



PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION

Tuesday, May 27, 2025, 12:00 p.m.
Committee Room E, Ground Floor, City Hall

Commission Members:

Kreg Harley, Public, Chair
Derek Cameron, Public, Vice-Chair
Kojo Anaman, Public
Carl Berglof, Public
Chris Florizone, Public
Mostofa Kamal, Public
Councillor Zach Jeffries
Stan Laba, Saskatoon Public Schools
Ryan Lejbak, Public
Ryan Martin, Greater Saskatoon Catholic Schools
Brock Neufeldt, Public
Emmanuel Oladokun, Public
Abdullah Qureshi, Public

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at saskatoon.ca/writetocouncil. If your submission includes a request to speak, you will be contacted by a representative from the City Clerk's Office with further information. **Submissions will be accepted no later than 5:00 p.m. on the Monday the week of the meeting.**

Pages

1. CALL TO ORDER

The Chair will call the 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

4 - 7

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on April 29, 2025, be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 831 5th Avenue North [MPC2025-0502] 8 - 25

A report of the Community Services Division is provided.

Recommendation

That a copy of the May 27, 2025 of the Community Services Division be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 9700 - Official Community Plan Bylaw, 2020 and Bylaw No. 9990 - Zoning Bylaw, 2024, to redesignate 831 5th Avenue North from Low Density Residential to Medium Density Residential and rezone from R2 District to RM3 District subject to a Zoning Agreement, as outlined in the report from the Community Services Division, dated May 27, 2025, be approved.

7.2 Proposed Amendment to Zoning Agreement – 105 Avenue F South [MPC2025-0501] 26 - 31

A report of the Community Services Division is provided.

Recommendation

That a copy of the May 27, 2025 of the Community Services Division be submitted to City Council recommending that at the time of Public Hearing, City Council consider Administration’s recommendation that the proposed amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 105 Avenue F South, as outlined in the report from the Community Services Division, dated May 27, 2025, be approved.

7.3 Proposed Zoning Bylaw Amendments – Downtown Zoning Review [MPC2025-0504] 32 - 80

A report of the Community Services Division is provided.

Recommendation

That a copy of the May 27, 2025 of the Community Services Division be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9990, Zoning Bylaw, 2024, to the B6, MX2 and M4 Districts, as outlined in the report from the Community Services Division, dated May 27, 2025, be approved.

7.4 Proposed Zoning Bylaw Amendments – Bylaw No. 9990, Zoning Bylaw, 2024, Housekeeping [MPC2024-0703]

81 - 93

A report of the Community Services Division is provided.

Recommendation

That a copy of the May 27, 2025 of the Community Services Division be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in the report from the Community Services Division, dated May 27, 2025, be approved.

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on their activities since the last meeting.

Recommendation

That the information be received.

9. ADJOURNMENT



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

April 29, 2025, 12:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Kreg Harley, Public, Chair
Derek Cameron, Public, Vice-Chair
Kojo Anaman, Public
Carl Berglof, Public
Chris Florizone, Public, via teleconference
Mostofa Kamal, Public
Stan Laba, Saskatoon Public Schools, via teleconference at 12:05 p.m.
Ryan Lejbak, Public
Brock Neufeldt, Public
Emmanuel Oladokun, Public, via teleconference
Abdullah Qureshi, Public, via teleconference

ABSENT: Councillor Zach Jeffries
Ryan Martin, Greater Saskatoon Catholic Schools

ALSO PRESENT: Development Review Manager Darryl Dawson
Committee Assistant Penny Walter

1. CALL TO ORDER

The Chair called the 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: D. Cameron

1. That the request to speak from Anna Ladynska, Happy Faces Early Learning Centre, dated April 23, 2025 be added to Item 7.1;
2. That the letter from Md Shorifuzzaman, Saskatoon Islamic Academy, dated April 25, 2025 be added to Item 7.2; and
3. That the agenda be approved as amended.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: R. Lejbak

That the minutes of Regular Meeting of the Municipal Planning Commission held on March 25, 2025, be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Day Care Centre – 1615 1st Avenue North [MPC2025-0402]

A report of the Community Services Division was provided along with a request to speak from Anna Ladynska, Happy Faces Early Learning Centre, dated April 23, 2025

Member S. Laba entered the meeting at 12:05 p.m.

Planner T. Kopp presented the report with a PowerPoint. He responded to questions of the Commission along with Development Review Manager Dawson and Senior Planner R. Rechenmacher.

During discussion, the Administration addressed questions regarding parking pressures in the area, designated parking on the subject site and notifications to adjacent landowners.

The applicant, Anna Ladynska, Happy Faces Early Learning Centre, spoke on the matter and responded to questions of the Commission along with Alla Sukhorebra, Director, Happy Faces Early Learning Centre.

Moved By: D. Cameron

That the Municipal Planning Commission not support the administration's recommendation on the discretionary use application submitted by Happy Faces Early Learning Centre, as outlined in the April 29, 2025 report of the Community Services Division.

CARRIED

Moved By: D. Cameron

That the Municipal Planning Commission support the discretionary use application submitted by Happy Faces Early Learning requesting approval to operate a day care centre at 1615 1st Avenue North for up to 34 persons and 5 staff at any one time.

CARRIED

7.2 Proposed Amendment to Zoning Agreement – 1236 20th Street West [MPC2025-0401]

A report of the Community Services Division was provided along with a letter from Md Shorifuzzaman, Saskatoon Islamic Academy, dated April 25, 2025 stating they would be available to address questions.

Senior Planner B. McAdam presented the report with a PowerPoint and responded to questions of the Commission along with Development Review Manager Dawson.

No concerns were expressed.

Moved By: R. Lejbak

That the report of the Community Services Division be submitted to City Council recommending that, at the time of the Public Hearing, City Council considers Administration's recommendation that the amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 1236 20th Street West, as outlined in the April 29, 2025 report of the Community Services Division, be approved.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Report of the Chair [CK 175-16]

This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on his/her activities since the last meeting.

Chair Harley provided a verbal report regarding the items considered at the City Council Public Hearing held on March 26, 2025.

Vice-Chair Cameron provided a verbal report regarding the items considered at the City Council Public Hearing held on April 23, 2025.

Moved By: M. Kamal

That the information be received.

CARRIED

8.2 2025 Planning Conferences [CK 175-16]

A list of upcoming planning conferences was provided. The list was tabled at the March 25, 2025 meeting for consideration at the April 29, 2025 meeting of the Commission.

The Commission members were requested to advise whether they would like to attend a conference. The Municipal Planning Commission has a budget of \$7,000 for educational opportunities.

Moved By: B. Neufeldt

That the following members be approved to attend conferences in 2025 with partial or full payment:

- Chris Florizone – CIP
- Carl Berglof - SPPI
- Derek Cameron - SPPI
- Mostofa Kamal – SPPI
- Ryan Lejbak – SPPI

CARRIED

9. ADJOURNMENT

The meeting adjourned at 1:34 p.m.

K. Harley, Chair

P. Walter, Committee Assistant

LAND USE APPLICATION

Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 831 5th Avenue North

APPLICATION SUMMARY

Aesthetic Construction has submitted an application to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#), (OCP) Land Use Map and [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The proposed amendment to the OCP Land Use Map to redesignate the site from Low Density Residential to Medium Density Residential and rezone from R2 District to RM3 District subject to a Zoning Agreement will accommodate the specific proposal for a multiple unit dwelling with 6 dwelling units on 831 5th Avenue North.

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, to redesignate 831 5th Avenue North from Low Density Residential to Medium Density Residential and rezone from R2 District to RM3 District subject to a Zoning Agreement, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

The subject site at 831 5th Avenue North, located in the City Park Neighbourhood, is designated as Low Density Residential on the OCP Land Use Map and zoned R2 – Low Density Residential District 2. The site was previously developed with a one-unit dwelling (OUD) which was demolished in 2024 (see Appendix 1). The site is adjacent to the Woodlawn Corridor Growth Plan Area and within the Transit Development Area.

DISCUSSION

Development Proposal

Aesthetic Construction applied to amend the OCP Land Use Map and rezone to an RM3 District subject to a Zoning Agreement (see Appendix 2). The proposed amendments would provide for the development of a multi-unit dwelling (MUD) with six dwelling units, eight on-site vehicle parking spaces, bicycle parking and an on-site waste space (see Appendix 3).

Amendment to the OCP Land Use Map

The applicant is proposing an OCP Land Use Map amendment to redesignate 831 5th Avenue North from Low Density Residential to Medium Density Residential.

Land designated as Low Density Residential has the potential for a range of residential building types (such as one- and two-unit dwellings, street townhouses and low-rise multiple-unit dwellings) and community uses. Land designated Medium Density

Residential has the potential for a range of residential building types (such as dwelling-groups, stacked townhouses, low-rise and mid-rise multiple-unit dwellings) and community uses. Medium Density Residential sites are typically served by collector or arterial streets and are in proximity to Community Focal Points, and/or within the Corridor Growth Area.

Proposed Zoning Agreement

The subject site is being proposed to be rezoned from R2 District to a RM3 District subject to a Zoning Agreement. A Zoning Agreement is a regulatory tool used to address a specific development proposal and may address the use of land, buildings, form of development, site layout and general external design. The proposed terms of the Zoning Agreement (see Appendix 4) include:

- Use of the site to construct a MUD with a maximum of six dwelling units;
- 8 on-site parking spaces and bicycle parking;
- on-site waste space; and
- regulations for building height, setbacks and landscaping.

Policy Review

The City Park Local Area Plan, adopted in 2010, does not support further densification of the neighbourhood. However, the development proposal aligns with the following policies from the OCP:

Section G1 - City Growth

G1.3 Infill Growth

(1) Objectives:

- a. Support the City's goal of accommodating 50% of long-term growth as infill.
- b. Support and encourage a variety of building types and sizes in existing areas, while improving access to employment opportunities, commercial businesses, and services.

(2) Policies:

- e. Promote the intensification of developed urban areas to minimize the urban footprint and accommodate long-term regional growth.

(7) Objectives – Neighbourhood Infill

- a. Support the City's goal of accommodating 10% of total growth within Neighbourhood Infill areas.
- b. Facilitate neighbourhood infill that:
 - (i) helps meet the housing needs of a diverse population;
 - (ii) makes efficient use of civic and community infrastructure;
 - (iii) gradually increases residential densities, where appropriate; and
 - (iv) recognizes the interests of local residents and the impact of development on neighbourhood character and infrastructure

- (8) Policies – Neighbourhood Infill
- a. Encourage and support infill development in alignment with targets established by the City in the Growth Plan to Half a Million.
 - b. Encourage and support the gradual development of neighbourhood infill that is consistent with the form and character of existing areas.
 - c. Infill housing may consist of development on vacant or underutilized parcels of land in established neighbourhoods, the conversion of non-residential buildings and sites to residential use, the redevelopment of existing residential properties, or the addition of a garden or garage suite.
 - d. Infill housing proposals which involve an amendment to the Official Community Plan or Zoning Bylaw, or an application for discretionary use, will be evaluated based on the following criteria:
 - (i) the nature of the proposal and its conformance with all relevant sections of the Plan, as well as any established Sector Plans, Concept Plans, Local Area Plans, or Local Area Design Plans;
 - (ii) the need for the form of housing proposed and the supply of land currently available in the general area capable of meeting that need;
 - (iii) the capability of the existing roadway and public transit system to service the proposal, integration with cycling and pedestrian facilities, and adequacy of proposed supply of onsite parking;
 - (iv) the capability of existing community infrastructure, including water and sewer services, parks, schools, other utilities, and community facilities;
 - (v) the compatibility of the proposal with the height, scale, and design of buildings in the surrounding neighbourhood, continuity with nearby residential streetscape and lot designs, and overall compatibility with land uses in the general area;
 - (vi) the adequacy of proposed landscaping and screening, and preservation of existing vegetation;
 - (vii) the preservation and integration of buildings considered to have historical or architectural significance;
 - (viii) the need to provide a range of housing opportunities throughout the city; and
 - (ix) the ongoing need to promote a compact and efficient city form.

The proposed development for 831 5th Avenue North provides a sensitive infill development on a large vacant residential site, supporting intensification of developed urban areas. The proposed MUD with six dwelling units is similar in massing to a four-unit dwelling that would be permitted on the adjacent sites zoned R2 District, providing an appropriate gradation in building form between the site to the north zoned RM3 District (837 5th Avenue North) and the adjacent properties zoned R2 District. The specific site characteristics noted above ensure the development is compatible with the height, scale, and design of buildings in the surrounding neighbourhood. Furthermore, the development can be serviced by existing

infrastructure and onsite parking spaces would be required to be developed through the use of the Zoning Agreement, ensuring adequate on-site parking is provided.

The R2 District currently allows for the development of a MUD of up to four units per site subject to development standards. A development standards comparison provided by the applicant is included (see Appendix 5).

Comments from other Departments

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

COMMUNICATIONS AND ENGAGEMENT

Public Notice was sent in January 2025 to registered property owners within approximately 150 metres of the subject site, the Ward Councillor and the City Park Community Association. The content of this notice was also published on the Engage Page of the City of Saskatoon's website.

A Public Information Meeting was held on March 7, 2025, where a total of 21 individuals attended. At the time of writing this report, Administration has received a total of 14 responses. Comments received in response to the proposal have been summarized in the Engagement Summary Report (see Appendix 6). From the correspondence received and comments made at the Public Information Meeting, main items of concern noted include:

- Additional multiple-unit dwellings being added without adequate infrastructure and neighbourhood amenities;
- Impact on parking;
- Number of multiple units in the City Park neighbourhood;
- Impact on character of the neighbourhood;
- Proposal exceeds the Housing Accelerator Fund Zoning Bylaw amendments permitting four units per site for existing low density residential sites; and
- Increase in the number of rental units in the neighbourhood.

In response to the concerns, administration acknowledged that the proposal exceeds the currently permitted development rights of four units per site and provided clarification that the Zoning Agreement would provide certainty for the provision of on-site vehicle and bicycle parking, on site waste space, landscaping provisions and amenity space.

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 in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Fact Summary Sheet
2. Proposed OCP and Rezoning Amendment Location Maps
3. Site Plan and Renderings of Proposed Development at 831 5th Avenue North
4. Proposed Terms of Agreement for 831 5th Avenue North
5. Development Standards Comparison
6. Engagement Summary

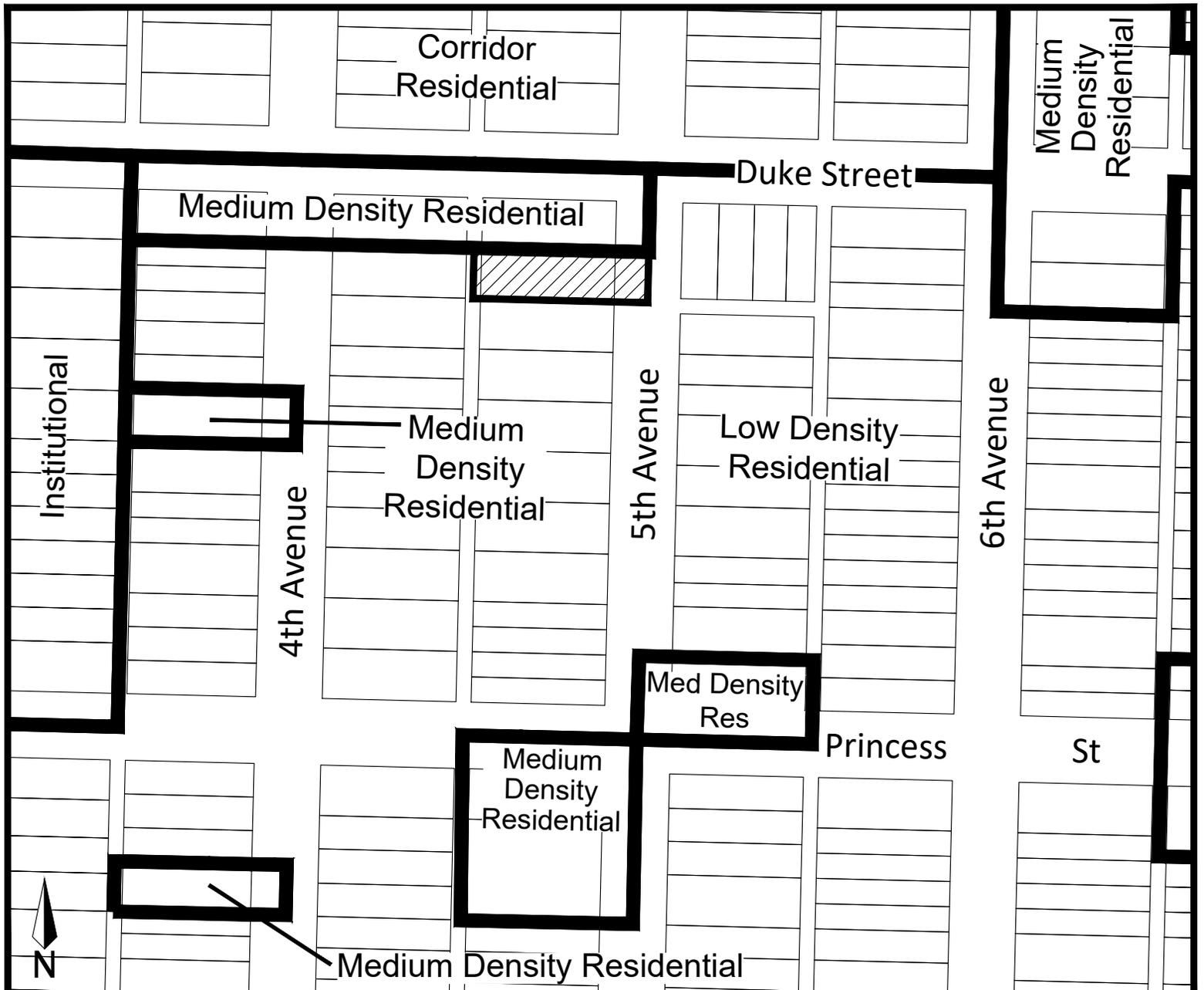
REPORT APPROVAL

Written by: Sarah Adair, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, 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 by Agreement – 831 5th Avenue North/sk

