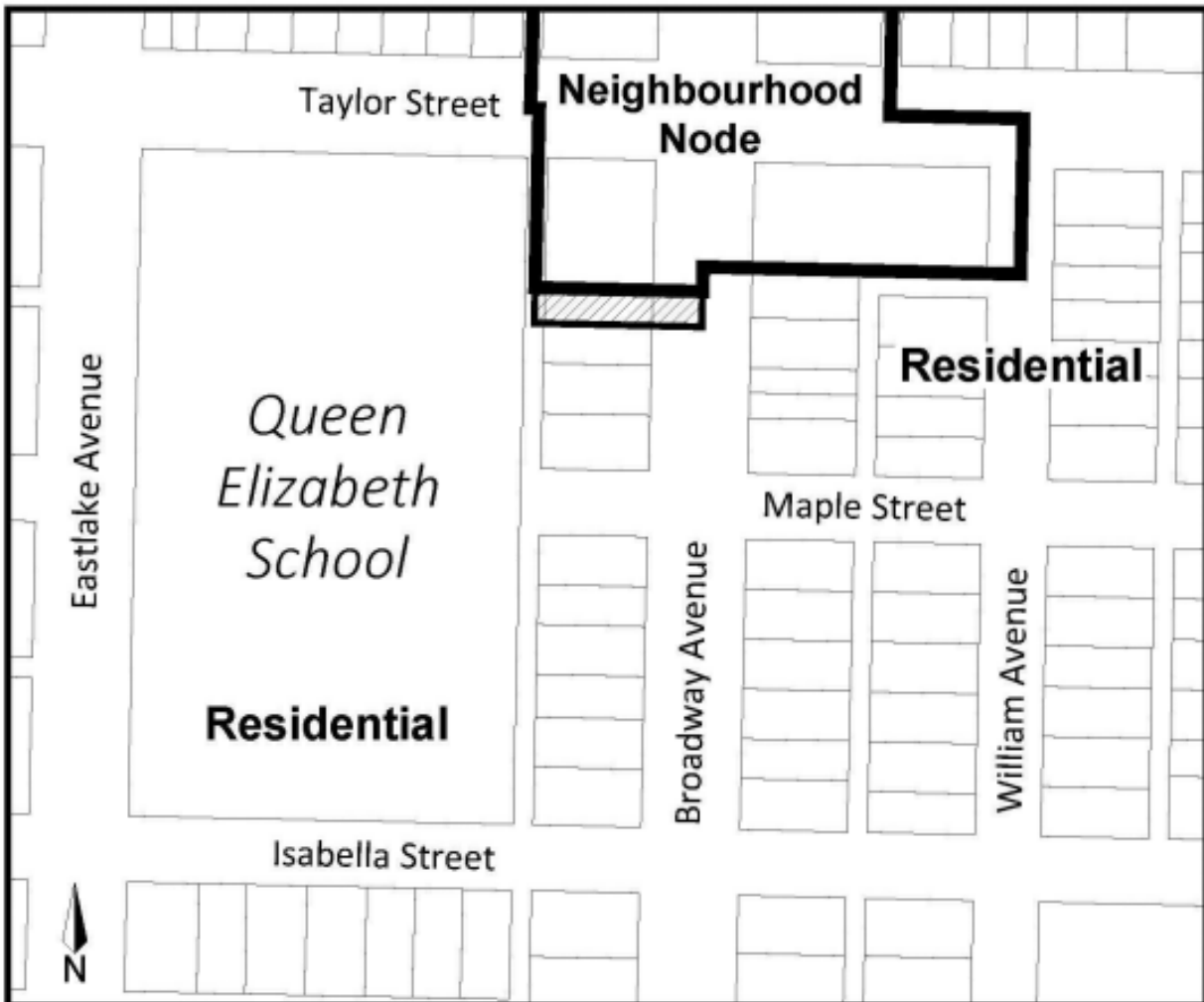
Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

City Clerk

Appendix “A”



OFFICIAL COMMUNITY PLAN AMENDMENT



From Residential to Neighbourhood Node

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Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue

APPLICATION SUMMARY

Northstar Innovative Developments Inc. submitted an application to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP), Land Use Map and rezone the southern 10.66 meters (35 feet) of 1902 Broadway Avenue. The southern 10.66 meters (35 feet) of the site is designated as Residential on the OCP Land Use Map and zoned R2 - Low Density Residential District 2. The proposed amendments would redesignate the area to Neighbourhood Node on the OCP Land Use Map and rezone to B2 – District Commercial District. The amendments would provide for a consistent land use designation and zoning on the site to accommodate future development.

RECOMMENDATION

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in this report of the Community Services Division, dated March 25, 2025, be approved.

BACKGROUND

The subject site at 1902 Broadway Avenue is located in the Queen Elizabeth Neighbourhood and is currently undeveloped. The southern 10.668 meters (35 feet) of the site is currently designated as Residential on the OCP Land Use Map and is zoned R2 – Low Density Residential District 2. The northern portion of the site is designated as Neighbourhood Node and is zoned B2 – District Commercial District (see Appendices 1 and 2).

Historically, a residence was developed on the southern portion of the site in the mid 1950's and a service station was developed on the northern portion of the site in the mid 1960's. In 1973 a permit was issued to remove the residence from the southerly portion of the site and discretionary use approval was granted by City Council to use the area zoned R2 District as a parking station. The service station ceased operations in 1997 and the site was redeveloped as a retail garden centre that operated until 2015. The site has since remained vacant.

DISCUSSION

Northstar Innovative Developments Inc applied to amend the OCP Land Use Map and rezone the site to facilitate redevelopment of the site. The proposed amendments include:

- An OCP Land Use Map amendment to redesignate the southern 10.66 meters (35 feet) of the site from Residential to Neighbourhood Node to aligning with the land use designation of the northern portion of the site (see Appendix 1).

Land designated as Residential has the potential for residential development and community uses compatible within a neighbourhood setting. The proposal provides for the land to be re-designated as Neighbourhood Node, which has the potential for a mix of low density residential, commercial, institutional, and community uses that are compatible within a neighbourhood setting. Neighbourhood Nodes serve the basic needs of the surrounding one to three neighbourhoods, providing a focal point of commercial development. These are to be walkable, pedestrian-friendly sites typically located near major intersections and served by collector streets.

- A rezoning of the southern 10.66 meters (35 feet) of the site from R2 – Low Density Residential District 2 to B2 – District Commercial District (see Appendix 2). This proposed rezoning will change the southern portion of the site to B2 – District Commercial District to aligning with the existing zoning of the northern portion of the site. The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods.

Policy Review

The proposed amendments are consistent with the intent of the land use objectives and policies for Neighbourhood Node contained in Section F2.2(4) of Bylaw No. 9700, The Official Community Plan Bylaw, 2020. The amendments are also in alignment with the community focal points objectives and policies contained in Section G1.2 of the OCP.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In January 2025, a notice was sent to registered property owners within approximately 150 metres of the subject land, the Ward Councillor and the Queen Elizabeth Exhibition Haultain Community Association. The content of this notice was also posted on the Engage Page of the City of Saskatoon's website.