FACT SUMMARY SHEET		
A. <u>Location Facts</u>		
1.	Municipal Address	831 5 th Avenue North
2.	Legal Description	Lot 9-Blk/Par 25-Plan G1322 Ext 0
3.	Neighbourhood	City Park
4.	Ward	Ward 1
B. <u>Site Characteristics</u>		
1.	Existing Use of Property	Undeveloped (Residential)
2.	Proposed Use of Property	Medium Density MUD (Residential)
3.	Adjacent Land Uses and Zoning	
	North	RM3
	South	R2
	East	R2
	West	R2
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	8
7.	Site Frontage	15.22m
8.	Site Area	614.41m ²
9.	Street Classification	Local (5 th Ave & Duke St)
C. <u>Official Community Plan Policy</u>		
1.	Existing Official Community Plan Designation	Low Density Residential
2.	Proposed Official Community Plan Designation	Medium Density Residential
3.	Existing Zoning District	R2
4.	Proposed Zoning District	RM3 subject to Agreement

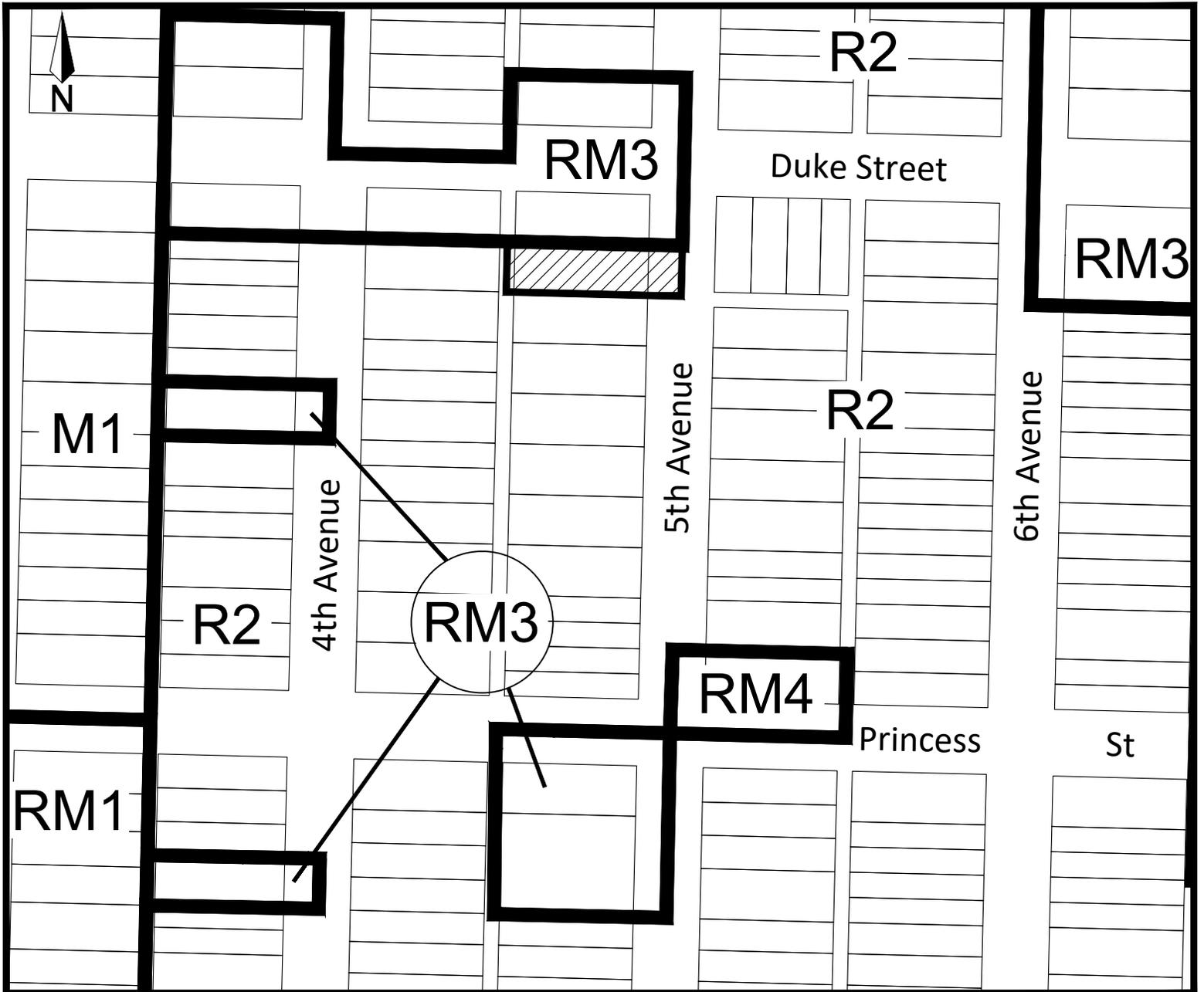
Proposed OCP and Rezoning Amendment Location Maps



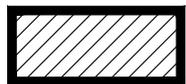
OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP



From Low Density Residential to Medium Density Residential

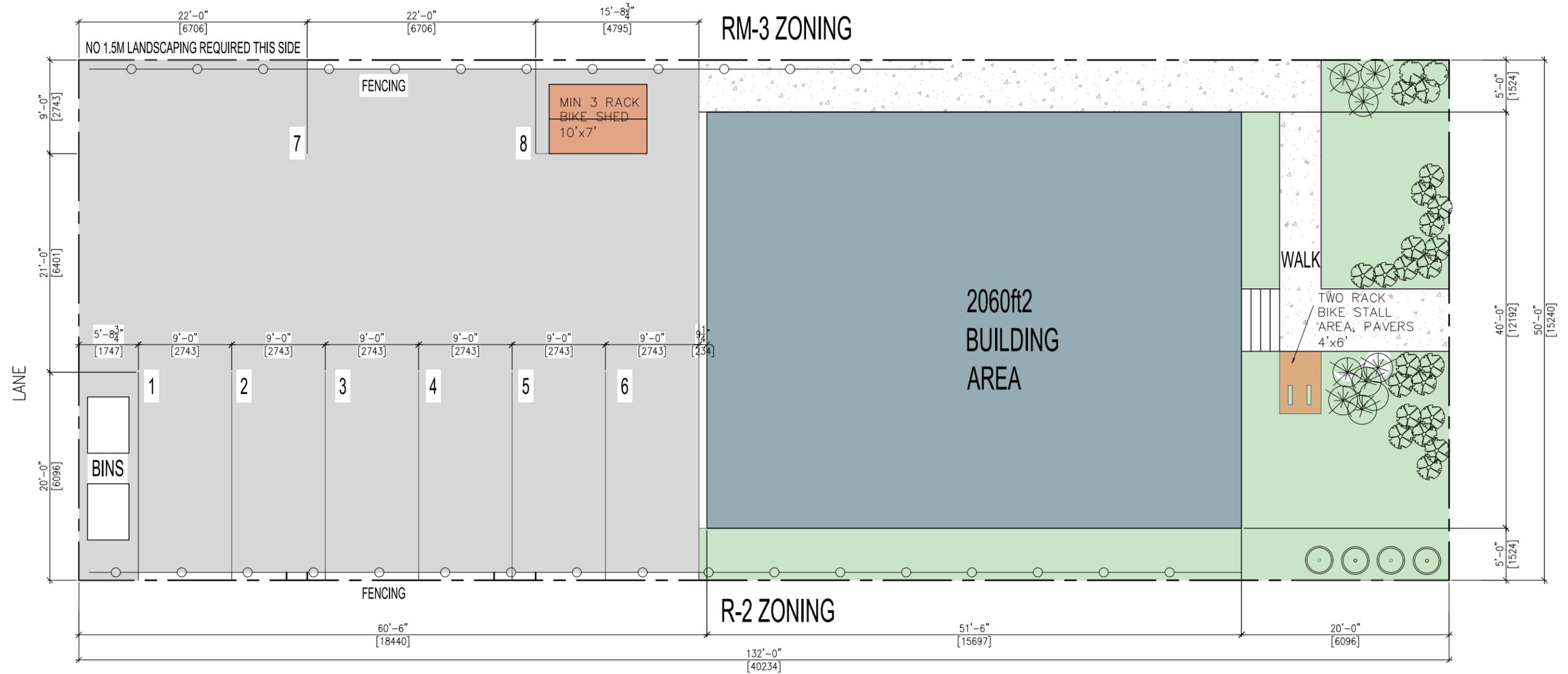


ZONING AMENDMENT

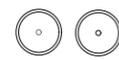


From R2 to RM3 by Agreement

Site Plan and Renderings of Proposed Development at 831 5th Avenue North



PLANT LIST – WINDSOR PARK CONDOMINIUM



Emerald Cedars, 1.2M o.c.
2.2m High



Ural Falsa Spirea 0.5om High



Ninebark Shrub 1.0m High



CONTRACTOR

Aesthetic Construction Inc.
Saskatoon, Saskatchewan

PROJECT
RM-3 PRELIM

SASKATOON, SK

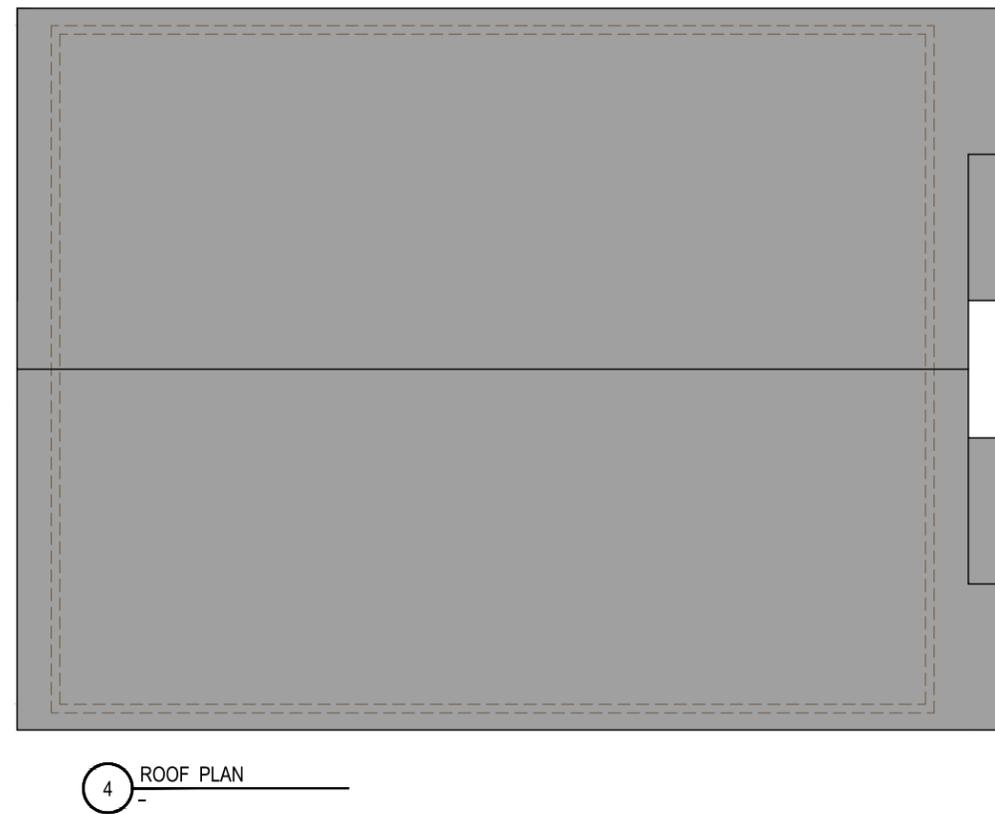
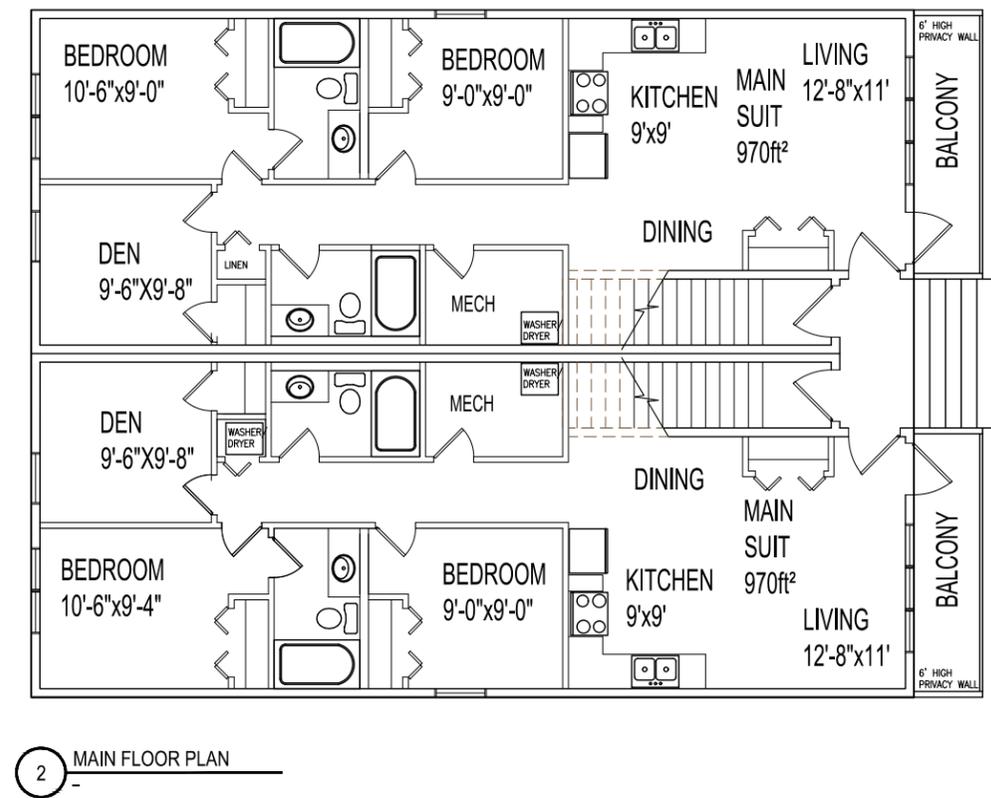
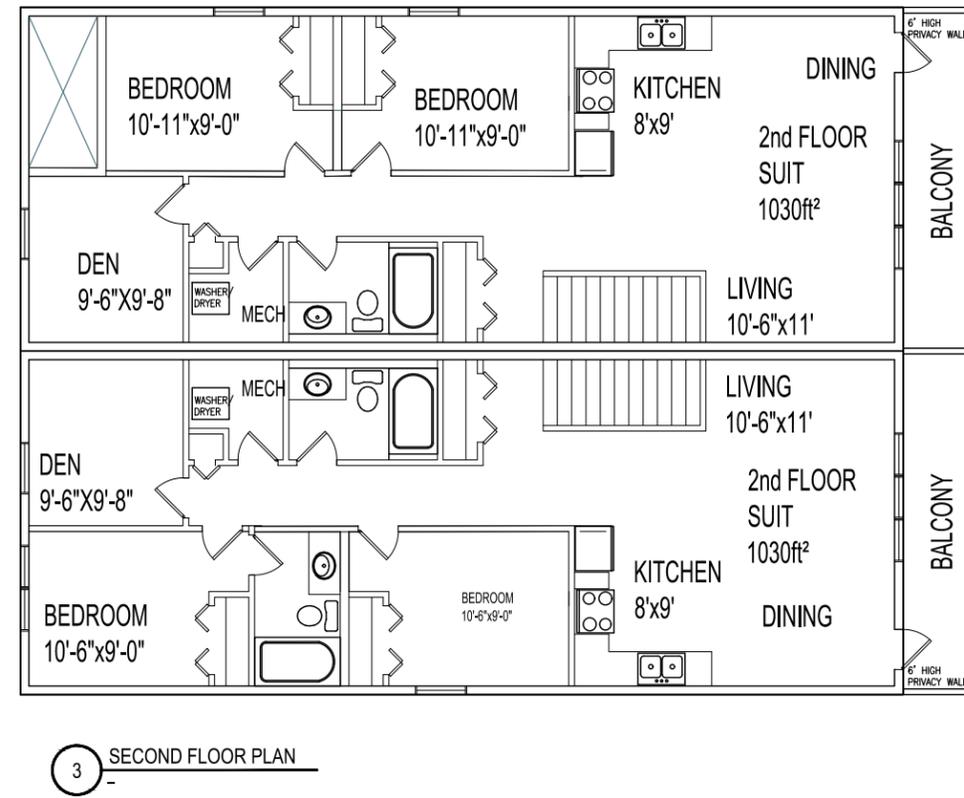
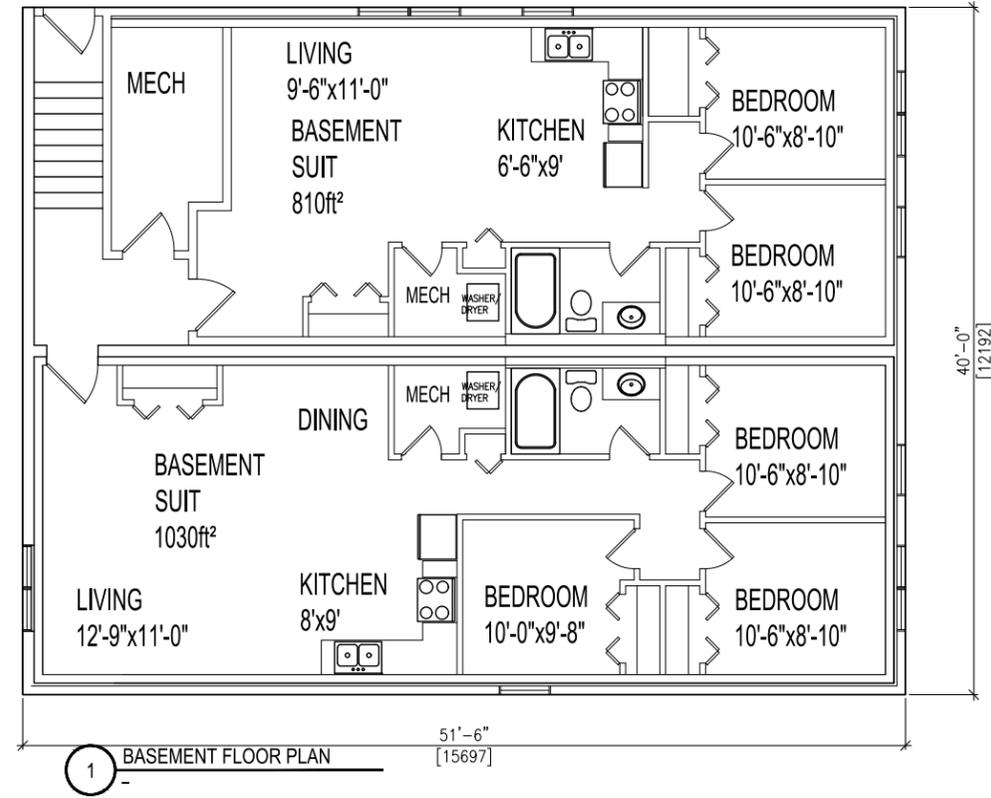
ADDRESS
831 5TH AVENUE NORTH
LOT 9
SASKATOON, SK

DRAWING
LANDSCAPING PLAN

SCALE AS NOTED

DRAWING NO.