At the time of writing this report, Development Review received five responses looking for information on what potential developments could occur. Information was provided, and no further questions were received. After receiving the information, three individuals expressed support for the proposed amendments, while two did not provide a stance.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, 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

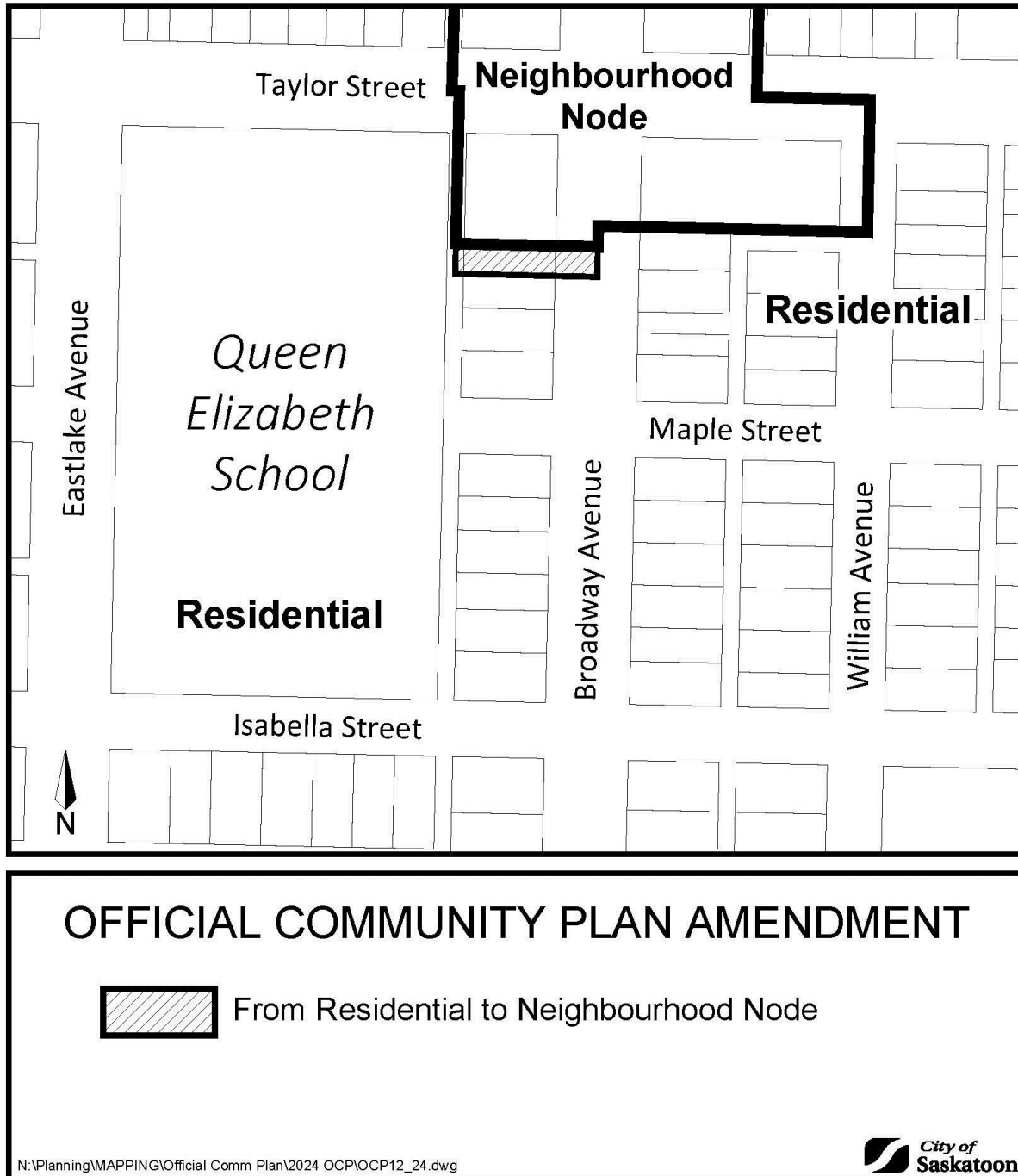
1. Official Community Plan Land Use Map Amendment
2. Proposed Rezoning Location Map
3. Fact Summary Sheet

REPORT APPROVAL

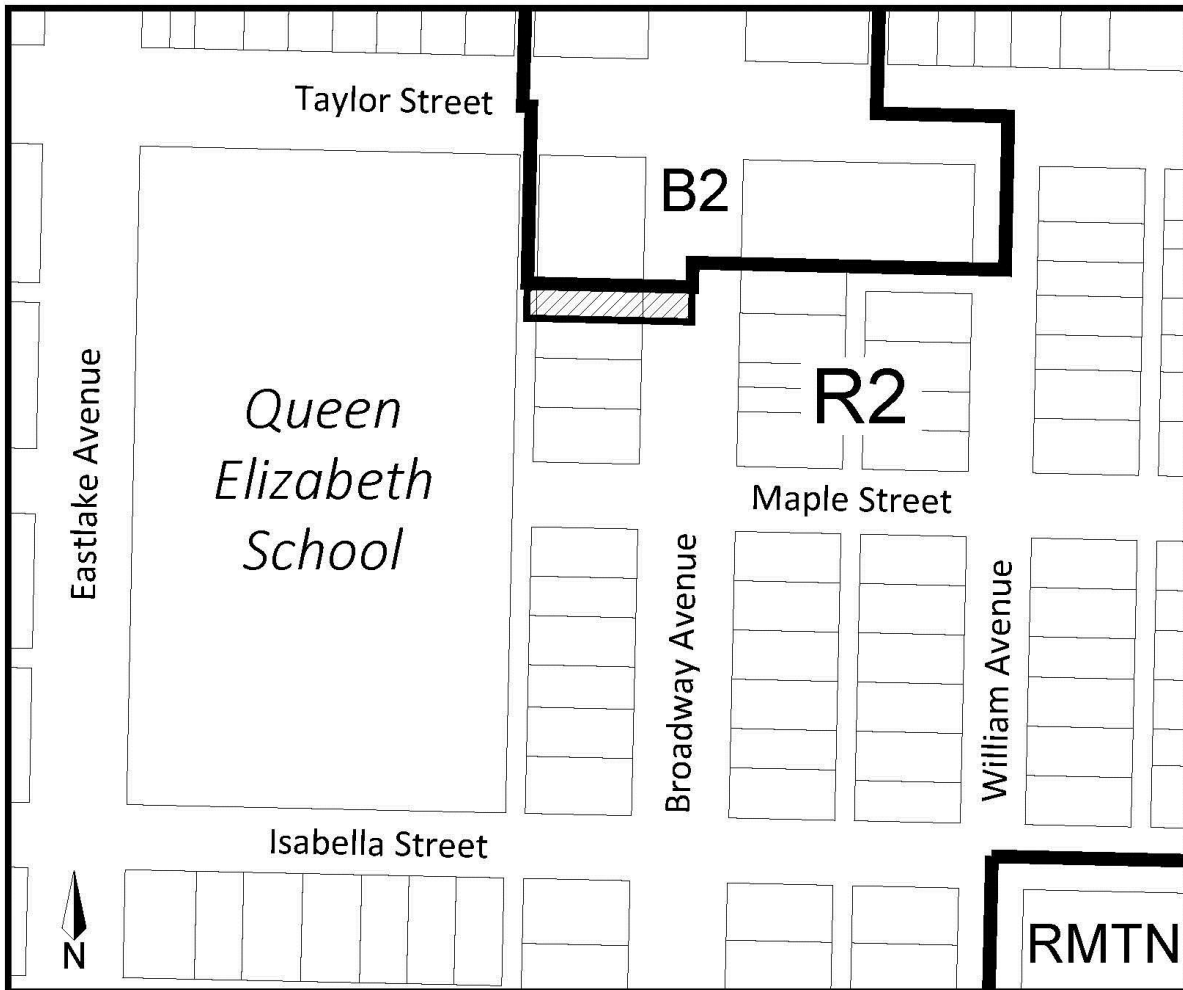
Written by: Nicole Levine, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2025/PD/MPC/Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue/sk

Official Community Plan Land Use Map Amendment



Proposed Rezoning Location Map



ZONING AMENDMENT



From R2 to B2

N:\Planning\MAPPING\Rezoning\2024\RZ19_24.dwg



FACT SUMMARY SHEET

A. Location Facts

1.	Municipal Address	1902 Broadway Ave
2.	Legal Description	Lot 26, Block 1, Plan 101338534 & Lot 19, Block 1, Plan G191
3.	Neighbourhood	Queen Elizabeth
4.	Ward	7

B. Site Characteristics

1.	Existing Use of Property	Undeveloped
2.	Proposed Use of Property	Commercial
3.	Adjacent Land Uses and Zoning	
	North	B2 District
	South	R2 District
	East	B2 District
	West	R2 District
4.	No. of Existing Off-Street Parking Spaces	N/A
5.	No. of Off-Street Parking Spaces Required	N/A
6.	No. of Off-Street Parking Spaces Provided	N/A
7.	Site Frontage	50.51m Lot 19 and 26 frontage is 10.66m
8.	Site Area	Whole site is 1662.66 m2 Lot 19 and 26 are 350.97m2
9.	Street Classification	Minor Arterial (Taylor St E & Broadway Ave)

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Residential (Southern Portion) & Neighbourhood Node (Northern Portion)
2.	Proposed Official Community Plan Designation	Neighbourhood Node
3.	Existing Zoning District	R2 District & B2 District
4.	Proposed Zoning District	B2 District



MUNICIPAL PLANNING COMMISSION

Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue

Recommendation of the Commission

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in the report of the Community Services Division, dated March 25, 2025, be approved.