1



CONTRACTOR

Aesthetic Construction Inc.
Saskatoon, Saskatchewan

PROJECT
RM-3 PRELIM
SASKATOON, SK

ADDRESS
831 5TH AVENUE NORTH
LOT 9
SASKATOON, SK

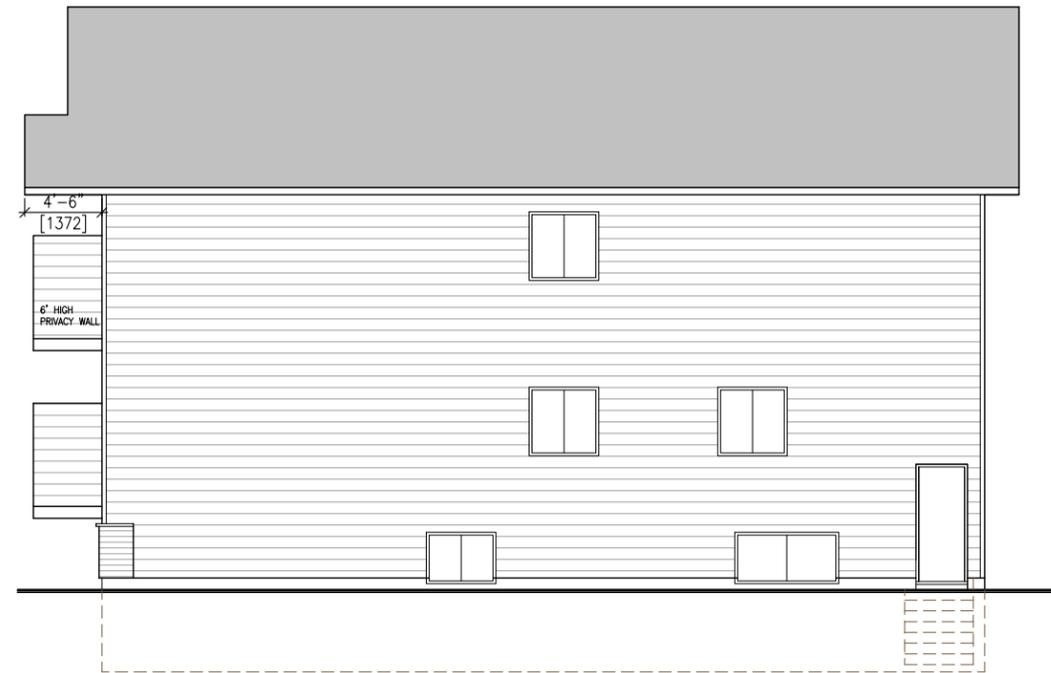
DRAWING
FLOOR PLANS

SCALE AS NOTED

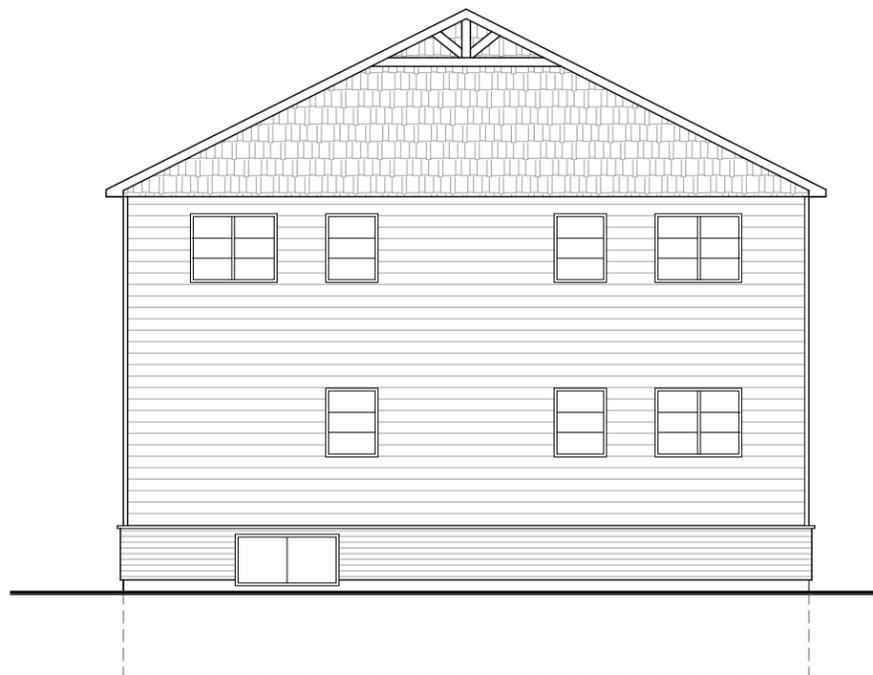
DRAWING NO. 2



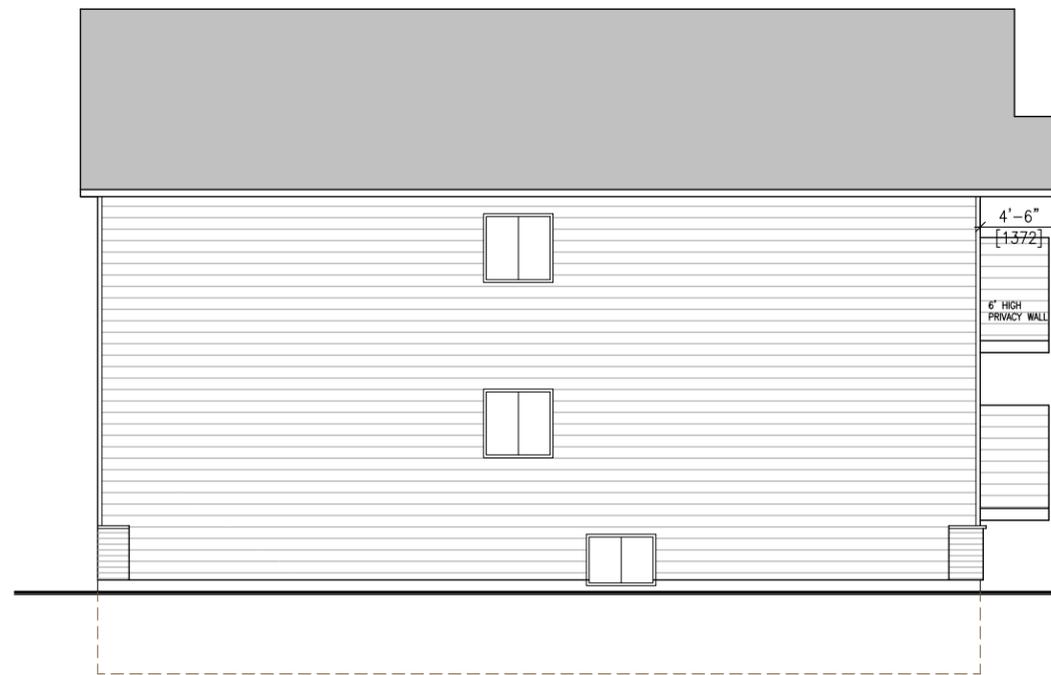
1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



4 SIDE ELEVATION

CONTRACTOR

Aesthetic Construction Inc.
Saskatoon, Saskatchewan

PROJECT
RM-3 PRELIM

SASKATOON, SK

ADDRESS
831 5TH AVENUE NORTH
LOT 9
SASKATOON, SK

DRAWING
BUILDING ELEVATIONS

SCALE AS NOTED

DRAWING NO.

3

Proposed Terms of Agreement for 831 5th Avenue North

A. Zoning District

RM3 – Medium Density Multiple-Unit Dwelling District subject to a Zoning Agreement.

B. Use of Land

The following uses are permitted in accordance with the site plan and elevations:

- Multiple unit dwelling – up to six units.

C. Development Standards

(a) Building

- i. Minimum building setbacks:
 - a) North – 1.5m;
 - b) South – 1.5m;
 - c) East – 6m;
 - d) West – 18.5m
- ii. Building height: maximum of 9.4m from grade to mid peak of roof; and
- iii. All other development standards shall conform to the relevant Sections of the Zoning Bylaw.

(b) Parking

- i. A minimum of eight parking stalls shall be provided in substantial accordance with the Site Plan;
- ii. Three long term Bicycle Parking spaces to be provided where indicated on the Site Plan; and
- iii. Two short term bike parking shall be located in the rear as shown on the site plan

(c) Landscaping

- i. Landscaping shall be substantially in accordance with the Landscaping Plan.

(d) Amenity Space

- i. A minimum of 27m² of amenity space shall be provided through balcony space located at the front of the building; and
- ii. Screening shall be provided on the north and south ends of all balcony spaces.

Development Standards Comparison

Development Standards Comparison			
	Current Zoning Development Potential	Current Zoning Development Potential (Subdivision)	Proposed Zoning Agreement Development
	R2 Zoning District (4 Unit MUD)	R2 Zoning District (Two, 25ft sites – OUD with secondary suite and garden/garage suite)	Proposal (6 Unit MUD)
Site Width	15m (50 ft)	2 X 7.5m = 15m (50 ft)	15m (50 ft)
Front Yard Setback	6m (20 ft)	6m (20 ft)	6m (20 ft)
Side Yard Setback	0.75m (2.5 ft)	0.75m (2.5 ft)	1.5m (5 ft)
Site Coverage	Max. 40%	Max. 40% + Max. 50% rear yard coverage (garden/garage suite)	Approx. 31%
Building Height	Max. 8.5m (28 ft)	Max. 8.5m (28 ft)	Approx. 8.8m (28.8 ft)
Parking	No required off-street parking	No required off-street parking	8 off-street parking stalls and bicycle parking spaces provided
Total Dwelling Units	4 units	2 x 3 units = 6 units	6 units