History

The Municipal Planning Commission, at its meeting held on March 25, 2025, considered a report of the Community Services Division regarding the above.

No concerns were expressed.

Attachment

March 25, 2025 report of the Community Services Division.

OFFICAL COMMUNITY PLAN NOTICE

PROPOSED OFFICIAL COMMUNITY PLAN MAP AMENDMENT – BYLAW NO. 10067, THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2025 (NO.4)

Saskatoon City Council will consider an amendment to Bylaw No. 9700, the Official Community Plan, proposed by Northstar Innovative Developments Inc. By way of Bylaw No. 10067, The Official Community Plan Amendment Bylaw, 2025 (No. 4) will re-designate the southern portion of 1902 Broadway Avenue from ‘Residential’ to ‘Neighbourhood Node’ on the Official Community Plan Land Use Map.

Civic Address
1902 Broadway Avenue

- Legal Description
- Lot 26, Block 1, Plan 101338534, Ext 9
 - Lot 19, Block 1, Plan G191, Ext 0



REASON FOR THE AMENDMENT – The area is currently undeveloped and the proposed amendment would re-designate the land from ‘Residential’ to ‘Neighbourhood Node’, which in conjunction with Bylaw No. 10068, The Zoning Amendment, 2025 (Bylaw No. 6), will provide for a consistent land use and zoning designation to accommodate future development.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/1902-broadway-ave.

INFORMATION – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:
Community Services Division, Planning and Development Department
Phone: 306-975-8139 (Nicole Levine, Planner)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, April 23, 2025 at 6:00 p.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:
Her 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, April 21, 2025**, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

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 starting at 6:00 p.m. on the scheduled day.

BYLAW NO. 10068

The Zoning Amendment Bylaw, 2025 (No. 6)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 6)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an R2 District to a B2 District.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 9990 is amended in the manner set forth in this Bylaw.

R2 District to B2 District

4. The Zoning Map, which forms part of Bylaw No. 9990, is amended by rezoning the lands described in this section and shown as  on Appendix "A" to this Bylaw from an R2 District to a B2 District:

(1) Civic Address: 1902 Broadway Ave

(a) Surface Parcel No.: 120733624
Legal Land Description: Lot 26 Blk/Par 1 Plan No 101338534
Extension 9
As described on Certificate of Title
91S23470F, description 9; and

(b) Surface Parcel No.: 120076039
Legal Land Description: Lot 19 Blk/Par 1 Plan No G191 Extension
0
As described on Certificate of Title
91S23470F.

Coming Into Force

5. This Bylaw shall come into force upon receiving the approval of Bylaw No. 10067, The Official Community Plan Amendment Bylaw, 2025 (No. 4) by the Minister of Government Relations.

Read a first time this _____ day of _____, 2025.

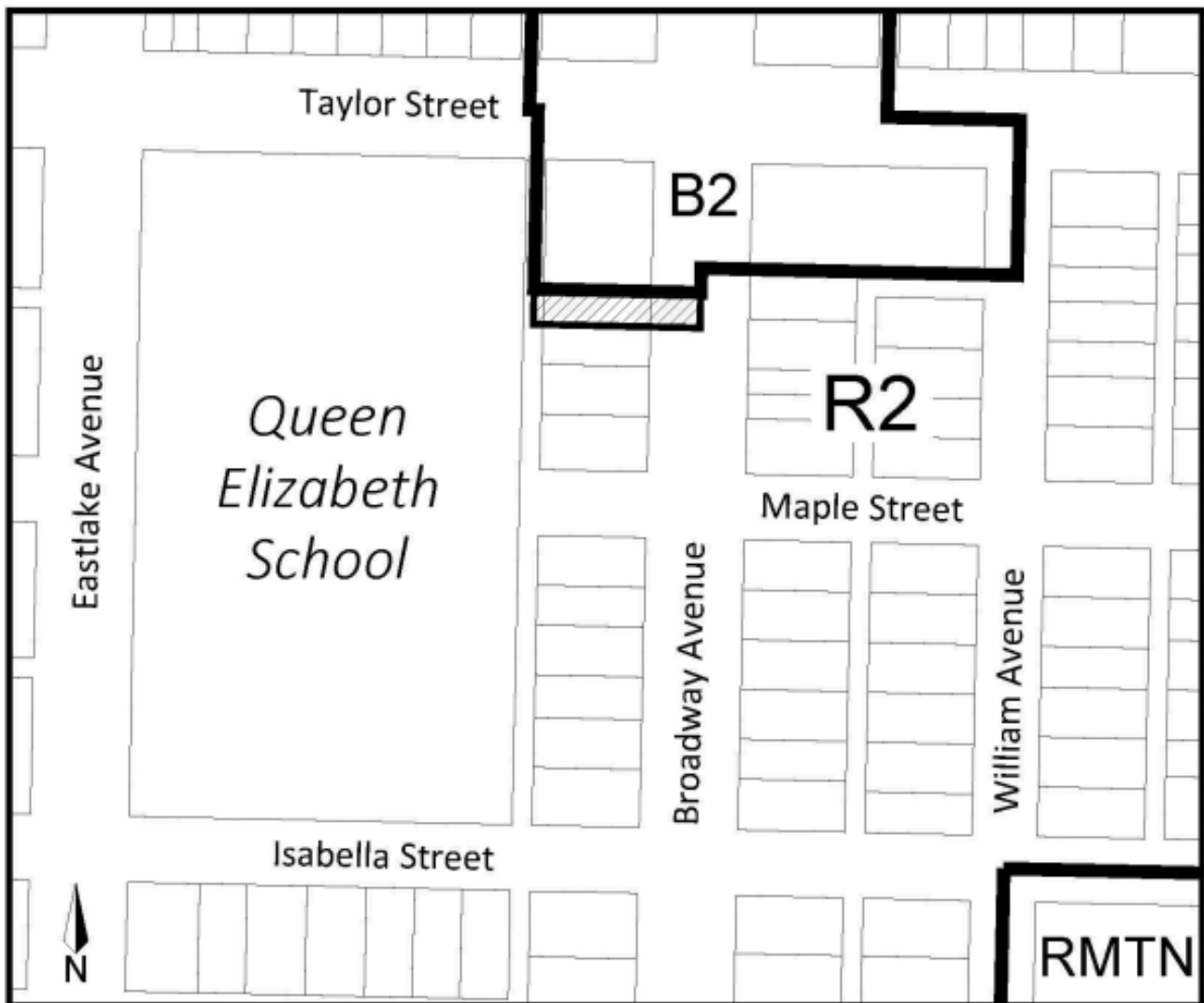
Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

City Clerk

Appendix “A”



ZONING AMENDMENT



From R2 to B2

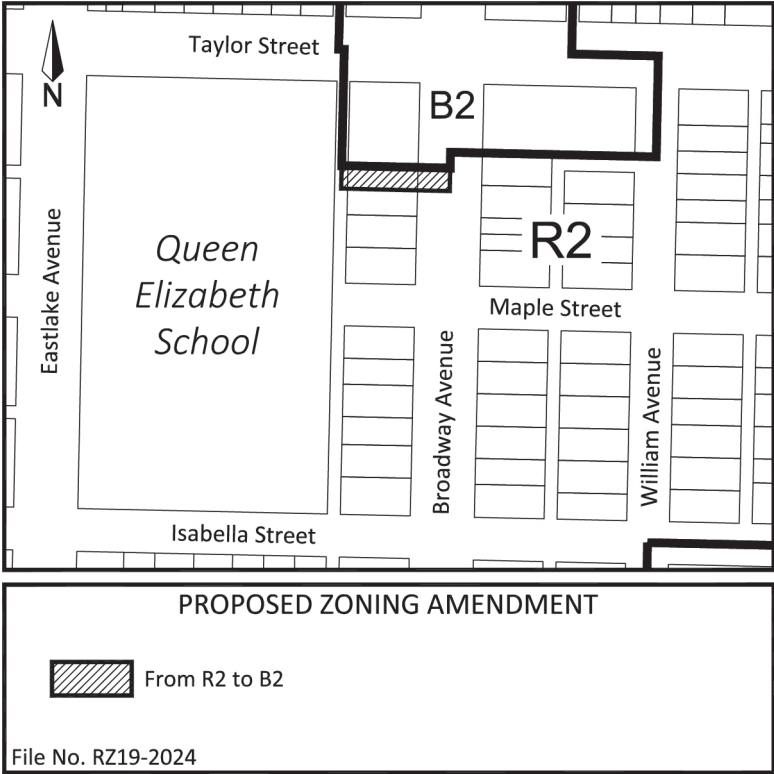
ZONING NOTICE

QUEEN ELIZABETH NEIGHBOURHOOD
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10068, THE ZONING AMENDMENT BYLAW, 2025 (NO. 6)