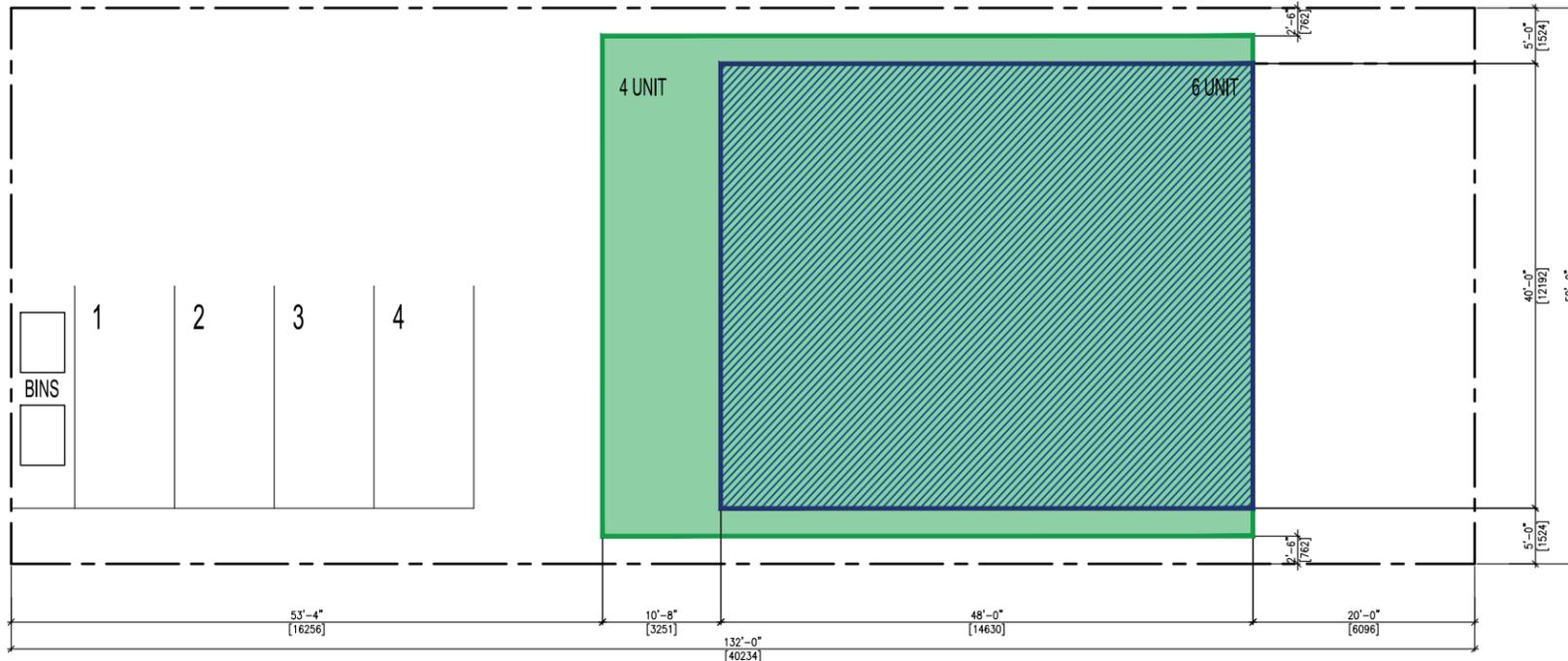
ZONING RM-3 - 6 UMULTI UNIT DWELLING

31% SITE COVERAGE



ZONING R2-- 4 MULTI UNIT DWELLING

40% SITE COVERAGE



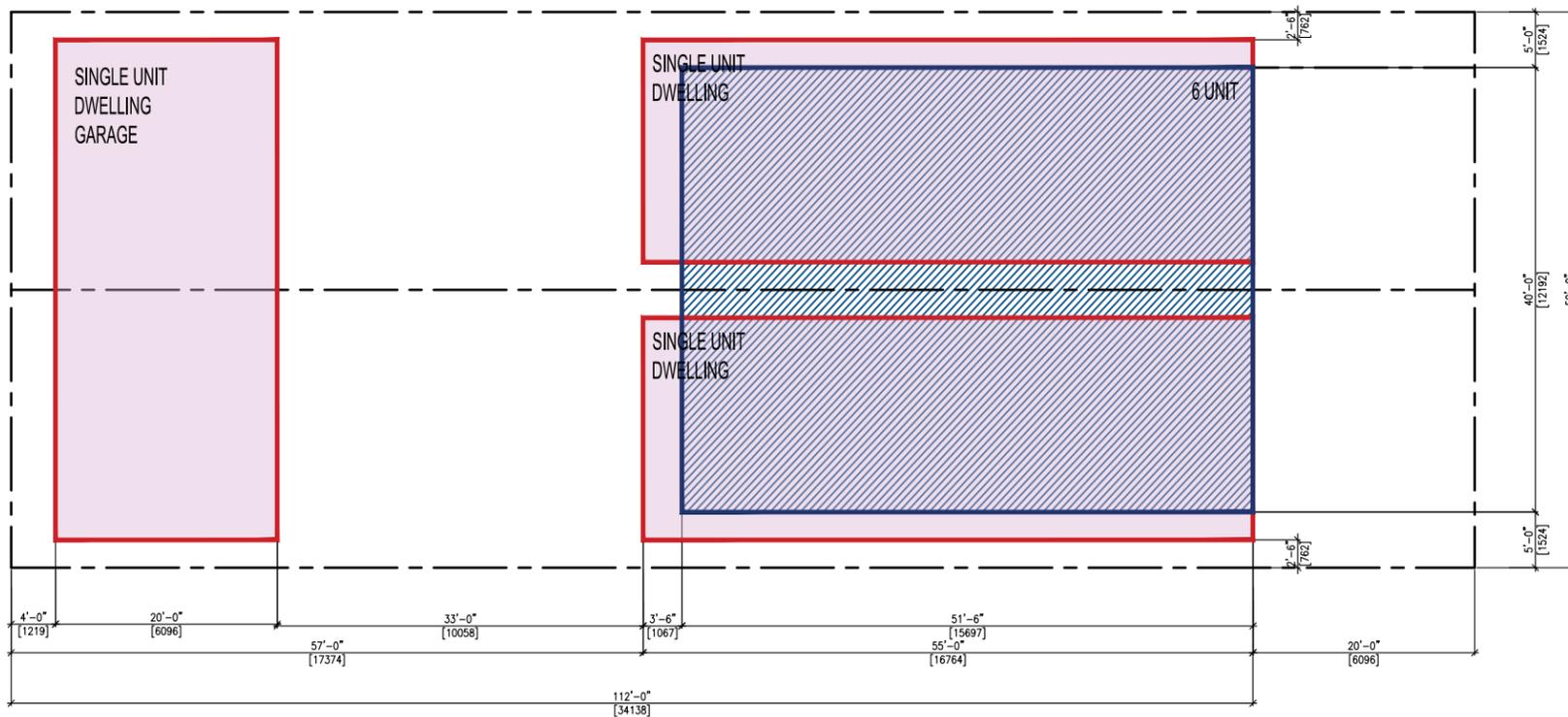
ZONING RM-3 - 6 UNIT MULTI- DWELLING

31% SITE COVERAGE



ZONING R2 - SINGLE UNIT DWELLING

33% SITE COVERAGE - 47% WITH GARAGE TOTAL



CONTRACTOR

Aesthetic Construction Inc.
Saskatoon, Saskatchewan

PROJECT
RM-3 PRELIM

SASKATOON, SK

ADDRESS
831 5TH AVENUE NORTH
LOT 9
SASKATOON, SK

DRAWING
SITE PLAN
AND NOTES

SCALE AS NOTED

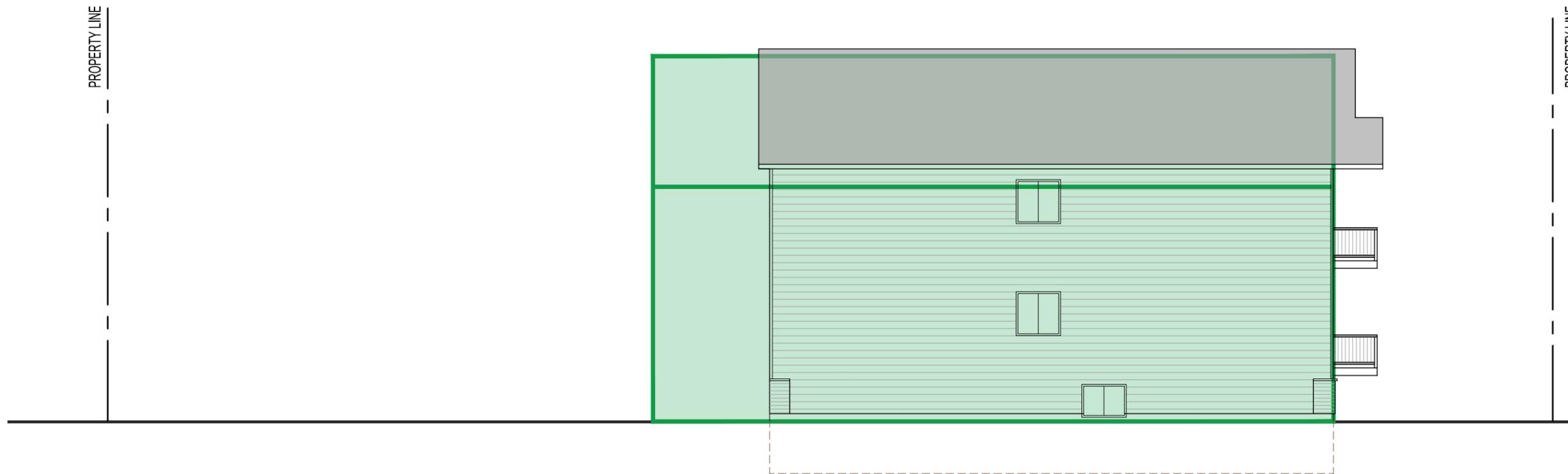
DRAWING NO.

1



1 FRONT ELEVATION

ZONING R2 - 4 MULTI UNIT DWELLING
40% SITE COVERAGE



2 SIDE ELEVATION

CONTRACTOR

Aesthetic Construction Inc.
Saskatoon, Saskatchewan

PROJECT
RM-3 PRELIM

SASKATOON, SK

ADDRESS
831 5TH AVENUE NORTH
LOT 9
SASKATOON, SK

DRAWING
BUILDING ELEVATIONS
AND NOTES

SCALE AS NOTED

DRAWING NO.

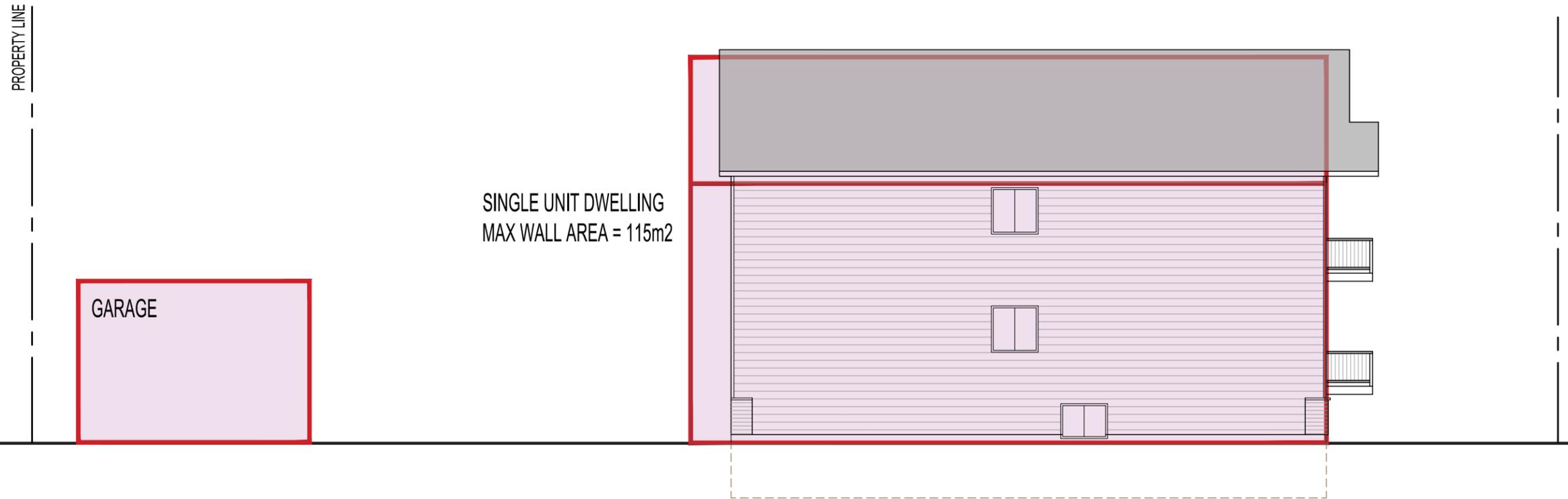
3



1 FRONT ELEVATION

ZONING R2 - SINGLE UNIT DWELLING

33% SITE COVERAGE - 47% WITH GARAGE TOTAL



2 SIDE ELEVATION

SINGLE UNIT DWELLING
MAX WALL AREA = 115m²

CONTRACTOR

Aesthetic Construction Inc.
Saskatoon, Saskatchewan

PROJECT
RM-3 PRELIM

SASKATOON, SK

ADDRESS
831 5TH AVENUE NORTH
LOT 9
SASKATOON, SK

DRAWING
SITE PLAN
AND NOTES

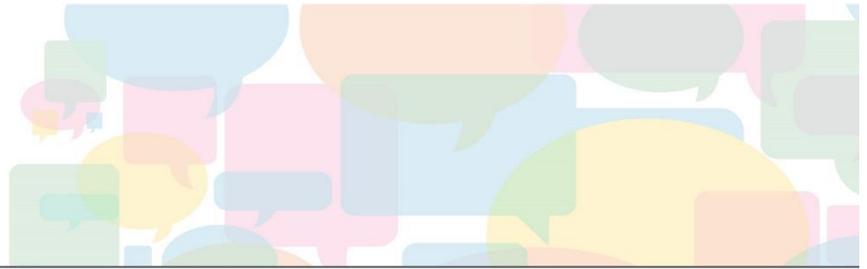
SCALE AS NOTED

DRAWING NO.

2



ENGAGE



831 5th Ave N

COMMUNITY ENGAGEMENT SUMMARY

Proposed Official Community Plan Land Use Map Amendment from *Low Density Residential* to *Medium Density Residential* land use designation
and
Rezoning from *R2 Low Density Residential District 2* to *RM3 – Medium Density Multiple-Unit Dwelling District by Zoning Agreement*
City Park Neighbourhood

Applicant: Aesthetic Construction
File: PL 4350-OCP8/25 and PL 4350-Z23/24

Project Description:

Aesthetic Construction has applied for a rezoning at 381 5th Ave N in City Park, subject to a Zoning Agreement, to facilitate the development of a multiple unit dwelling.

The proposed development consists of a multiple unit dwelling containing six (6) units totalling a building footprint of approximately 191m² (2,060sqft). A total of 8 at grade on-site parking spaces, as well as bicycle parking have been proposed.

Development Proposal – Applications:

The development proposal includes the following applications that require a decision by City Council at a Public Hearing:

1. OCP Land Use Map Amendment – amending the land use designation on the OCP Land Use map.
An amendment to the existing OCP Land Use Map from Low Density Residential to Medium Density Residential.
2. Rezoning Application – Zoning by Agreement to permit the proposed development.
The subject property is currently zoned R2 – Low Density Residential District 2, which provides for residential development in the form of one- to four-unit dwellings, as well as related community uses.
The applicant is proposing a Zoning Agreement based off the RM3 – Medium Density Multiple Unit Dwelling District. A Zoning Agreement would ensure that only the application's specific development proposal could be constructed.

Engagement Information:

- Public Notice mailed January 10, 2025
 - Development Review received 9 responses

- Engage Page posted January 10, 2025
- Notice of Public Information Meeting (PIM) mailed February 18, 2024
 - Development Review received 5 responses
- Public Information Meeting held on March 7, 2025
 - 21 individuals attended

What We Heard:

Themes	Number of Responses
What We Heard	
Concern. Adding more multiple unit dwellings without adequate infrastructure and neighbourhood amenities (grocery store, park space, schools).	6
Concern. The proposal might exacerbate existing parking challenges.	6
Concern. There is already an adequate amount of multiple unit dwellings in the City Park Neighbourhood	5
Concern. The addition of medium density development increases the destruction of historical homes and neighbourhoods. The proposal doesn't align with the character of the City Park Neighbourhood.	2
Concern. The proposal does not adhere to existing legislation (Growth Plan to Half a Million, City Park LAP, Corridor Plans).	2
Concern. Proposal is going above and beyond approved HAF amendments.	1
Concern. Proposal will increase to amount of rental units in the neighbourhood which already has a high percentage of rental units.	1
Against the proposal. No reason given.	1
In support of the proposal.	2
General questions about the HAF amendments.	1

Proposed Amendment to Zoning Agreement – 105 Avenue F South

APPLICATION SUMMARY

TCRT Investments Inc. has applied to amend the existing Zoning Agreement for 105 Avenue F South, which forms part of [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The purpose of the amendment is to update existing language in the Zoning Agreement to align with current planning land use definitions and to allow for additional commercial retail units to be developed within the building.

RECOMMENDATION

That at the time of Public Hearing, City Council consider Administration’s recommendation that the proposed amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 105 Avenue F South, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

The subject site is located in the Riversdale Neighbourhood, adjacent to 22nd Street West and fronting on Avenue F South. It is also adjacent to the Canadian Pacific Railway line in the northwest corner. The Official Community Plan (OCP) Land Use Map designates the site as “Corridor Mixed Use” land use which has the potential for medium density, two to six storey mixed use developments that are pedestrian-oriented and incorporate transit-oriented development principles. These lands are located on the BRT routes between station locations, or on other major transportation routes as determined through the Corridor Plan Process. The subject site is Zoned B3 – Medium Density Arterial Commercial District, subject to a Zoning Agreement (see Appendix 1).

A Zoning Agreement is a regulatory tool used to address a specific development proposal and may include the use of land, buildings, form of development, site layout and general external design. The subject site was rezoned to a B3 District subject to a Zoning Agreement in November 2003, to facilitate the development of a retail store with a minimum of 30% of the gross floor area of the store devoted to the sale of food products. The Zoning Agreement was amended in September 2004, to provide for a second building on the site for a restaurant or multi-tenant commercial building.

The retail building was leased by Giant Tiger until July 2024 when that retail operation closed. Tim Hortons has remained as the existing restaurant tenant on the subject site.

DISCUSSION

Following the departure of Giant Tiger, TRCT Investments Inc. has sought to secure new tenant(s) and potentially renovate the existing retail store into smaller commercial retail units to meet current market demand. In October 2024, TRCT applied to amend the existing Zoning Agreement to provide for future reuse and flexibility of the existing retail store, and to update the language of the Zoning Agreement to remove specific references to the sale of

food products and grocery items to align with the current application of retail stores as defined in the Zoning Bylaw.

Existing Zoning Agreement

The existing Zoning Agreement permits a retail store for grocery/dry goods with a gross floor area between 2136 and 2600 square metres. The use is further detailed as to requiring a minimum of 30% of the gross floor area of the store devoted to the sale of food products and 50% of product sales be provided through the sale of grocery and dry goods items.

The additional permitted uses are described as:

"In addition, either, but not both, of the following uses are allowed on the site:

- (a) a building containing a restaurant or restaurants with a maximum gross floor area of 511 square metres; or
- (b) a multi-tenant commercial rental unit building with a maximum gross floor area of 750 square metres."

The existing Zoning Agreement also contained regulations specific for the development such as number of parking spaces, building setback and landscaping. The existing site plan attached to the Zoning Agreement is provided (see Appendix 2).

Request to Amend Zoning Agreement

The applicant has requested to amend the Zoning Agreement as follows:

- Update the current retail land use description to remove the additional regulatory and reporting requirements of product sales; and
- Facilitate the reuse and renovation of the existing retail store to provide for additional commercial retail units to be built within the existing building. Retail units would be limited to a minimum of 380 square metres gross floor area.

Development standards and other uses as outlined above are not proposed to be amended in this application (see Appendix 3).

The Zoning Bylaw defines a retail store as:

"a place where goods, wares or merchandise are offered for sale or rent, including a pawnshop and may include the manufacturing of products to be sold on-site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store."

The wording related to food sales used in the existing Zoning Agreement reflected terms that were included in the land sale agreement when the City of Saskatoon (City) sold the site around 2003. Removal of references related to food sales ensures the Zoning Agreement aligns with the Zoning Bylaw and only references retail use and not a subclass of the use.

Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

Notification of this application was provided as follows:

- Notice was posted on the City’s Engage Page in April 2025;
- Notification letters were mailed to approximately 120 property owners within 150 metres of the site detailing the application, proposed changes and application process; and
- The Ward Councillor, Community Association and Riversdale Business Improvement District were emailed a Notification letter on April 29, 2025;

At the time of writing this report, no correspondence has been received.

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 in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Plan – 105 Avenue F South
2. Existing Zoning Agreement Site Plan
3. Proposed Changes to Zoning Agreement

REPORT APPROVAL

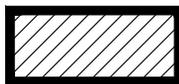
Written by: Robyn Rechenmacher, Senior Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2025/PD/MPC/Proposed Amendment to Zoning Agreement – 105 Avenue F South/sk

Location Plan - 105 Avenue F South



ZONING AMENDMENT



Text Amendment to Zoning Agreement B3-8349

Existing Zoning Agreement Site Plan

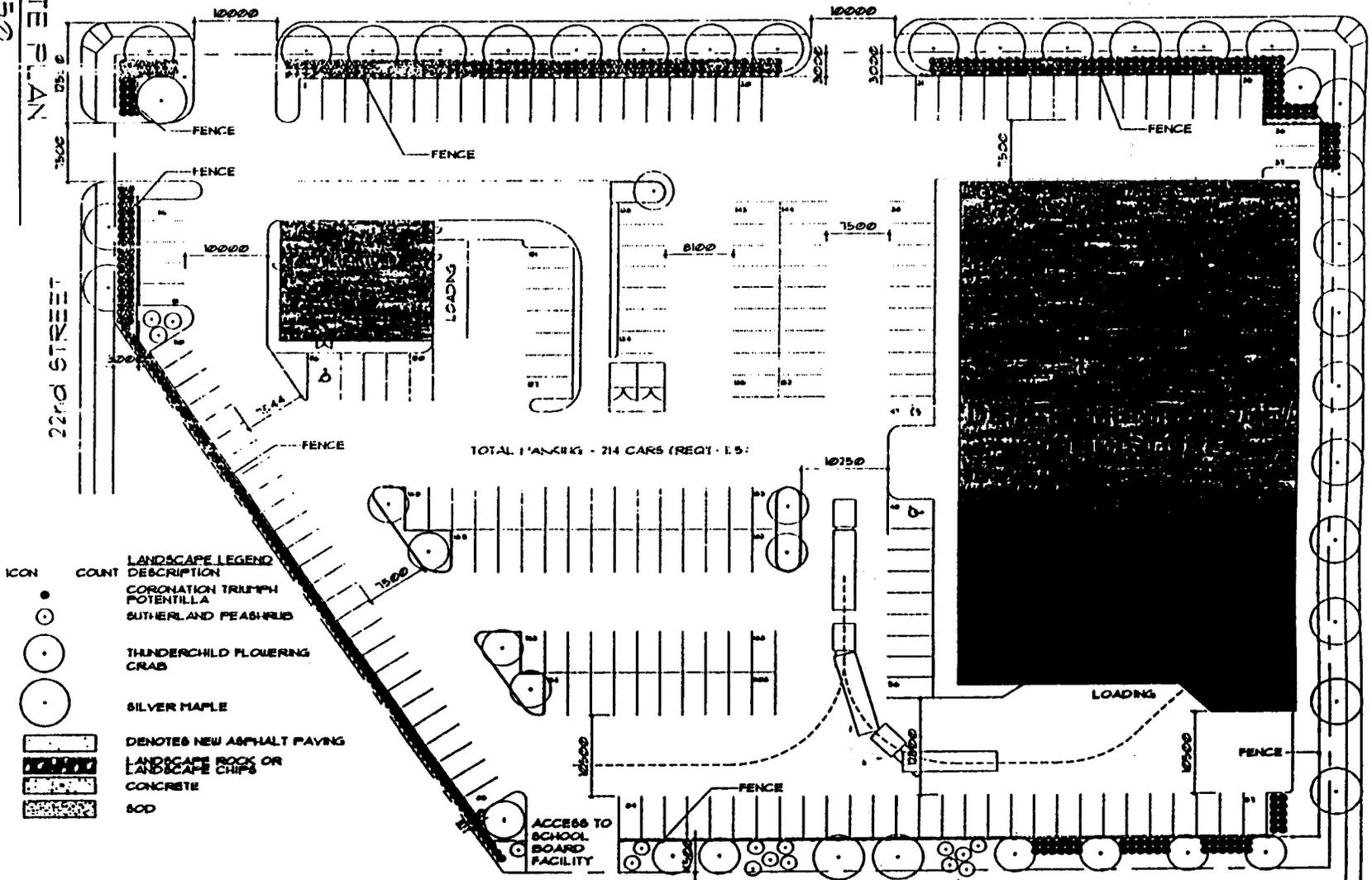
Alton Tangedal
 Architect Ltd.

PROJECT
 PROPERTY DEVELOPMENT
 2ND STREET & AVENUE F SOUTH
 SASKATOON, SASKATCHEWAN

DESIGN
 DRAIN
 DATE
 PROJECT

• ACT.
 • M.J.
 • 4 SEPT 2003
 • 0336

1 SITE PLAN
 1:150



LEERS PT STREET 1:150
 Schedule "B"

Proposed Changes to Zoning Agreement

Existing	Proposed Amendment
<p>Use of Land</p> <ul style="list-style-type: none"> • The Owner covenants and agrees that the use of the Land will be restricted to the construction and operation of a grocery/dry goods store with a minimum gross floor area of 2,136 square metres and a maximum gross floor area of 2,600 square metres. A minimum of 30% of the gross floor area of the store must be devoted to the sale of food products. In addition, a minimum of 50% of the annual gross sales of the store must be from the sale of grocery and food items. If required by the City of Saskatoon (City), the Owner shall provide a written record of its sales, detailing the items sold in the store. The City shall provide at least 60 days written notice of its requirement for such a record and shall not require more than one report in any calendar year. • Either, but not both, of the following uses: <ul style="list-style-type: none"> (a) A building containing a restaurant or restaurants with a maximum gross floor area of 511 square metres; or (b) A multi-tenant commercial rental unit building with a maximum gross floor area of 750 square metres. 	<p>Use of Land</p> <ul style="list-style-type: none"> • The owner covenants and agrees that the use of the Land will be restricted to the construction and operation of a building with a minimum gross floor area of 2,136 square metres and a maximum gross floor area of 2,600 square metres. Use of the building shall be limited to a retail store(s). The building may be multi-tenant provided that the minimum gross floor area of any retail store within the building shall not be less than 380 square metres. • In addition, either, but not both, of the following uses are allowed on the site: <ul style="list-style-type: none"> (a) A building containing a restaurant or restaurants with a maximum gross floor area of 511 square metres; or (b) A multi-tenant commercial retail building with a maximum gross floor area of 750 square metres.

Proposed Zoning Bylaw Amendments – Downtown Zoning Review

APPLICATION SUMMARY

The Downtown Zoning Review is being undertaken to align [Bylaw 9990, Zoning Bylaw, 2024](#) with strategic directions for the Downtown, including from the recently approved City Centre & District Plan. The proposed amendments reflect current building practices, emphasize flexibility and encourage development, while ensuring a high-quality built environment.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 9990, Zoning Bylaw, 2024, to the B6, MX2 and M4 Districts, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

The Downtown Zoning Review addresses prior direction from City Council and recommendations from the [City Centre & District Plan](#) to provide a comprehensive set of changes to zoning regulations in the Downtown.

City Council, at its Regular Business [meeting](#) held on February 26, 2018, considered a report outlining a number of initiatives to encourage Downtown development and resolved, in part:

“That the Planning and Development Division review the zoning conditions for the B6 District and report back to the Planning, Development and Community Services Committee.”

The Standing Policy Committee on Planning, Development and Community Services, at its [meeting](#) held on February 8, 2023, received a report from Administration outlining a scope of work and key topic areas for review concerning the B6 - Downtown Commercial District (B6 District) and Downtown surface parking.

The Comprehensive Zoning Bylaw Review Project, underway from 2019 to 2024, made minor zoning amendments affecting the Downtown.

City Council, at its Regular Business [meeting](#) held on September 25, 2024, approved the City Centre & District Plan. It included several recommendations with respect to Downtown zoning:

“Action 3.2c Amend Downtown zoning districts to encourage midrise development and reflect modern building practices.

- Action 4.3b Prohibit the development of new single-purpose surface parking lots in strategic pedestrian focused locations in the Downtown.
- Action 5.1b Amend and introduce height bonus provisions to Downtown zoning districts in exchange for public benefits.
- Action 5.1c Amend Downtown zoning districts to introduce a new regulatory approach to single-purpose surface parking lots to encourage further development.”

City Council, at its Public Hearing [meeting](#) held on April 23, 2025, approved a series of amendments to [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#) (OCP) and a corresponding amendment to Bylaw No. 9990, Zoning Bylaw, 2024 (Zoning Bylaw), in order to align Downtown policies with the new City Centre & District Plan.

DISCUSSION

Downtown includes five zoning districts, the B3 - Medium Density Arterial Commercial District, B6 - Downtown Commercial District, M4 - Core Area Institutional Service District, MX2 - Downtown Warehouse Mixed-Use District and DCD1 - Direct Control District 1 (see Appendix 1). Except for the B3 District along Idylwyld Drive, these zoning districts are generally permissive, flexible and high-density zones that accommodate a broad range of land uses and building forms. These characteristics are an asset to accommodating new development in line with the established vision for the Downtown.

Downtown development is a significant priority of the City’s policy and planning framework, with several key initiatives and investments underway to build a thriving and livable Downtown that meets community expectations. The development regulations established through the Zoning Bylaw have a role to play in unlocking Downtown’s potential and supporting transformative growth.

The primary objective of the review was to identify amendments that reflect current building practices, emphasize flexibility and encourage development. However, such changes must be balanced with the need to ensure a high-quality built environment in the Downtown through appropriate land use regulation and development standards. In this respect, the proposed amendments seek to achieve increased development opportunity alongside improved development outcomes.

The proposed Zoning Bylaw amendments outlined in this report pertain to:

1. B6 District
2. MX2 District;
3. Density bonus provisions for B6 and MX2 Districts; and
4. Surface parking regulations for B6 and MX2 Districts, as well as the M4 District.

1. Amendments to the B6 District

The B6 District is the primary Downtown zoning district, encompassing most of its land area. Proposed amendments increase development opportunity by raising developable density, adding flexibility to development standards and aligning standards for high-quality development outcomes (see Appendix 2). This includes changes to existing regulations and the addition of new regulations. Amendments are grouped into three topic areas:

A. Density, Height, and Form

While the B6 District is intended for high-density development, it is important that the built environment is compatible with the human scale. Regulations for the size, shape and placement of buildings can help create a comfortable urban environment for people and provide visual interest at street level and in the broader cityscape:

Amended or New Regulations	Existing Regulations to be Maintained
<ul style="list-style-type: none"> a. Increase building height and density allowances (see Open Volume below). b. Simplify residential setbacks and align them with other high-density zones. c. Adjust the requirement to divide building façades into distinct components of a base, middle and top. d. Require screening of rooftop mechanical equipment. 	<ul style="list-style-type: none"> a. Stepback to be provided on buildings higher than 25 metres. b. Wind mitigation study for buildings higher than 15 metres.

Open Volume

In the B6 District, the height and massing of buildings and the density allowed on a site are controlled through regulations based on a concept known as open volume (see Appendix 3). Open volume refers to three-dimensional open space provided on a site that is not occupied by a building. The regulations follow a principle that the larger the site and the more open volume provided on the site, the taller a building can be. This is intended to achieve variation in the built form and offer relief from a building’s scale and massing.

Open volume is a unique approach that has not been comprehensively reviewed since its introduction in the 1970s. While it provides design flexibility compared to common approaches to regulating massing and density, its current composition has a restrictive effect on small- and medium-sized sites and mid-rise building forms. Its limitations no longer align with density expectations in a modern downtown, nor does it match OCP policy that the highest development densities will be facilitated in the Downtown.

Proposed amendments will raise the threshold for when open volume applies, ensuring that a building of at least six storeys can be built on any site in the B6 District (see Appendix 3). This will increase development rights overall, but especially for small- and medium-sized sites. To assess the impacts to the development potential of existing Downtown sites, Administration commissioned architectural modelling scenarios (see Appendix 4).

The open volume regulations include an overall building height maximum of 76 metres. Bonusing beyond this height is currently enabled through density bonus provisions which are discussed later in this report. Changes are proposed to allow bonusing to exceed any building height permitted by the open volume regulations, not only in cases where it would exceed the 76-metre maximum.

B. Street Interface

People experience the Downtown at street level, so a positive interaction between buildings and their surroundings is crucial to a vibrant, inviting and pedestrian-oriented environment. Regulations respecting ground floor façades, storefronts and the use of open space on a site contribute to a dynamic urban environment:

Amended or New Regulations	Existing Regulations to be Maintained
<ul style="list-style-type: none"> a. Adjust requirements for ground floor active uses. b. Add flexibility for transparent openings. c. Add flexibility for corner setback triangles and expand where it applies. d. Require a public building entrance on each street-facing façade. e. Break up long ground floor façades with architectural features. f. Allow multiple principal buildings on a site, provided the layout is integrated and prioritizes pedestrians. g. Prohibit drive-throughs to support a pedestrian-oriented environment. h. Add flexibility for loading spaces on constrained sites. 	<ul style="list-style-type: none"> a. Open space between a building and street to be used for pedestrian-friendly purposes. b. Architectural screening of above-ground parking structures and ground floor active use requirement.

C. Adaptive Reuse

Adaptive reuse is the conversion of an existing building into new uses, such as turning an office building into residential use. Ensuring buildings can transition to productive new uses as they age or as the economy changes helps preserve existing building stock, including those with heritage value. In the B6 District, buildings can already change use without significant zoning barriers. However, considering the enduring commercial vacancies in the Downtown, improvements to the regulations have been identified:

- a. Allow more small-scale, artisan and food processing and manufacturing to support productive use of existing commercial spaces.
- b. Exempt the conversion of older non-residential buildings to residential uses from setback requirements. This currently must be resolved through a development appeal.

2. Amendments to the MX2 District

The MX2 District encompasses the northwest area of Downtown known as the Warehouse District. Since its adoption in 2003, this zone has allowed for incremental transition from light industrial land use to mixed-use, including residential. Given the unique character of its distinct built form and street layout, as well as its proximity to the proposed [Downtown Event & Entertainment District](#) (DEED), the area has potential to continue to evolve into a vibrant, mixed-use area with an emphasis on residential. Amendments are proposed to support this evolution (see Appendix 5):

- a. Add a maximum building height of 27 metres to accommodate mid-rise intensification in a manner consistent with the character of the area.
- b. Enable density bonuses that allow additional height beyond 27 metres in exchange for community benefits.
- c. Move day care centres, preschools, commercial schools and independent schools from discretionary to permitted as they are community-oriented uses that serve a residential population and are appropriate in the Downtown.
- d. Prohibit low-density primary dwellings, consistent with other Downtown zones.
- e. Reduce the allowable retail store floor area to accommodate neighbourhood-scale retail while directing larger-scale retail to the B6 District.
- f. Encourage high-quality development outcomes through new rules concerning articulation of building façades and the activation of setback areas for pedestrian-friendly purposes.
- g. Prohibit drive-throughs to support a pedestrian-oriented environment.
- h. Add rules for architectural screening of above-ground parking structures and ground floor active use requirement; and
- i. Add flexibility for loading spaces on constrained sites.

3. Density Bonus Provisions for B6 and MX2

Since 2015, the Zoning Bylaw has enabled buildings in the B6 District to exceed its 76 metre maximum through bonusing provisions that allow additional building height in exchange for development features that provide a public benefit. Eligible features are a public plaza, public art, green roof, structured parking, sustainable building practices and heritage conservation.

Amendments are proposed that will broaden the opportunity for bonusing and align the eligible development features with strategic goals (see Appendix 6):

- a. Enable bonusing in the B6 District to exceed any building height permitted by the Open Volume regulations, not just to exceed the 76-metre maximum.
- b. Enable bonusing in the MX2 District to exceed the new 27-metre maximum.
- c. Refine and update the existing bonusing provisions and formulas; and
- d. Add new eligible features: bicycle parking, affordable housing, and grade-level public walkways.

Bonusing scenarios are depicted in the architectural modelling (see Appendix 4).

4. Surface Parking Regulations for B6, MX2, and M4

Surface parking lots are permitted throughout most of the Downtown. Approximately 50 sites are currently dedicated to parking as a standalone use. While they are important to Downtown’s parking supply, many parking lots have existed for years with few, if any, improvements.

Surface parking has a negative effect on the quality of the pedestrian-oriented urban environment crucial to a successful downtown. Along with aesthetic issues, especially with unimproved surface lots, they reduce street vibrancy and interrupt complete streetscapes lined with active uses. They impact walkability and perceptions of comfort and safety.

Saskatoon is an outlier among similar Canadian cities for its lack of regulatory oversight of downtown surface parking. The City Centre & District Plan and its predecessor both identified this as a key problem for the Downtown and recommended action. Other planning studies have reinforced pervasive surface parking as an enduring issue that is negatively affecting the quality and experience of Downtown Saskatoon.

In April 2025, City Council approved amendments to the OCP that introduced policy statements respecting Downtown surface parking. Subclause G.1.1(2)(n) affirms that the City of Saskatoon (City) will:

- “ (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.”

A. A New Approach to Surface Parking

A reset in the City’s approach to Downtown surface parking is proposed. Regulating the location and condition of surface parking through zoning is one tool that can work in concert with other initiatives that encourage Downtown development to address this issue. Proposed regulations provide a framework for accommodating temporary and permanent surface parking developed as a standalone use in select areas of the

Downtown along with expectations for site improvements (see Appendix 7):

New Surface Parking Land Uses	<ul style="list-style-type: none"> • Permanent surface parking lot. • Temporary surface parking lot.
Permissions	<ul style="list-style-type: none"> • Prohibited use in B6 District on sites fronting or adjacent to 21st Street or 2nd Avenue. • Discretionary use elsewhere in B6 District, and in MX2 District and M4 District. • Temporary lots subject to time-limited discretionary use approval.
Development Standards	<ul style="list-style-type: none"> • Temporary: screening fence only. • Permanent: screening, landscaping and hard surfacing.

A change is also proposed to require landscaping for accessory surface parking, which is parking that is located in conjunction with and serves another principal use on the same site.

B. Existing Surface Parking Lots

Proposed regulations for Downtown surface parking are intended to establish a new regulatory approach for surface parking going forward. However, existing surface parking lots may be impacted based on their legal status:

- Those that are approved uses prior to the adoption of new regulations become non-conforming uses and may continue operating in their current form. Any future expansion or modification of these surface parking lots would be subject to the Zoning Bylaw regulations in effect.
- Those that are not approved and are operating illegally under current regulations would remain illegal under the proposed regulations if no action is taken before they are in place.

Considering the number of Downtown sites that are developed as surface parking, Administration undertook a targeted communications approach with the property owners to communicate the proposed regulations well in advance so they could consider impacts to their property and what action, if any, they choose to take. This is outlined in the Communications and Engagement section.

Policy Alignment

The proposed amendments align with and support multiple OCP objectives regarding the Downtown:

- Ensure an attractive, functional and vibrant centre for the region;
- Encourage housing development;
- Facilitate the highest development densities in the city;
- Ensure it remains a principal focus for retail and commercial development;
- Support a variety of building sizes, types and ages to provide a diversity of development;
- Develop a pedestrian-oriented environment that is comfortable, attractive, accessible and inclusive; and

- Ensure buildings incorporate elements of an active frontage to help add animation, vibrancy, interest and comfort.

The proposed amendments directly address recommendations of the City Centre & District Plan and support the plan’s vision for the Downtown and its overall goals and principles.

Comments from Other Departments

Planning and Development has engaged with multiple departments throughout the course of this work and their feedback has been incorporated in the regulations and in the project approach. No concerns have been identified that would preclude these amendments from proceeding to a Public Hearing.

COMMUNICATIONS AND ENGAGEMENT

Communications and engagement, as part of this work, considered the multiple affected properties and stakeholder perspectives involved in the Downtown (see Appendix 8). Communications and engagement included the following:

- a. Through a joint research project with the University of Saskatchewan, surveys and focus group sessions involving residents of the Downtown and outside neighbourhoods were administered to examine views on downtown living. Findings in its 2021 report [Creating Demand for a Downtown Lifestyle in Saskatoon](#) provided insights considered in these amendments.
- b. In 2023, a business and industry stakeholder focus group provided input on specific Downtown zoning changes which directly shaped many amendments.
- c. Targeted interviews with developers, Downtown organizations and local businesses in development of the [Downtown Market Analysis of Housing and Retail Demand](#).
- d. Engagement throughout the preparation of the City Centre & District Plan took place to inform its recommendations.
- e. In August 2024, an [Engage Page](#) was launched on the City’s website with information on proposed amendments and mailed notification provided to affected property owners, including targeted information provided to surface parking lot owners. This launch provided public information on the changes ten months in advance of the amendments now proposed for City Council’s consideration.
- f. The Municipal Planning Commission at its [meeting](#) held on December 17, 2024, received an interim information report and presentation to solicit their feedback, as a stakeholder group.
- g. Meetings were held with the Downtown Business Improvement District, Ward 6 Councillor and individual property owners, where requested.
- h. On February 27, 2025, a public open house was held. Mailed notification was provided to affected property owners, along with communications through social media, e-newsletters and email correspondence groups.
- i. In April 2025, two months in advance of the anticipated public hearing date, a second targeted notice was mailed to surface parking lot owners.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice.

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.

Prior to the Public Hearing, a final mailed notice to affected property owners and email to correspondence groups and other stakeholders will be undertaken.