Saskatoon City Council will consider an amendment to Bylaw No. 9990, Zoning Bylaw, proposed by Northstar Innovative Developments Inc. to rezone land in the Queen Elizabeth Neighbourhood. By way of Bylaw No. 10068, The Zoning Amendment Bylaw, 2025 (No. 6), a 350.97m2 area of land on the southern side of 1902 Broadway Avenue is proposed to be rezoned from R2 – Low Density Residential District 2 to B2 – District Commercial District.

Civic Address
1902 Broadway Avenue

- Legal Description
- Lot 26, Block 1, Plan 101338534, Ext 9
 - Lot 19, Block 1, Plan G191, Ext 0



REASON FOR THE AMENDMENT – The proposed rezoning will change the southern portion of the site to B2 District to align it with the existing zoning of the northern portion of the site. The proposed rezoning, in conjunction with Bylaw No. 10067, The Official Community Plan Amendment Bylaw, 2025 (No. 4) will accommodate future development of the subject site.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website saskatoon.ca/engage/1902-broadway-ave.

INFORMATION – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:
Community Services Division, Planning and Development Department
Phone: 306-975-8139 (Nicole Levine, Planner)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, April 23, 2025 at 6:00 p.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:
Her 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, April 21, 2025**, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

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 starting at 6:00 p.m. on the scheduled day.

BYLAW NO. 10069
The Official Community Plan Amendment Bylaw, 2025
(No. 5)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2025 (No. 5)*.


Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan Bylaw to:
 - (1) change land use designations on the Land Use Map of the land described in this Bylaw from:
 - (a) Downtown to Park; and
 - (b) Direct Control District to Park; and
 - (2) include language that aligns with the new City Centre and District Plan.

Bylaw No. 9700 Amended


3. The Official Community Plan, which is annexed as Schedule “A” to Bylaw No. 9700, and forms part of *The Official Community Plan Bylaw*, is amended in the manner set forth in this Bylaw.

Downtown to Park

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Downtown to Park.
 - (1) Civic Address: 86 24th Street East
Surface Parcel No.: 203171442
Legal Land Description: Blk/Par CC Plan No 102203569 Extension 0;

- (2) Civic Address: 501 Spadina Crescent East
- (a) Surface Parcel No.: 161368375
 Legal Land Description: Blk/Par A Plan No 101874247 Extension 66
 As described on Certificate of Title 92S02293;
- (b) Surface Parcel No.: 161368386
 Legal Land Description: Blk/Par B Plan No 101874247 Extension 67
 As described on Certificate of Title 92S02293;
- (c) Surface Parcel No.: 161368397
 Legal Land Description: Blk/Par C Plan No 101874247 Extension 68
 As described on Certificate of Title 92S02293; and
- (3) Civic Address: 415 Spadina Crescent East
 Surface Parcel No.: 203963036
 Legal Land Description: Blk/Par D Plan No 102386853 Extension 0.

Direct Control District to Park

5. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from Direct Control District to Park.

- (1) Civic Address: 320 Spadina Crescent East
- (a) Surface Parcel No.: 120145621
 Legal Land Description: Lot 2 Blk/Par B Plan No G616 Extension 0
 As described on Certificate of Title 69S12316;
- (b) Surface Parcel No.: 120145610
 Legal Land Description: Lot 3 Blk/Par B Plan No G616 Extension 0
 As described on Certificate of Title 69S12316;

- (c) Surface Parcel No.: 120145609
Legal Land Description: Lot 4 Blk/Par B Plan No G616 Extension 0
As described on Certificate of Title 69S12316;
 - (d) Surface Parcel No.: 120145597
Legal Land Description: Lot 5 Blk/Par B Plan No G616 Extension 0
As described on Certificate of Title 69S12316;
 - (e) Surface Parcel No.: 120145586
Legal Land Description: Lot 6 Blk/Par B Plan No G616 Extension 0
As described on Certificate of Title 69S12316;
 - (f) Surface Parcel No.: 120145632
Legal Land Description: Lot 7 Blk/Par B Plan No G616 Extension 0
As described on Certificate of Title 69S12316;
- (2) Surface Parcel No.: 161368375
Legal Land Description: Blk/Par A Plan No 101874247 Extension 66
As described on Certificate of Title 92S02293;
- (3) Surface Parcel No.: 153940765
Legal Land Description: Blk/Par NN Plan No 101856427 Extension 0;
- (4) Civic Address: 110 Spadina Crescent East
Surface Parcel No.: 153940743
Legal Land Description: Blk/Par Z Plan No 101856427 Extension 0;
- (5) Civic Address: 125 Spadina Crescent West
Surface Parcel No.: 164696989
Legal Land Description: Blk/Par DD Plan No 01SA21306 Extension 3
As shown on Plan 101977274;
- (6) Surface Parcel No.: 165070425
Legal Land Description: Blk/Par MR3 Plan No 102036451 Extension 0;
- (7) Surface Parcel No.: 164697160
Legal Land Description: Blk/Par MR1 Plan No 95S40116 Extension 1
As shown on Plan 101977274; and

- (8) Civic Address: 430 Avenue C South
Surface Parcel No.: 164697003
Legal Land Description: Blk/Par MR4 Plan No 101977274 Extension 0.

Section A Amended

6. Subsection A3 is amended by striking out “City Centre Plan” in Figure 1 and substituting “City Centre and District Plan”.

Section F Amended

7. Subclause F2.2(1) is amended by:
- (a) striking out “Downtown Land Use Map” and substituting “Downtown Districts”; and
 - (b) striking out “Map 2 – Downtown Land Use” and substituting “Downtown Districts”.

Section G Amended

8. (1) Subsection G1 is amended by adding the following after “and entertainment facilities.” at the end of the second sentence in the second paragraph:
- “The Downtown Event and Entertainment District supports vibrant entertainment and events that stimulate the economy and improve the quality of life for residents and visitors.”
- (2) Subclause G1.1(2) is amended by:
- (a) repealing paragraph (a) and replacing it with the following:
 - “(a) The City will maintain and implement a plan for the Downtown as the primary document for guiding development.”
 - (b) repealing paragraph (b) and replacing it with the following:
 - “(b) The Downtown land use and zoning pattern will follow the general direction illustrated on the Downtown Districts Map (refer to Map 2 – Downtown Districts). Areas include:

- (i) Warehouse District: The character of the Warehouse District is its distinctive built form and unique street layout. Functioning as a mixed use district, there is potential for increased medium density residential with community serving retail.
 - (ii) Entertainment District: Considered to be the heart of Downtown and designed to be a vibrant destination supporting mixed use developments, entertainment venues, restaurants and commercial and office space.
 - (iii) River Landing: A premium destination with space for families to gather and play; where people of all ages come together to attend cultural performances and art exhibitions with the opportunity for additional residential and mixed use developments.
 - (iv) Historic Commercial District: Historic corridors offer early 20th century architecture, numerous businesses, restaurants, offices and civic uses and services. Incremental mixed use growth including residential, office and retail is expected in this district.
 - (v) Spadina: One of the City's most scenic districts and the site of many festivals and links to Meewasin Trail. A mix of high density multiple-unit residential, commercial and recreational uses benefitting from the proximity to the South Saskatchewan River Valley.
- (c) repealing "Map 2 – Downtown Land Use" immediately preceding subparagraph (b)(iii) and replacing it with "Map 2 – Downtown Districts" as shown on Appendix "B" to this Bylaw;
 - (d) striking out "shopping" in subparagraph (d)(iii) and substituting "pedestrian";
 - (e) striking out "Retail" in subparagraph (d)(iii) and substituting "Active Use";
 - (f) striking out "Retail" in subparagraph (d)(iv) and substituting "Active Use";
 - (g) adding the following after subparagraph (d)(iv):
 - "(v) Retail and other commercial and service uses that provide activity and animation in the pedestrian environment will be

supported on the ground floor of buildings located in the Active Use Core, as identified on Map 2 – Downtown Districts.”

- (h) repealing paragraph (h) and replacing it with the following:

“(h) Parking

To support an improved public realm and mitigate the negative impacts that parking and surface parking has on walkability, pedestrian comfort, perception of safety and vitality of the streetscape the City will:

- (i) prepare and maintain a parking plan for the City Centre to address supply and demand for parking, parking rates and the City’s role in the provision of parking lots, structures and on-street parking;
- (ii) situate entry and exit points of parking facilities to reduce vehicular congestion and avoid conflicts with pedestrians and cyclists;
- (iii) reduce areas of surface parking in the Downtown by supporting new structured parking, new development on surface parking lots, and a higher share of Downtown trips by alternate modes of transportation;
- (iv) determine strategic pedestrian focused locations where surface parking is not appropriate; and
- (v) ensure that where new permanent surface parking is proposed, it is developed in a manner that integrates into the streetscape and is suitably screened so that it is not a focal point. This will include high-quality edges incorporating landscaping, public space and amenity areas that contribute positively to the public realm. There should be enhanced standards for surface parking located on a large corner lot or prominent site.

- (i) adding the following after subparagraph (k)(ii);

“(iii) To promote active streets, enclosed pedestrian bridges over public streets will not be permitted in the Downtown.”

Section I Amended

9. Paragraph 12.2(a) is repealed and the following substituted:

“(a) The City will maintain and implement a plan for the Downtown as the primary document for guiding development.”

Coming into Force

10. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2025.

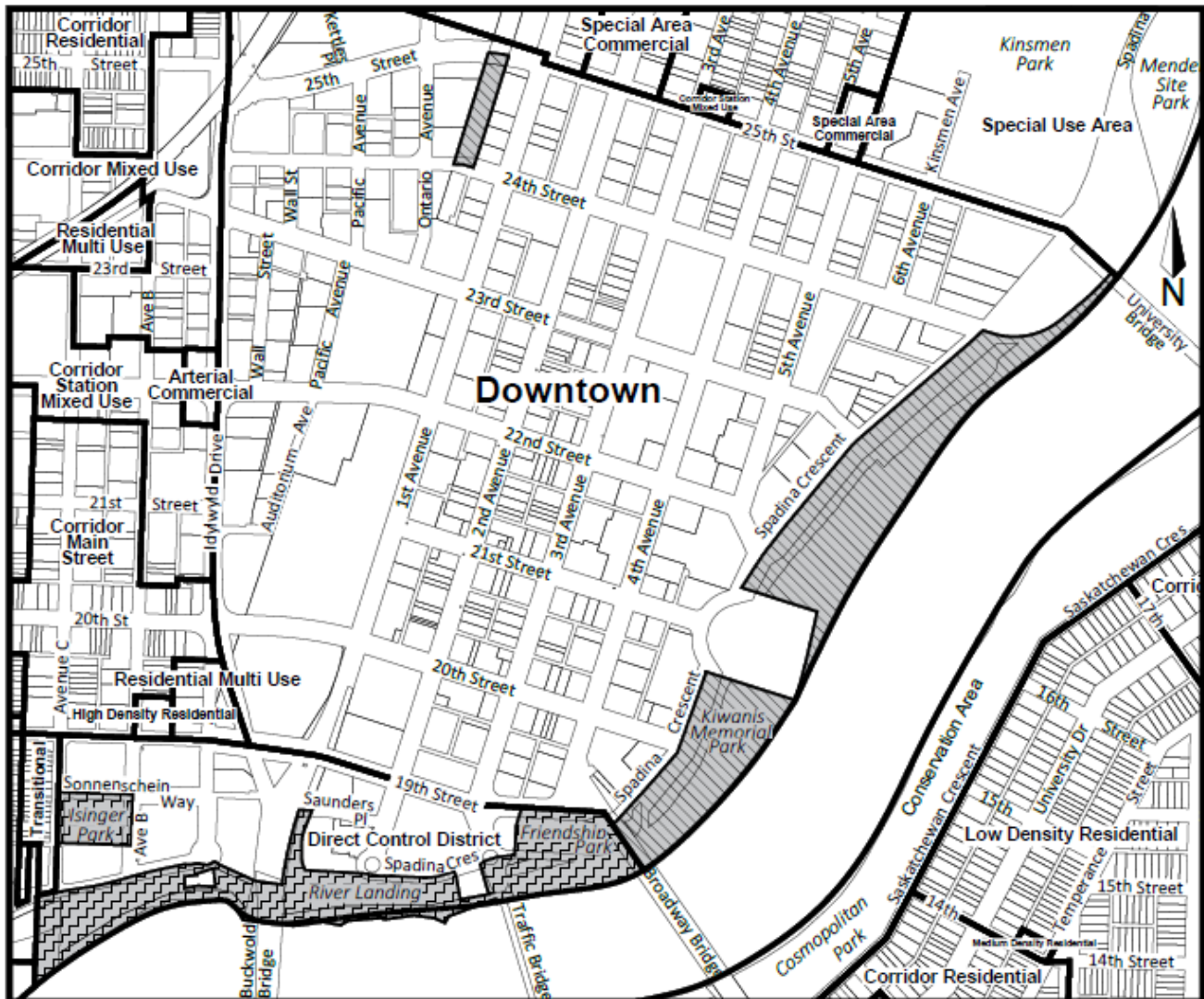
Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

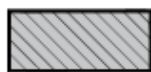
City Clerk

Appendix “A”

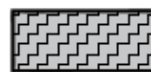


OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP



From Downtown
to Park



From Direct Control District
to Park

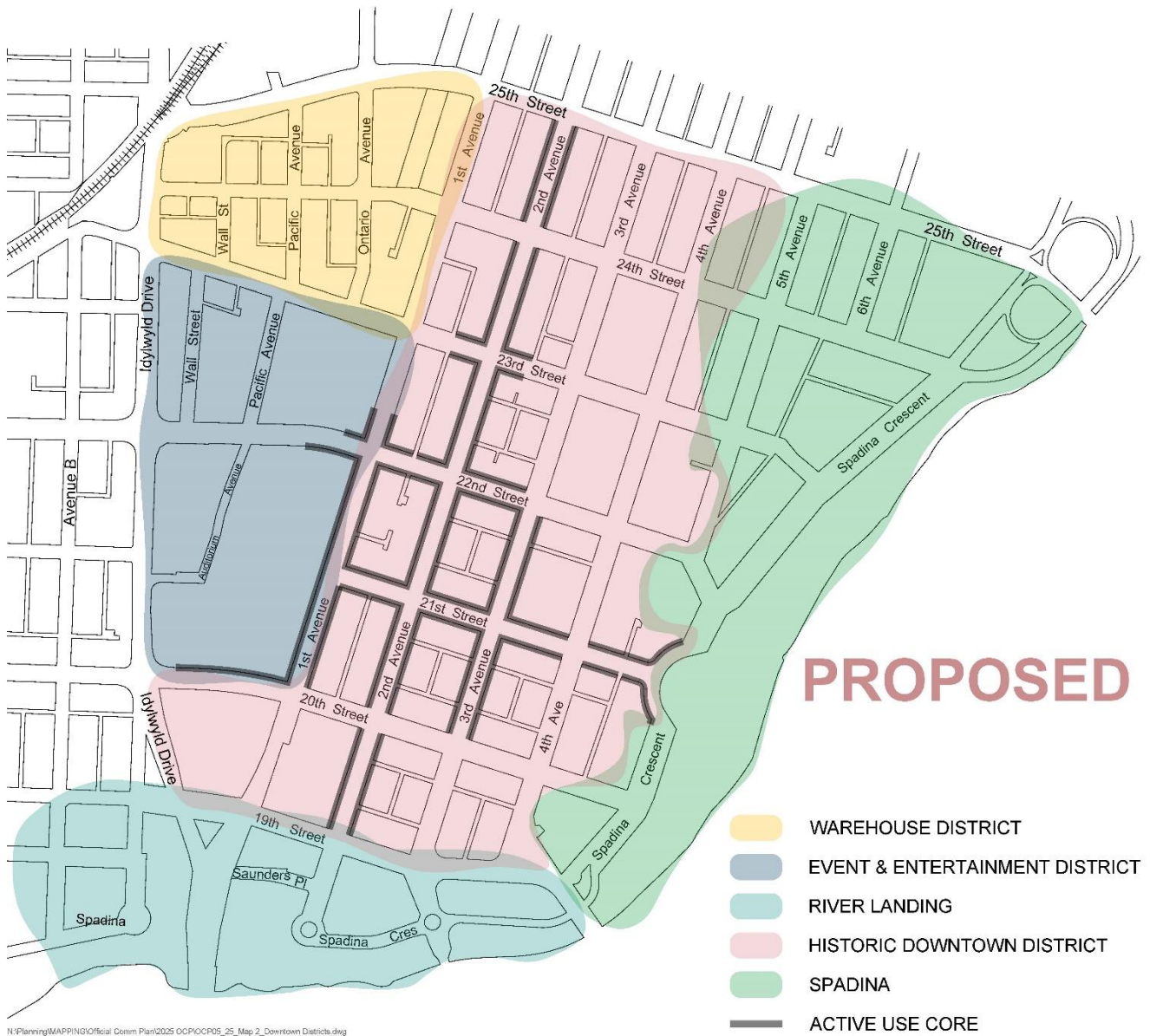
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Appendix “B”