NEXT STEPS

Outstanding items of the Downtown Zoning Review are a new zoning district for the DEED and a rezoning strategy for the B3 District along Idylwlyd Drive to allow transition of this area to urban, mixed-use development in line with Downtown and corridor development objectives. These are expected to be brought forward for City Council's consideration in late 2025.

Administration has also identified a review of the M4 District for improvements which, aside from the surface parking regulations, was left out of this phase. This work is subject to future resource allocation and timing is unknown.

APPENDICES

1. Downtown Zoning Map
2. Proposed Amendments to B6 District
3. Open Volume Explanation and Proposed Amendments
4. Open Volume Modelling Scenarios
5. Proposed Amendments to MX2 District
6. Proposed Amendments to Density Bonusing
7. Proposed Surface Parking Regulations and Supplementary Information
8. Community Engagement Summary

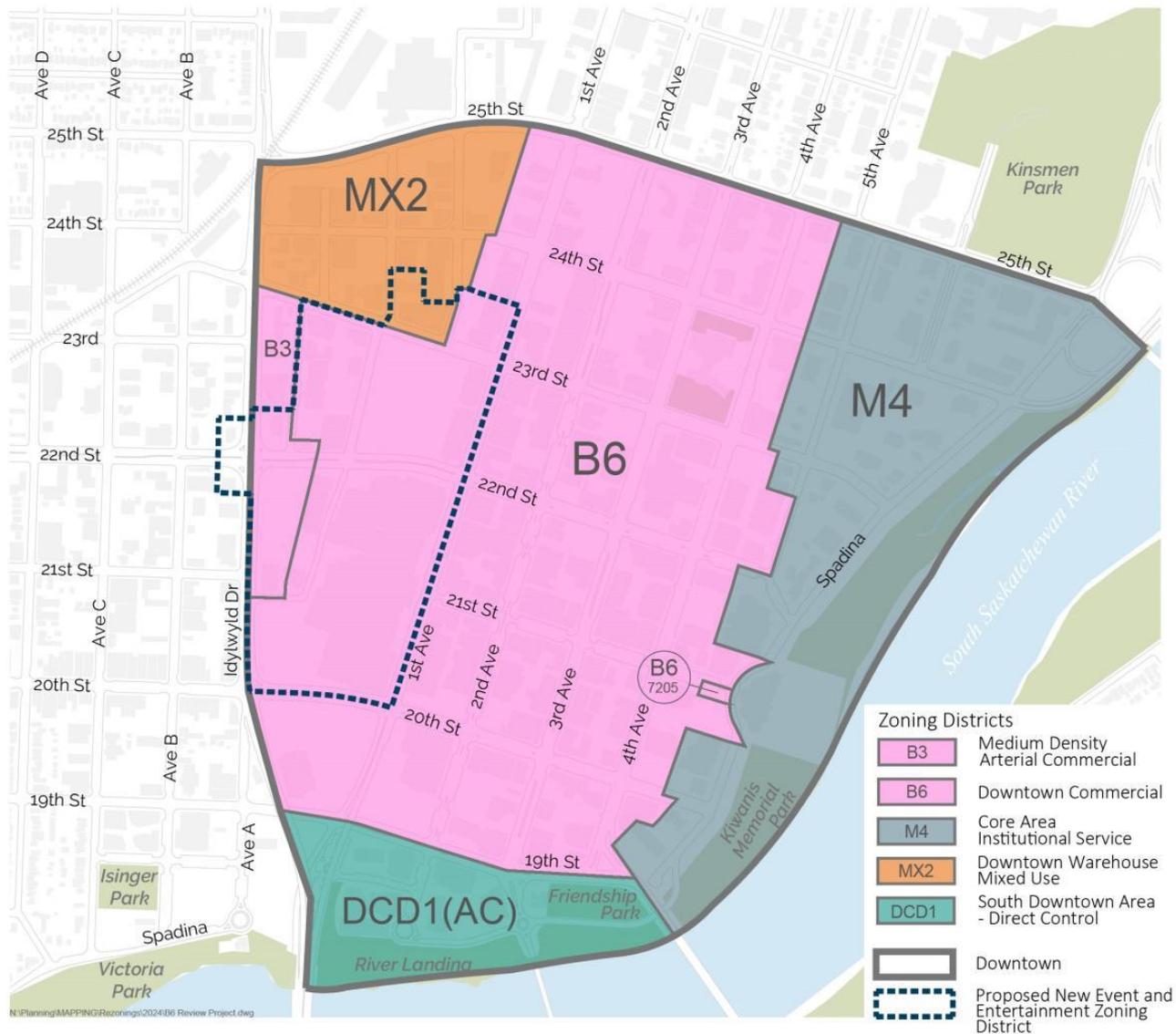
REPORT APPROVAL

Written by: Brent McAdam, City Centre Planner
Ian Williamson, Senior Project Planner
Grace de Wit, Planner
Zoë Hagen, Planner

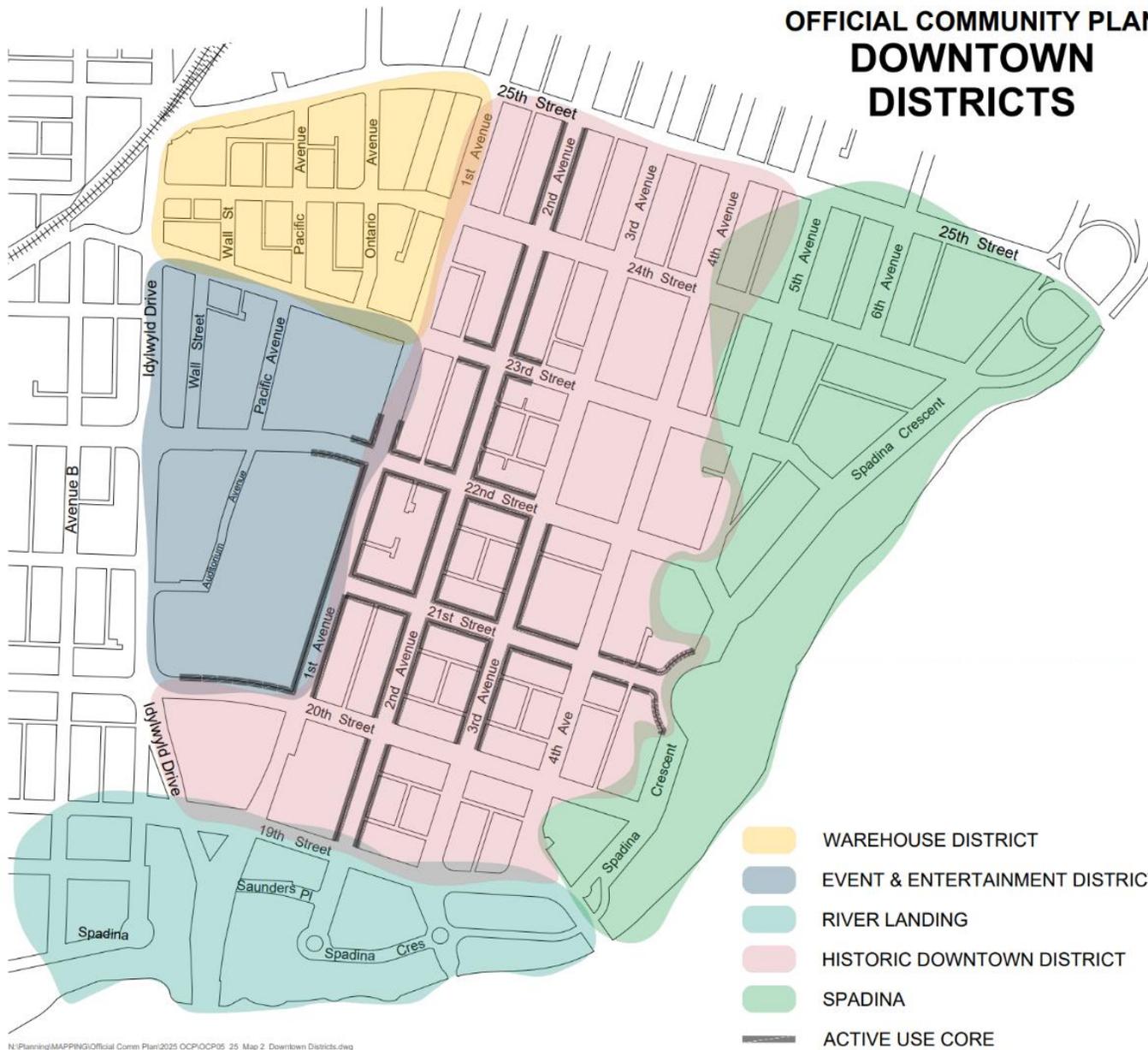
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Planning Project Services Manager
Lesley Anderson, Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

Downtown Zoning Map



OFFICIAL COMMUNITY PLAN DOWNTOWN DISTRICTS



N:\Planning\MAPPING\Official Comm Plan\2025 OCPOCP05_25_Map 2_Downtown Districts.dwg

Amendments to Existing Regulations

Bylaw Section / Topic	Current Regulation	Proposed Change	Rationale/Comments
11.12.1 Purpose Statement	The purpose of the B6 District is to facilitate a wide range of commercial, institutional, and residential uses in a high-density form, in the downtown area.	Reword to emphasize mixed uses and high-quality, pedestrian-oriented built form.	
11.12.5(1) On-site Manufacturing	Manufacturing or treatment of goods, products, or materials is prohibited, except the manufacture or treatment of goods, products, or materials clearly incidental to the conduct of a retail business conducted on the premises, provided that not more than 25% of the building floor area of the premises are utilized for these manufacturing or treatment purposes.	<ul style="list-style-type: none"> Allow home crafts and food product manufacturing and processing with no limit on percentage of floor area, provided there is an on-site retail component. Increase the limit on percentage of floor area from 25% to 40% for all other manufacturing activities. 	<ul style="list-style-type: none"> Providing for small scale manufacturing supports productive use of existing commercial space. "home craft" means an occupation or trade requiring manual dexterity and artistic skill to construct unique items primarily by hand without the use of large power tools, and does not include the mass production of similar articles. Food/drink processing such as bakeries, catering kitchens, and microbreweries are already permitted.
11.12.5(2) 11.12.5(3) Side and Rear Setbacks – Residential Use	<p>(a) For multiple-unit dwellings or where dwelling units are constructed above premises, not including living accommodations for a watchman or caretaker, an interior side yard shall be provided for the part of the building containing such dwelling units of 3 metres, up to a height of 9 metres, and 6 metres for that portion of the building in excess of 9 metres in height.</p> <p>(b) Notwithstanding Note 2(a), a side yard is not required when there is no window, door or other opening in the wall facing the adjacent property.</p> <p>Where a building contains dwelling units, for other than a janitor's or caretaker's suite, a rear yard of not less than 7.5 metres in depth for interior sites and not less than 4.5 metres in depth for corner sites is required; however, such setback need not extend below the lowest storey containing any such living accommodation.</p>	<ul style="list-style-type: none"> Adjust setback requirement to 3 metres for both side and rear yards. Exempt change of use of an older non-residential building to a residential use from setback requirements. 	<ul style="list-style-type: none"> Reword for brevity and simplify requirement. 3 metres is in line with existing standards in other similar zones. Adding provision to accommodate adaptive reuse of commercial buildings to residential. Previously these have required a development appeal.
6.7.5 Loading Spaces	For multiple-unit dwellings, one loading space is required for buildings with 51-99 dwelling units and two loading spaces are required for buildings with 200+ dwelling units.	Allow loading space requirements to be varied when there are existing site access and layout constraints.	<ul style="list-style-type: none"> On-street loading is appropriate for many small-scale commercial/retail uses.

	<p>In Commercial Districts, one loading space is required for each building with a total gross floor area of 401m² to 4,000m², and one additional space is required for buildings greater than 4,000m².</p> <p>The number of loading spaces for a mixed-use building containing residential and non-residential uses is the sum of all required loading spaces for each use.</p> <p>Loading spaces for non-residential uses may be located in the front, side, or rear yards. Loading spaces for residential uses may be located in the side or rear yards only.</p>		<ul style="list-style-type: none"> • Certain sites, due to size and/or lane access, are not appropriate for loading spaces and undesirable outcomes may result if required.
11.12.10 Ground Floor Retail Requirement	<p>(a) Buildings fronting onto streets within the “active use core” of the Downtown shall provide at least 65% grade level street frontage and at least 50% of grade level floor area for retail and other commercial and service uses.</p> <p>(b) The Development Officer may reduce the requirements of clause (a) where it can be demonstrated that the building will be developed in a manner which promotes a pedestrian-friendly environment, including:</p> <ul style="list-style-type: none"> • Clear and direct access to the sidewalk; • Clear glazing along the façade at street level; • Compatibility with adjacent street furniture and building façades; • Canopies, awnings, or interior walkways where practical. 	<ul style="list-style-type: none"> • Drop 50% grade level floor area requirement. • Be more descriptive about appropriate ground floor uses and broaden what it can include for added flexibility. • Remove the ability to reduce requirements in (b) given the added flexibility. 	<ul style="list-style-type: none"> • The retail and service focus of Downtown has shifted over time. Broader guidance for desired ground floor uses is warranted, as many types of uses provide street level activity. • Requirement of 50% grade level floor area is onerous; to be based on street frontage only. • Recent Official Community Plan amendments reframed this area as the “Active Use Core”, replacing “Retail Core Area.”
11.12.11 Grade Level Corner Building Cuts	<p>Buildings located on corner sites within the “active use core” of the Downtown shall provide a corner cut triangle at grade level of not less than 3 metres along the street frontage and flankage.</p>	<ul style="list-style-type: none"> • Allow flexibility in triangle dimensions. • Remove reference to active use core. 	<ul style="list-style-type: none"> • Setback provides extra space for pedestrians and open sightlines. • Warranted throughout the zone, not just in active use core.
11.12.12(1) Use of Setback Areas	<p>Any area that is set back from the street-facing property line must be used for: drop-off area; bicycle parking; restaurant or dining uses; landscaping; or public space, including but not limited to a plaza, public art, or seating area.</p>	<p>Clarify applicability of requirement to areas where a building is set back.</p>	
11.12.12(3)	<p>A minimum of 40% of the ground floor surface area of the ground floor of all street-facing façades of a building is to contain transparent openings.</p>	<p>Add a new mechanism for sites with multiple frontages to reduce</p>	<p>Some sites with frontage on multiple streets can be challenged to meet this requirement on all</p>

Ground Floor Transparent Openings		transparent openings on a street-facing façade, provided that: <ul style="list-style-type: none"> • The equivalent area is provided on a separate street-facing façade; • Articulation of the façade is provided in lieu of the transparent openings; • Reduction of openings would not be an option along 2nd Avenue or 21st Street. 	street-facing building sides, based on the land use and interior layouts.
11.12.12(4) Divisions of the Façade	A façade must maintain distinctive architectural elements for the base, middle, and top portions of the building. Vertical articulation of the façade or change in material may be provided in lieu of a distinctive bottom or top portion.	Require for buildings that exceed 12 metres in height.	<ul style="list-style-type: none"> • To ensure taller buildings have distinct, legible components to help break down their scale. • As such, added a height threshold for this to apply to buildings higher than the “human scale” of up to 3 stories.
5.1.16 Number of Buildings on a Site	(1) Not more than one principal building shall be permitted on any site except as provided in subclause (2). (2) More than one principal building may be permitted in dwelling groups, shopping centres, industrial complexes, office complexes, educational institutions, airports, any site in a B4MX, CM1 or CS1 District, as well as parks.	Allow more than one principal building on a site in the B6 District but require a site plan control application to ensure appropriate review for an integrated site layout that prioritizes pedestrian safety.	Provides greater flexibility for development forms and land use mix.

Proposed New Regulations

Bylaw Section / Topic Area	Proposed Regulation	Rationale/Comments
NEW Active Frontage	For sites with longer frontages, require clearly defined storefronts or articulation of vertical divisions or bays in the façade that provides the appearance of such.	<ul style="list-style-type: none"> Intended to prevent continuous featureless ground floor façades and break them up through a rhythm of storefronts or variations, transitions and other architectural features to provide the appearance of such. This integrates active frontage principles from OCP into a new regulation.
NEW Active Frontage	Require at least one public entrance on all street-facing façades.	This integrates active frontage principles from OCP into a new regulation.
NEW Drive-throughs	Drive-throughs are prohibited.	Generally incompatible in a pedestrian-oriented Downtown context; negatively impacts how buildings interface with streets.
NEW Mechanical Screening	Rooftop mechanical equipment to be integrated within building or adequately screened from view.	Screening can be achieved through integration of equipment into the building or simpler solutions such as screening panels.

Open Volume Explanation and Proposed Amendments

Open volume is the three-dimensional open space within a site that is not occupied by portions of the building (see Figure 1). This regulation achieves open space, variation and proportions that are appropriate to the human scale in the built form.

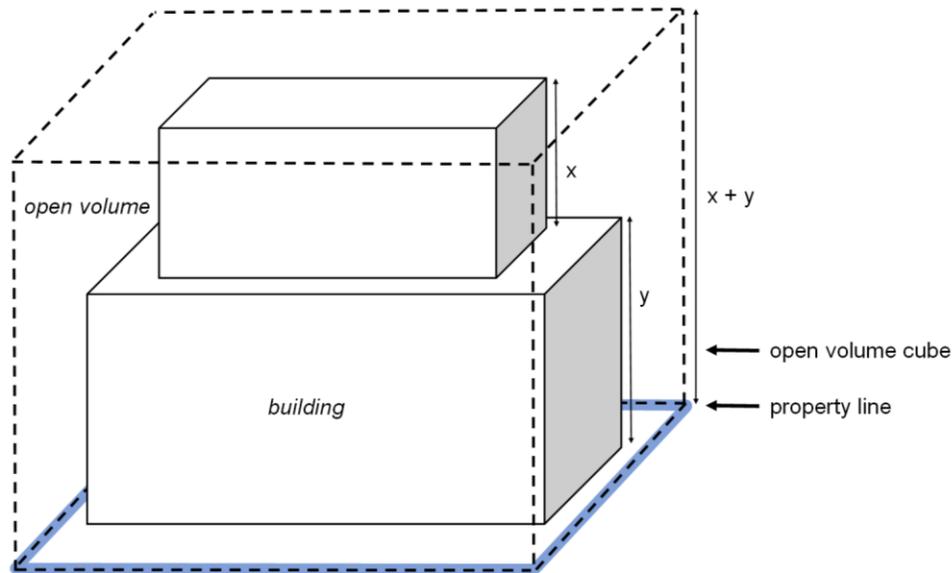


Figure 1. Open Volume Diagram

Under this approach, the maximum permitted building height varies because it is based on the area of the site and the percentage of open volume provided on the site. Maximum permitted building height is determined at the point where site area intersects an open volume line on the graph in the Zoning Bylaw.