Official Community Plan - Proposed Downtown Districts

Appendix 2



City Centre & District Plan – Official Community Plan Amendments

APPLICATION SUMMARY

Administration is proposing amendments to [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#) (OCP), and a related amendment to [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw) for consistent terminology. The purpose of the proposed amendments is to align with the recently approved [City Centre & District Plan](#) (Plan). This report provides an overview of the proposed amendments.

RECOMMENDATION

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated March 25, 2025, be approved.

BACKGROUND

The OCP is the collective long-term vision for Saskatoon, which guides the physical, environmental, economic, social and cultural development of the community. It is a statutory plan created under the authority of *The Planning and Development Act, 2007*. It provides for both inspiration and direction through a comprehensive policy framework to ensure the community's vision for Saskatoon is integrated into all aspects of planning, decision-making and priority-setting.

City Council, at its Regular Business [meeting](#) held on September 25, 2024, approved Saskatoon's City Centre & District Plan, which represents the City of Saskatoon's commitment to ensuring Downtown retains and enhances its significance, while meeting the evolving needs of the community as the city grows. The Plan updates and replaces the City Centre Plan (2013) and incorporates the proposed Downtown Event and Entertainment District (DEED). While the Plan references the proposed DEED, its development remains subject to future City Council decisions. Regardless of the DEED's outcome, the Plan provides a comprehensive framework for investment and revitalization for the broader Downtown.

PROPOSED AMENDMENTS

Amendments to the OCP are proposed to reflect the recently approved Plan. The changes align with several recommended actions and are consistent with the approved direction outlined (see Appendix 1). Proposed amendments include:

- Updated references to the Plan throughout the OCP;
- Replacement of Map 2: Downtown Land Use, to reflect the current Downtown districts in order to focus on the distinctive areas and align with the growth-related goals of each district (see Appendix 2);

- Changes to the extent and function of the “Retail Core” to the “Active Use Core” to reflect current and future objectives for the Plan. This change requires a corresponding amendment to the Zoning Bylaw which is discussed below;
- Designation of the existing and planned park spaces for Downtown on Map 4: Land Use Map (see Appendix 3);
- A new policy to address activating Downtown streets by not permitting enclosed pedestrian bridges over public streets; and
- New policies respecting single-purpose surface parking lots to encourage their redevelopment, strengthen strategic pedestrian focused locations and articulate expectations for surface parking to better fit into the Downtown urban environment.

Related Zoning Bylaw Amendment

An amendment to the Zoning Bylaw is required in conjunction with the change from “Retail Core” to “Active Use Core.” The B6 – Downtown Commercial District regulates ground floor uses within this area identified by the OCP. The Zoning Bylaw is required to be amended to reflect the change in terminology so that the two bylaws are consistent, and the regulation remains enforceable.

Policy Review

The proposed amendments to the OCP align with the objectives and actions outlined in the Plan. Specifically, Goal 5 - Downtown density with a focus on housing, aims to plan and encourage a mix of housing choices in the Downtown to attract a diversity of community members. Objective 5.1 further supports this goal by establishing a regulatory framework that encourages density and repositions Downtown as a vibrant residential community.

Downtown Zoning Review

These amendments establish supporting policy in advance of future proposed amendments to Downtown zoning regulations that further implement the Plan. Taken together, policy changes in the OCP and regulatory changes in the Zoning Bylaw will enable further development opportunity in Downtown and support the vision outlined in the Plan.

Comments from other Divisions

Throughout 2024, the Plan received input and was reviewed by Saskatoon Water, Planning and Development, Transportation, Technical Services, Indigenous Initiatives, Saskatoon Transit, Saskatoon Land, Community Standards, Sustainability, Parks and Recreation and Community Development Departments.

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

IMPLICATIONS

City Council may choose to not approve the proposed amendments. This would not align with the approved Plan, and direction from City Council would be required on how to proceed with its implementation.

COMMUNICATIONS AND ENGAGEMENT

Engagement on development of the Plan was conducted throughout all phases of the project, from February 2023 to September 2024. This included several online surveys, targeted in-person workshops, open houses and communication updates through the project's website, social media posts and mailing lists.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised, 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. Proposed Amendments to the Official Community Plan
2. Official Community Plan - Proposed Downtown Districts
3. Proposed Map 4: Land Use

REPORT APPROVAL

Written by: Ian Williamson, Senior Project Planner
Brent McAdam, City Centre Planner

Reviewed by: Tyson McShane, Long Range Planning Manager
Chris Schulz, Acting Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

SP/2025/MPC/City Centre & District Plan – Official Community Plan Amendments/gs

Proposed Amendments to the Official Community Plan

Section A3 Relationship to Other Plans		
Existing	Proposed	Rationale
City Centre Plan	Replace 'City Centre Plan' to 'City Centre and District Plan'.	Reflects the newly approved City Centre and District Plan.
Section G1.1 – Downtown and City Centre		
Existing	Proposed	Rationale
References to Map 2 – Downtown Land Use	Replace 'Map 2 Downtown Land Use' to 'Map 2 - Downtown Districts' and all references to Map 2	Reflects the Downtown Districts outlined in the City Centre and District Plan. Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.
n/a	<p>Include reference to the Downtown Event and Entertainment District.</p> <p><i>'The Downtown Event and Entertainment District supports vibrant entertainment and events that stimulate the economy and improve the quality of life for residents and visitors'</i></p>	Incorporates the vision of the District into the context of the broader City Centre, aligning with the Strategic Plan.
Policy G1.1(2)(a) <i>The City will maintain a city centre plan as the primary document for guiding development in the City Centre.</i>	Update policy to include reference to the new Plan and that it guides development in the Downtown.	Aligns with the City Centre and District Plan. As Broadway Avenue, 20 th Street West and College Drive significantly contribute to the City Centre, separate plans specifically tailored to those areas will be detailed through the City's Corridor Planning Program. While the City Centre and District Plan considers policy boundaries within the City Centre boundary, the Plan focuses primarily on the Downtown.

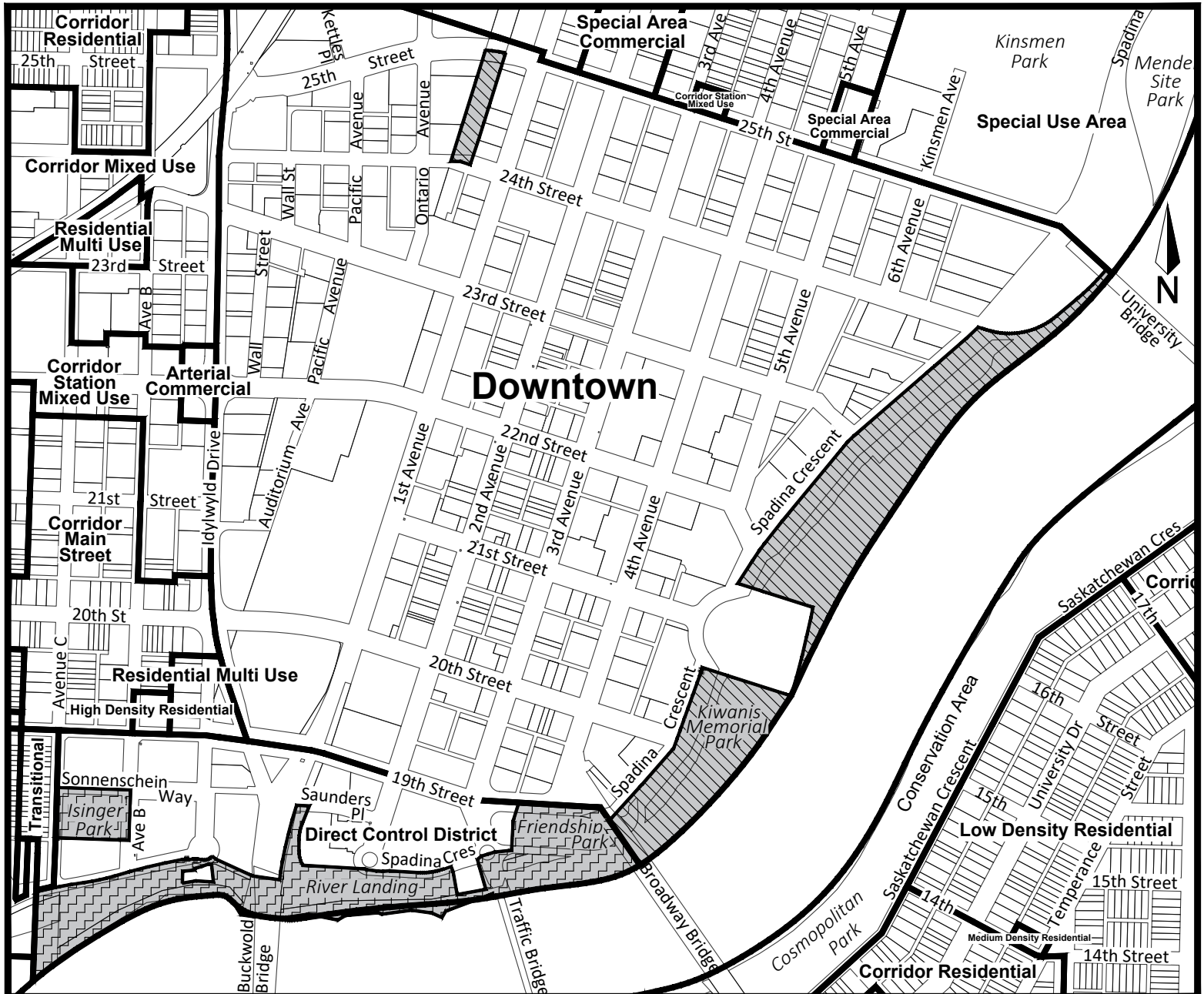
Existing	Proposed	Rationale
<p>Policy G1.1(2)(b): <i>The Downtown land use and zoning pattern will follow the general direction illustrated on the Downtown Land Use Map (refer to Map 2 – Downtown Land Use) Intended use areas include:</i></p> <ul style="list-style-type: none"> (i) <i>Retail Core: The primary retail area for the Downtown. In addition to a mix of office, business, and residential uses on upper floors, this area is intended to provide leasable space at grade level occupied primarily by retail and service uses.</i> (ii) <i>Mixed Use Commercial: Intended for a mix of businesses, including office, retail, and service uses. Residential development is also accommodated in this area.</i> (iii) <i>Residential/Office: Intended as one of the primary residential areas within the Downtown, in addition to permitting a variety of office and institutional uses complementing the riverbank.</i> (iv) <i>River Landing: Intended to accommodate a variety of activities that complement both the riverbank and Downtown.</i> (v) <i>Warehouse/Service: Intended to accommodate a variety of industrial, entertainment, and service uses. This areas is also intended to facilitate residential developments attracted by the historical character of the area's buildings.</i> 	<p>Update the descriptions to align with the City Centre and District Plan.</p> <ul style="list-style-type: none"> (i) <i>Warehouse District: The character of the Warehouse District is its distinctive built form and unique street layout. Functioning as a mixed use district, the district has the potential for increased medium density residential with community servicing retail.</i> (ii) <i>Entertainment District: The Entertainment District is poised as the heart of Downtown. Designed to foster vibrant destinations and serving mixed uses, entertainment venues, restaurants, commercial and office uses.</i> (iii) <i>River Landing: A premium destination with space for families to gather and play, where people of all ages come together to attend cultural performances and art exhibitions with the opportunity for additional residential and mixed use development.</i> (iv) <i>Historic Commercial District: These historic corridors offer early 20th century architecture, numerous businesses, restaurants, offices and civic uses and services. Incremental mixed use growth including residential, office and retail is expected in this district.</i> (v) <i>Spadina: One of the city's most scenic districts and the site of many festivals and links to Meewasin Trail. A mix of high density residential, commercial and recreational uses benefitting from the proximity to the South Saskatchewan River Valley.</i> 	<p>Reflects the Downtown Districts outlined in the City Centre and District Plan. Grounded in existing characteristics, these districts guide future development by informing the built environment and public realm considerations in the Downtown.</p>

Existing	Proposed	Rationale
<p>Policy G1.1(2)(d): <u>Retail Development</u></p> <p>(iii) <i>A convenient and attractive shopping environment will be provided in the Retail Core by encouraging continuous retail and service uses with doorways and display windows at grade level.</i></p> <p>(iv) <i>The provision of pedestrian amenities will be promoted in the Retail Core, including decorative paving, awnings, street furniture, enhanced lighting, bus shelters where appropriate, and other measures to create an enjoyable pedestrian environment.</i></p>	<p>Amend and add policies that reference the 'Active Use Core' rather than the 'Retail Core'. Includes amendments for pedestrian activity and animation, on the ground floor of buildings located in the Active Use Core.</p>	<p>Reflects the change from 'Retail Core' to 'Active Use Core' to frame development provisions that facilitate an active pedestrian environment.</p> <p>The reference to active use is intended to provide broader guidance for desired ground floor uses in this area than retail alone, as many types of uses provide street-level activity and animation.</p>
<p>Policy G1.1(2)(h): <u>Parking:</u></p> <p>(iii) <i>Suitably screen surface parking lots with landscaping and/or fencing.</i></p>	<p>Remove Policy G1.1(2)(h)(iii)</p>	<p>Remove this policy and replaced in a Section (n) that refers to Surface Parking, aligned with the actions outlined in the City Centre and District Plan.</p>
<p>Policy G1.1(2)(k)(iii): n/a</p>	<p>Addition of a new policy to promote active streets by not permitting enclosed pedestrian bridges over public streets in the Downtown.</p>	<p>Aligns with Action 3.2a of the City Centre and District Plan to establish a framework to support investments in the public realm, fosters quality design and maintains grade level street commercial enterprise in the Downtown.</p>

Existing	Proposed	Rationale
<p>Policy G1.1(2)(n): n/a</p>	<p>New Policy section that outlines provisions for surface parking including:</p> <ul style="list-style-type: none"> • ongoing reduction in the proportion of Downtown land use area • Increasing share of structured parking • Determining strategic pedestrian focused locations where surface parking is not appropriate • Ensure surface parking is developed in a manner that integrates with the streetscape, including landscaping 	<p>Reflects the vision and goals of the City Centre and District Plan to foster a vibrant Downtown environment with dense, compact development and complete streetscapes. While surface parking lots are an important part of the Downtown parking supply, their impact on the physical environment can run counter to Downtown development objectives.</p> <p>These policy statements recognize the need to address the negative externalities of surface parking by working to reduce the amount of Downtown land area devoted to this use, supporting development of surface parking lots with more efficient and value-add land uses, and setting new expectations for how surface parking can better fit into the Downtown environment.</p> <p>Proposed zoning regulations will be brought forward in the future that align with these policy statements and address Action 4.3b of the City Centre and District Plan: “Prohibit the development of new single-purpose surface parking lots in strategic pedestrian focused locations in the Downtown” and Action 5.1c: “Amend Downtown zoning district to introduce a new regulatory approach to single-purpose surface parking lots to encourage further development.</p>

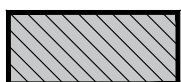
Section 12.2 – Increase Downtown Commercial and Residential Growth		
Existing	Proposed	Rationale
Policy 12.2(2)(a): <i>Maintain and implement a city centre plan as the primary document for guiding development in the City Centre.</i>	Update policy to include reference to the new Plan and that it guides development in the Downtown.	Aligns with the City Centre and District Plan. As Broadway Avenue, 20 th Street West and College Drive significantly contribute to the City Centre, separate plans specifically tailored to those areas will be detailed through the City's Corridor Planning Program. While the City Centre and District Plan considers policy boundaries within the City Centre boundary, the Plan focuses primarily on the Downtown.