Figure 2 shows the current open volume graph with an example of how to interpret it. As shown, the maximum building height on a 1200 square metre site varies:

- With no open volume, a 17-metre-high building can be constructed.
- About 28% open volume would be needed to permit a 34-metre-high building.
- The absolute maximum height is 59.5 metres, but this is only achievable if at least 50% open volume is provided.

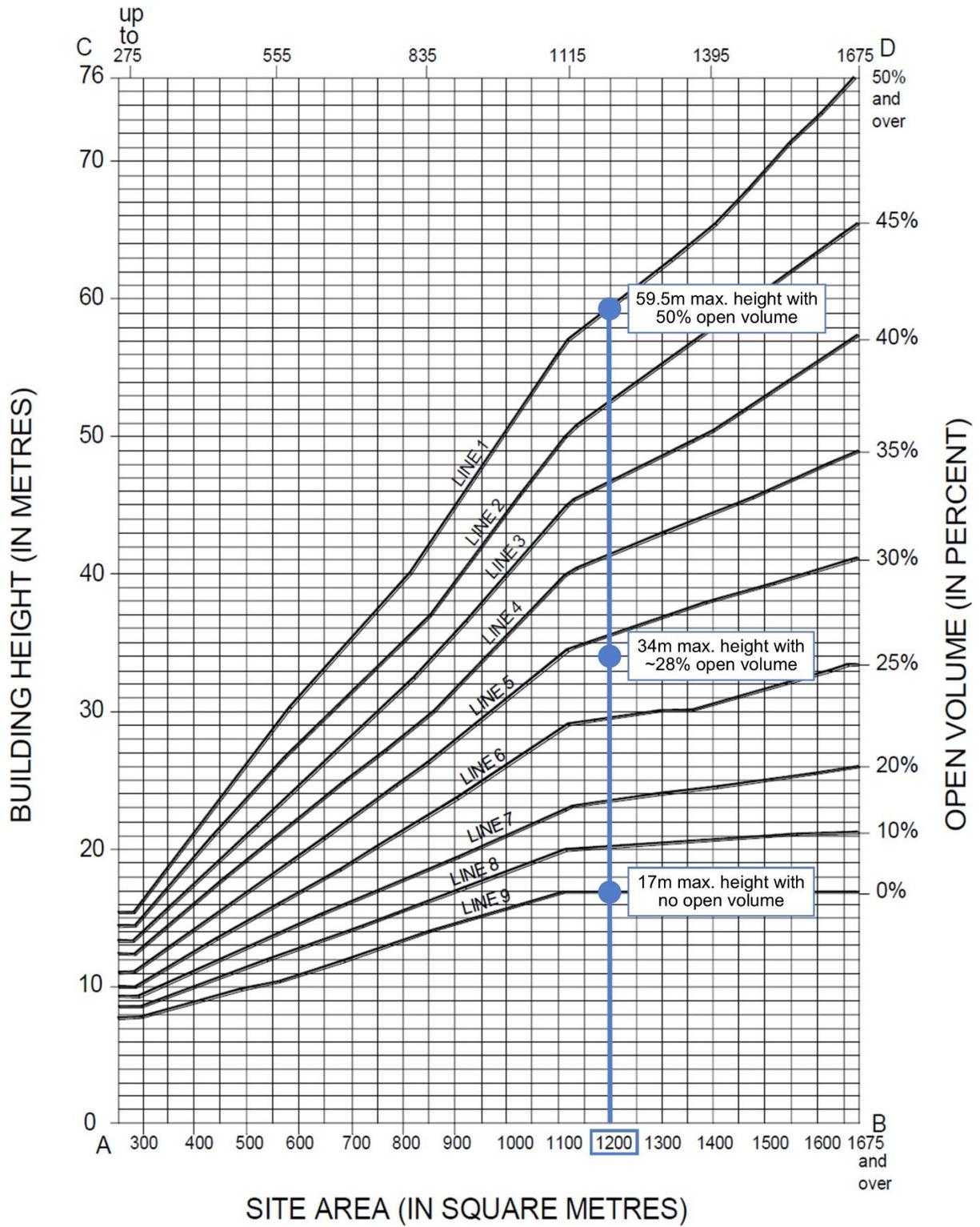


Figure 2. Current Open Volume Graph with Example

Proposed Amendments to Open Volume

Proposed amendments are depicted in Figure 3 and described in Table 1.

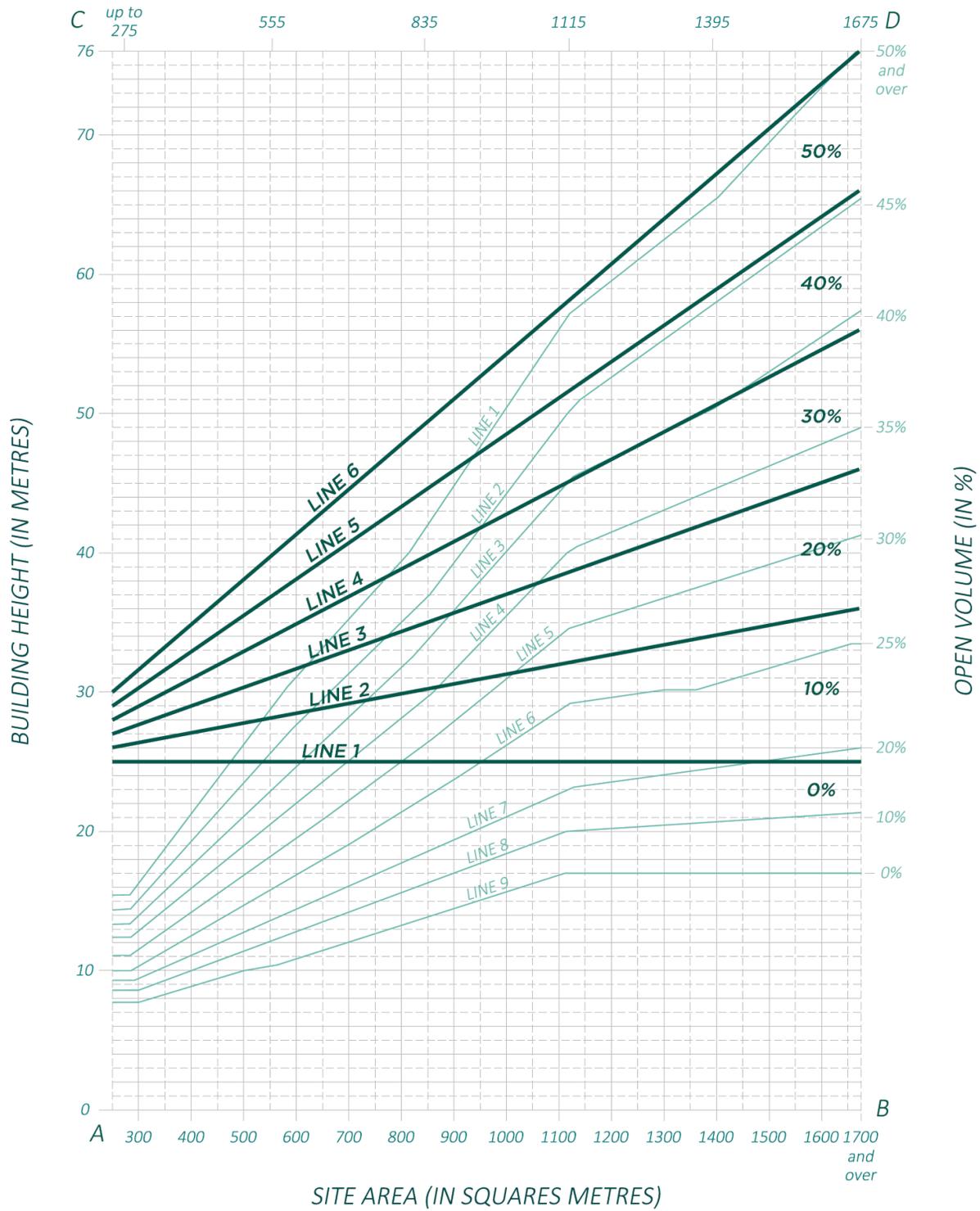


Figure 3. Proposed Open Volume Overlaid on Current

Table 1. Explanation of Proposed Amendments to Open Volume

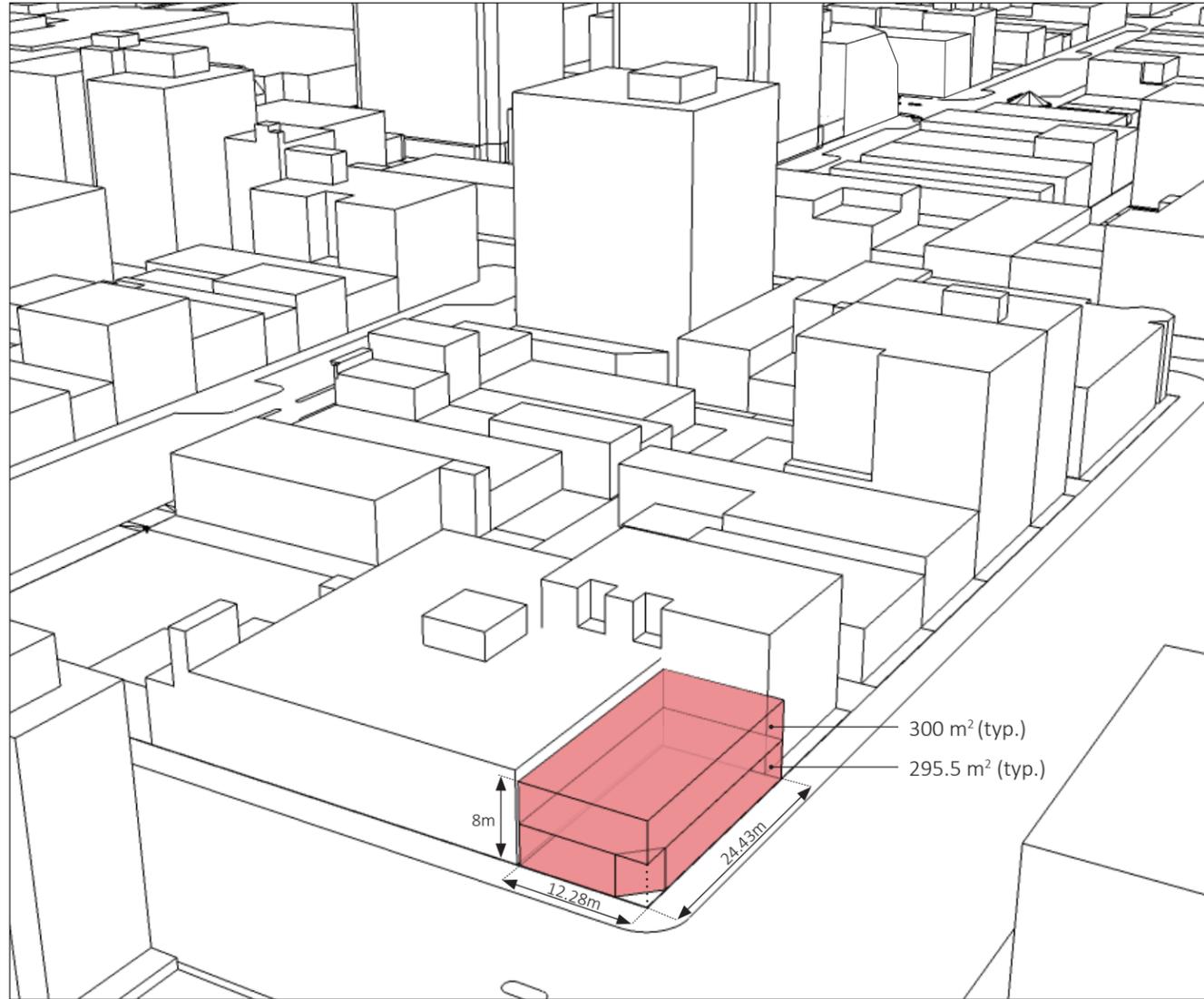
Summary of Proposed Regulation	Rationale/Comments
<ul style="list-style-type: none"> • The number of open volume lines is reduced from 9 to 6 and they increase in increments of 10%. • The threshold for requiring open volume is raised to buildings over 25 metres for all sites. • Bylaw text will clarify how the graph is to be interpreted and applied, including: <ul style="list-style-type: none"> ○ When the site area of a property falls between established intervals, round to the nearest vertical coordinate. ○ When the intersection of site area and the pertinent open volume line does not fall on an established interval, round to the next highest horizontal coordinate. • The amount of open volume required for a given height is determined by that horizontal coordinate's intersection with the site area vertical coordinate. Building heights: <ul style="list-style-type: none"> ○ Up to and including Line 1 require no open volume. ○ Above Line 1 and up to Line 2 require 10% open volume. ○ Above Line 2 and up to Line 3 require 20% open volume. ○ Above Line 3 and up to Line 4 require 30% open volume. ○ Above Line 4 and up to Line 5 require 40% open volume. ○ Above Line 5 and up to Line 6 require 50% open volume. • Additional building height, beyond what is permitted for a site at each 	<ul style="list-style-type: none"> • The graph is simplified, and existing ambiguities are addressed. • 6-storey buildings are permitted on all sites with no open volume. • Development rights are increased, especially for small- to medium-sized sites (most common size in the B6). • Requiring open volume above 25 metres aligns with existing regulation for buildings above this height to include a step back. • The opportunity for density bonusing is broadened to all sites at each open volume increment. Currently, this option is only available to sites that can achieve a 76-metre building height and provide 50% open volume.

open volume line, may be granted under the density bonus provisions.	
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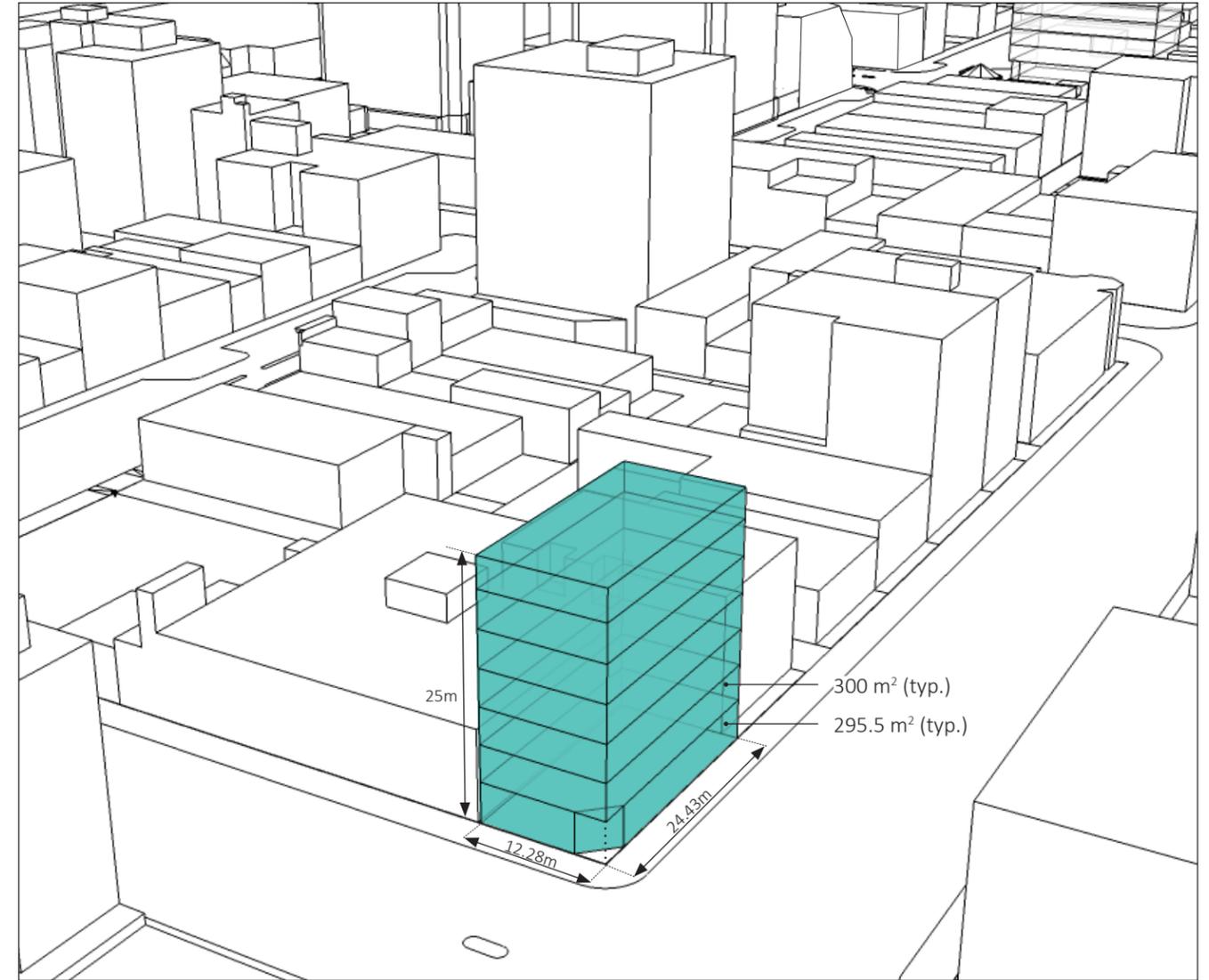
269 3RD AVENUE SOUTH

NOTES

- Commercial use modeled.