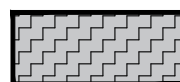


OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP



From Downtown
to Park



From Direct Control District
to Park



MUNICIPAL PLANNING COMMISSION

City Centre & District Plan – Official Community Plan Amendments

Recommendation of the Commission

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in the March 25, 2025, report of the Community Services Division, be approved.

History

The Municipal Planning Commission, at its meeting held on March 25, 2025, considered a report of the Community Services Division and a letter submitting comments from Sherry Tarasoff regarding the above.

During discussion, the Administration addressed questions on the parking model for downtown, the demand and supply of parking, engagement statistics and stakeholder involvement, and enclosed pedestrian structures.

No concerns were expressed.

Attachments

1. March 25, 2025 report of the Community Services Division.
2. March 24, 2025 letter from Sherry Tarasoff.

Lasby, Mary

Subject: FW: Email - Communication - Sherry Tarasoff - City Centre & District Plan – Official Community Plan Amendments - CK 4130-15

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, March 24, 2025 1:04 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Sherry Tarasoff - City Centre & District Plan – Official Community Plan Amendments - CK 4130-15

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, March 24, 2025 - 13:04

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, March 24, 2025

To: Her Worship the Mayor and Members of City Council

First Name: Sherry

Last Name: Tarasoff

Email: [REDACTED]

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: [REDACTED] Peterson Cres

Ward: Ward 4

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): MUNICIPAL PLANNING COMMISSION - March 25, 2025

What agenda item do you wish to comment on ?: 7.3 City Centre & District Plan – Official Community Plan Amendments

Comments:

Hello,

I have some questions on these amendments:

1. Why is an event and entertainment district identified before the arena plan has been officially approved?
2. In a climate such as ours, why is a new policy required to prevent enclosed pedestrian bridges over public streets? This is a limiting move. Calgary's Skywalk is unique and allows movement in weather-protected walkways.
3. "Active Use Core" is a new term. Where are the details on what this is?

Thank you,

Sherry Tarasoff

Will you be submitting a video to be vetted prior to council meeting?: No

SASKATOON STARPHOENIX, SATURDAY, APRIL 5, 2025

OFFICIAL COMMUNITY PLAN NOTICE

PROPOSED OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT – BYLAW NO. 10069, THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2025 (NO.5)

Saskatoon City Council will consider an amendment to Bylaw 9700 – Official Community Plan Bylaw, 2020. By way of Bylaw No. 10069, The Official Community Plan Amendment Bylaw, 2025 (No. 7), amendments are proposed to align with the recently approved Saskatoon's City Centre and District Plan (Plan), 2024.

PROPOSED AMENDMENTS – Proposed amendments include:

- Updated references to the Plan throughout the Official Community Plan;
- Replacement of Map 2: Downtown Land Use;
- Amendments to the extent and function of the existing 'Retail Core' to the proposed 'Active Use Core';
- A new policy to address activating Downtown streets; and
- New policies respecting surface parking in the Downtown.

INFORMATION – Questions regarding the proposed amendment or requests to view the City of Saskatoon Official Community Plan Bylaw may be directed to the following without charge:

Community Services Division, Planning and Development Department

Phone: 306-975-2645

Email: downtown@saskatoon.ca

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, April 23, 2025 at 6:00 p.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:

Her 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, April 21, 2025** 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 starting at 6:00 p.m. on the scheduled day.

BYLAW NO. 10070

The Zoning Amendment Bylaw, 2025 (No. 7)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 7)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to align with the language contained in the new City Centre and District Plan.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 9990 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 “**active frontage**”:

“**active use core**” means the primary retail and commercial services area of the Downtown as shown on the Official Community Plan Map 2 – Downtown Districts, where active ground floor uses are supported.”

- (b) repealing the definition of “**retail core**”.

Section 11.0 Amended

5. (1) Paragraph 11.12.10(1)(a) is amended by striking out ““Retail Core”” and substituting “active use core”.

- (2) Clause 11.12.11 is amended by striking out ““Retail Core” of the downtown” and substituting “active use core of the Downtown”.

Coming Into Force

6. This Bylaw shall come into force upon receiving the approval of Bylaw No. 10069, The Official Community Plan Amendment Bylaw, 2025 (No. 5) by the Minister of Government Relations.

Read a first time this _____ day of _____, 2025.

Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

City Clerk

SASKATOON STARPHOENIX, SATURDAY, APRIL 5, 2025

ZONING NOTICE

PROPOSED ZONING BYLAW TEXT AMENDMENT – BYLAW NO. 10070, THE ZONING AMENDMENT BYLAW, 2025 (NO.7)

Saskatoon City Council will consider an amendment to Bylaw 9990 - Zoning Bylaw, 2024. By way of Bylaw No. 10070, The Zoning Amendment Bylaw, 2025 (No. 7), amendments are proposed to Section 2.0 – Definitions and B6 – Downtown Commercial District to ensure consistency with proposed amendments to the Official Community Plan (OCP).

REASON FOR THE AMENDMENT – The “Retail Core” of Downtown is proposed to be renamed the “Active Use Core” in the OCP. Section 11.12.10 of the Zoning Bylaw is a ground floor retail requirement for sites located within this defined area. References to the Retail Core in the Zoning Bylaw will be replaced with Active Use Core so that the bylaw is consistent with the change in the OCP.

INFORMATION – Questions regarding the proposed amendment or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Division, Planning and Development Department
Phone: 306-975-2645
Email: downtown@saskatoon.ca

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, April 23, 2025 at 6:00 p.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.

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Her 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, April 21, 2025** will be forwarded to City Council.

Item	Organization	Date of Event	Event Name	Decision	Date of Decision
Illumination	Thalassemia Foundation of Canada	May 7, 2025	International Thalassemia Day	Approved	March 4, 2025
Proclamation	Walk For Values	April 24, 2025	Human Values Day	Approved	March 4, 2025
Proclamation and Flag Raising	Epilepsy Saskatoon	Proclamation - March 2025; Flag Raising - March 14 to 20, 2025	Epilepsy Awareness Month	Approved	March 5, 2025
Proclamation and Illumination	Saskatoon Parkinson's Disease Support Group	Proclamation - April 11, 2025; Illumination - April 11 & 12, 2025	Work Parkinson's Day	Approved	March 12, 2025
Proclamation, Flag Raising and Illumination	Greek Orthodox Community of Saskatoon	Flag Raising - March 21 to 23, 2025; Proclamation - March 21 to 28, 2025; Lighting - March 21 to 25, 2025	Hellenic Heritage Week	Approved	March 12, 2025
Proclamation and Illumination	The Canadian Society for Mucopolysaccharide and Related Disorders Inc.	May 15, 2025	International MPS Awareness Day	Approved	March 17, 2025
Proclamation	Autism Services of Saskatoon	April 2025	Autism Awareness and Acceptance Month	Approved	March 17, 2025
Illumination	Prostate Cancer Foundation Canada	September 1 to 8, 2025	Prostate Cancer Awareness Month	Approved	March 17, 2025
Illumination	Canadian Spondyloarthritis Association (CSA)	May 3, 2025	Ankylosing Spondylitis (AS) Awareness Day	Approved	March 20, 2025
Illumination	Food Allergy Canada	May 25 to 31, 2025	Food Allergy Awareness Month	Approved	March 20, 2025