Current



Proposed

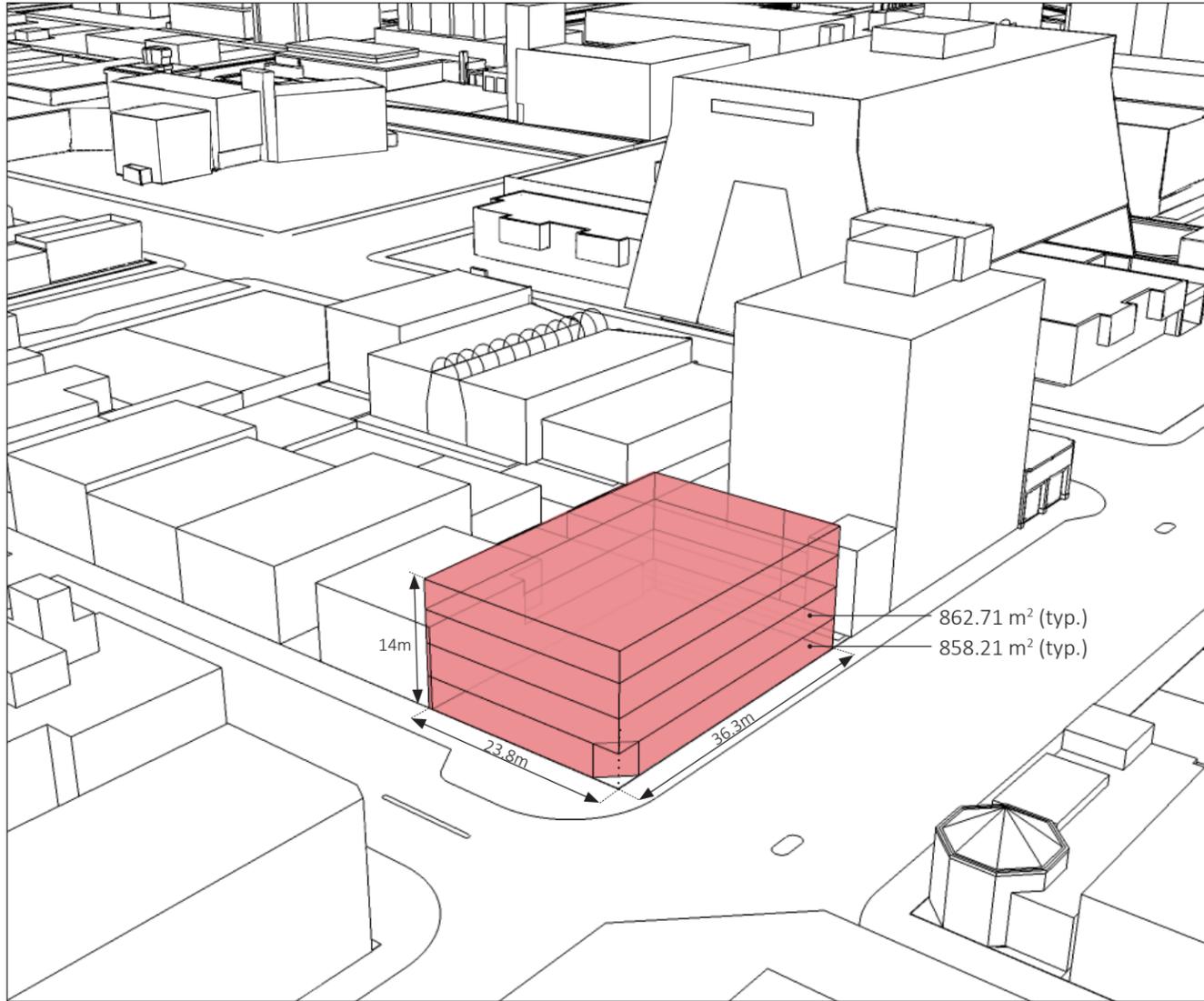
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	SITE SIZE		OPEN VOLUME		MAX BLDG. HEIGHT		TOTAL GFA

	300 m²		0 %		25 m		1 795.5 m²
	SITE SIZE		OPEN VOLUME		MAX BLDG. HEIGHT		TOTAL GFA

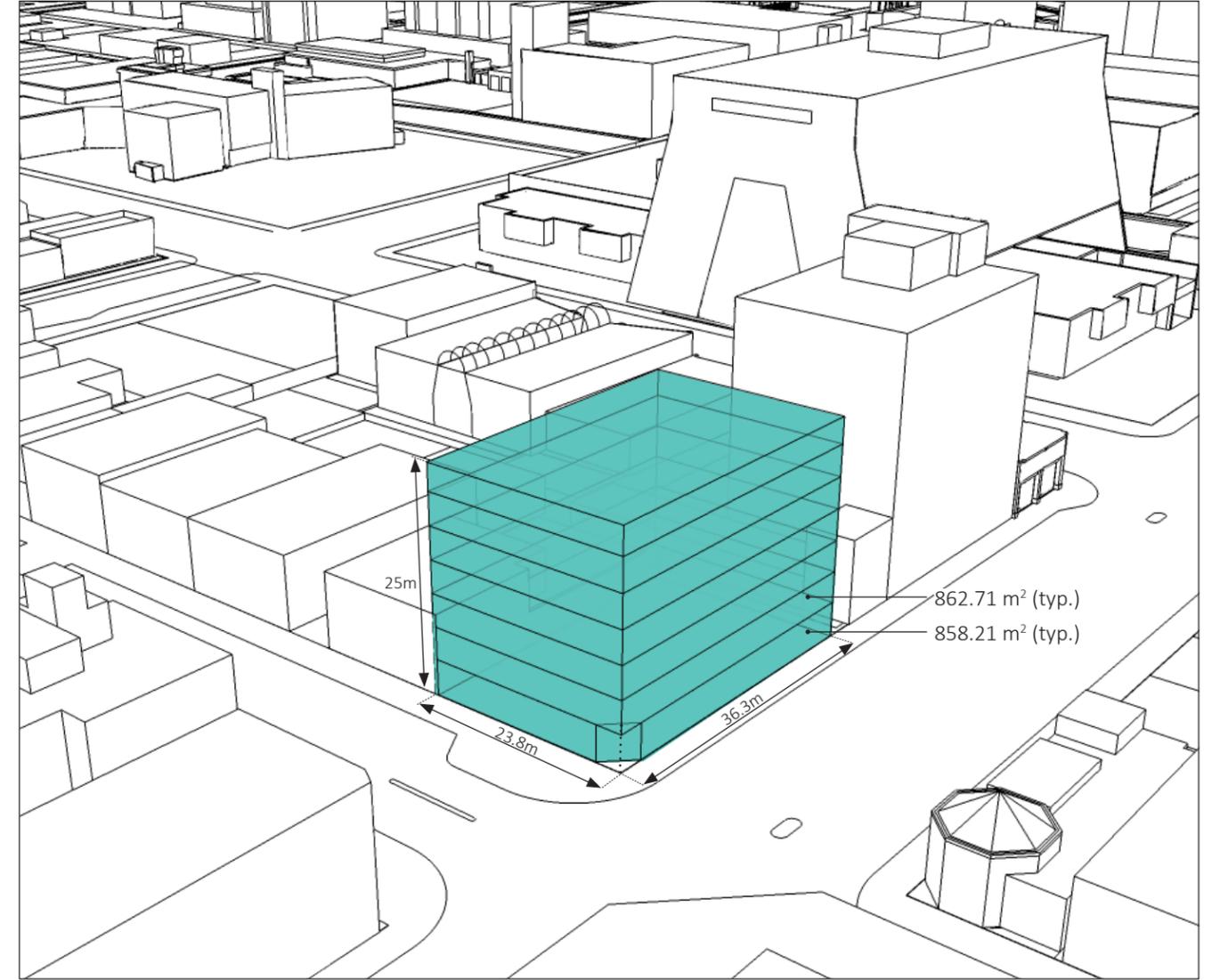
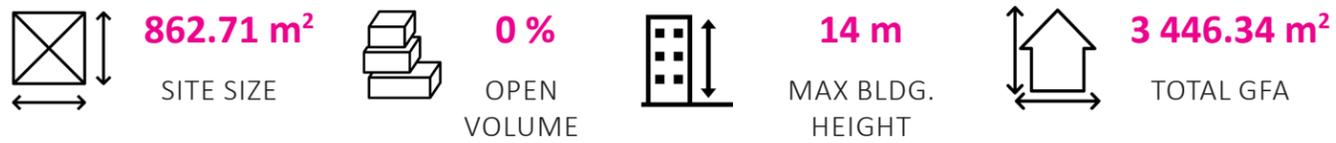
108 2ND AVENUE NORTH

NOTES

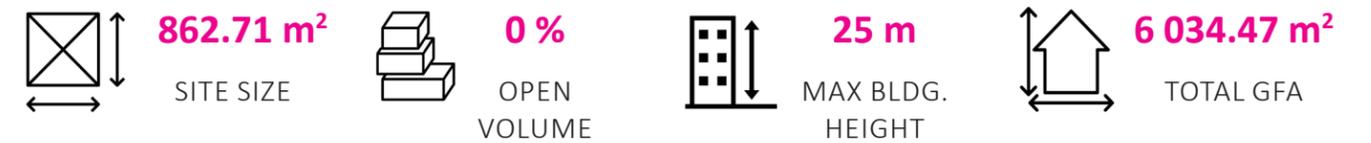
- Commercial use modeled.



Current



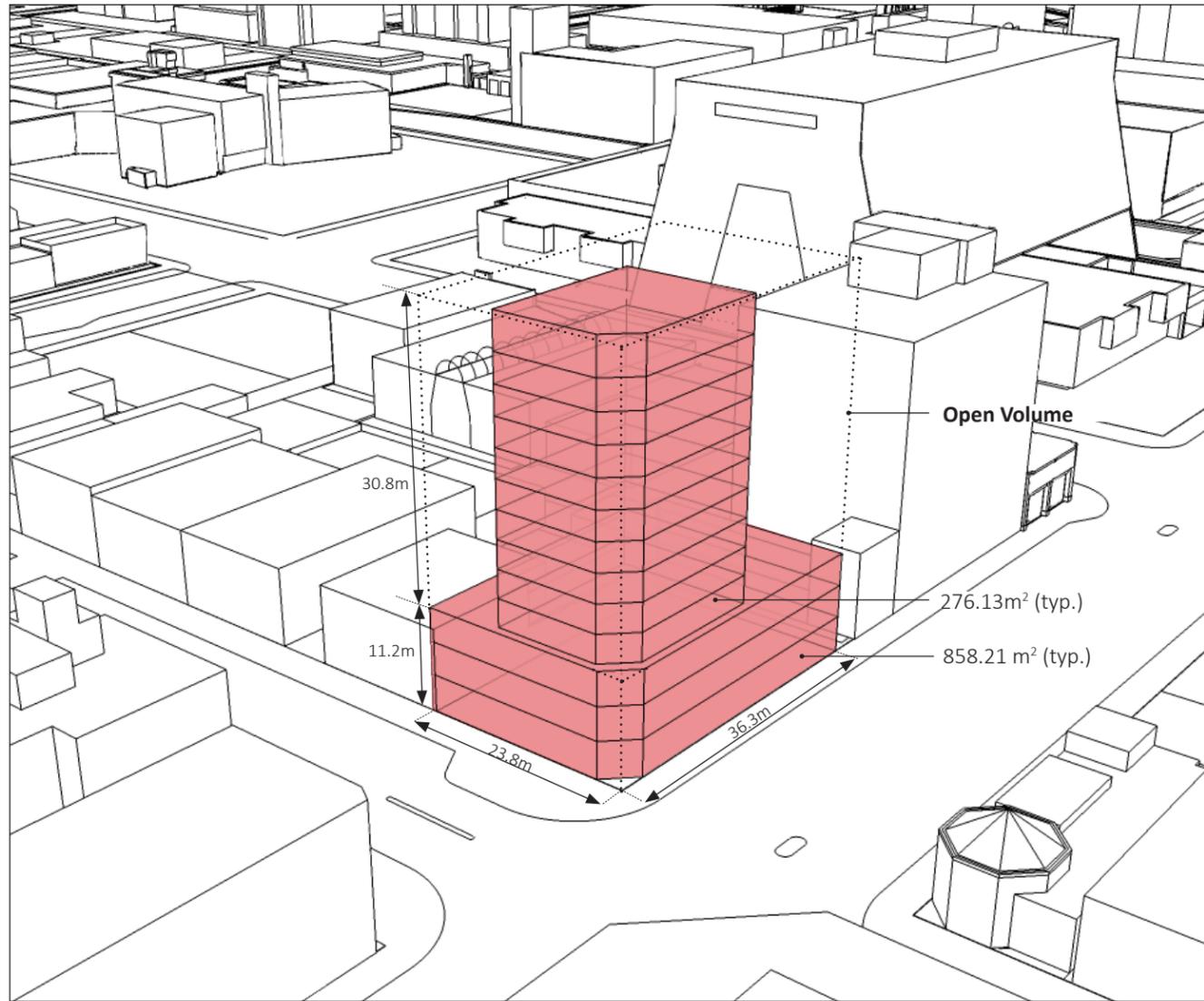
Proposed



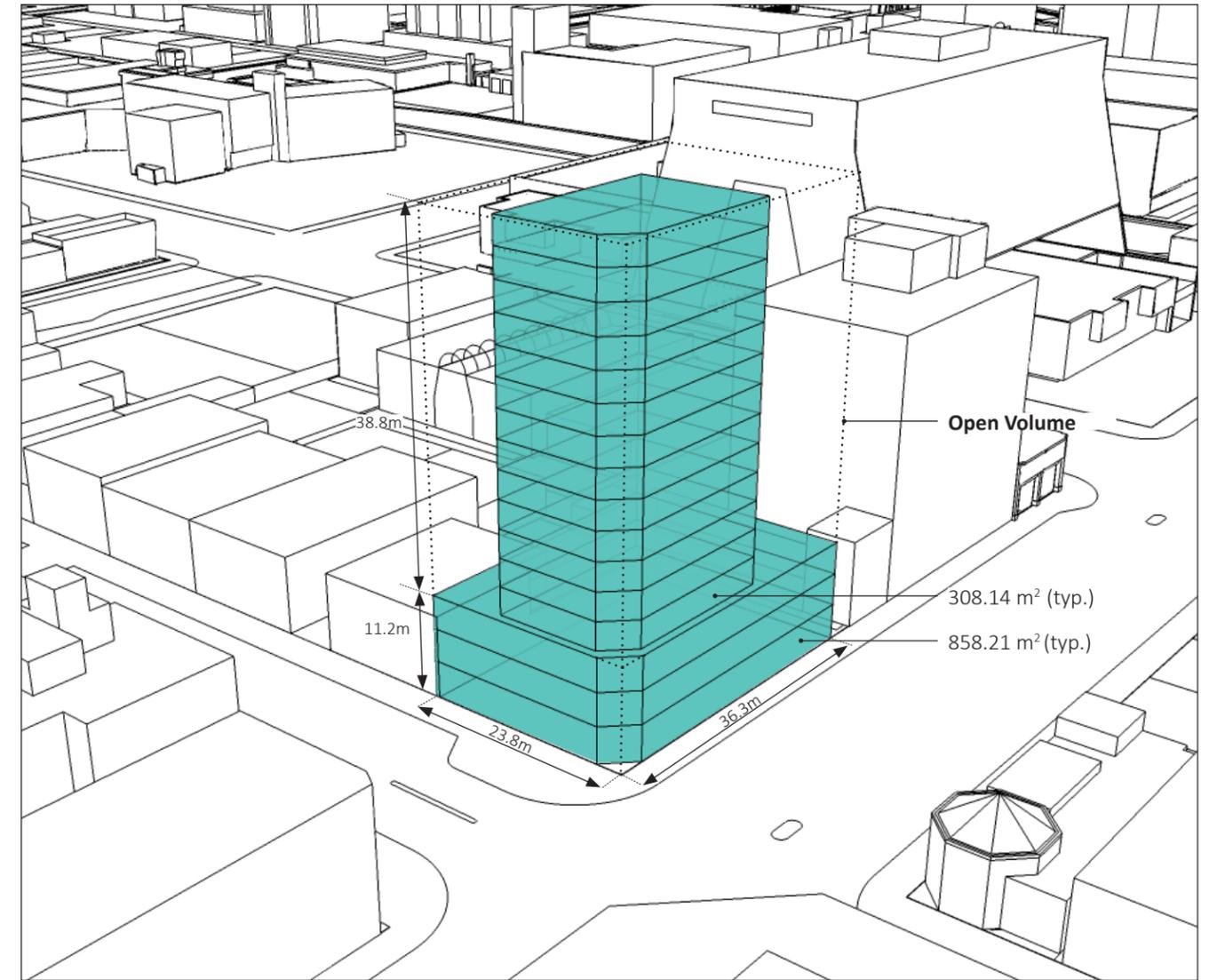
108 2ND AVENUE NORTH

NOTES

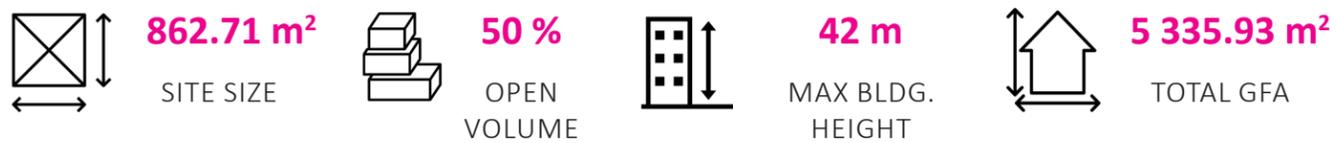
- Multi-use modeled.
- Current Residential Tower: 16.3m east setback; 8m north setback.
- Proposed Residential Tower: 14.1m east setback; 8m north setback.



Current



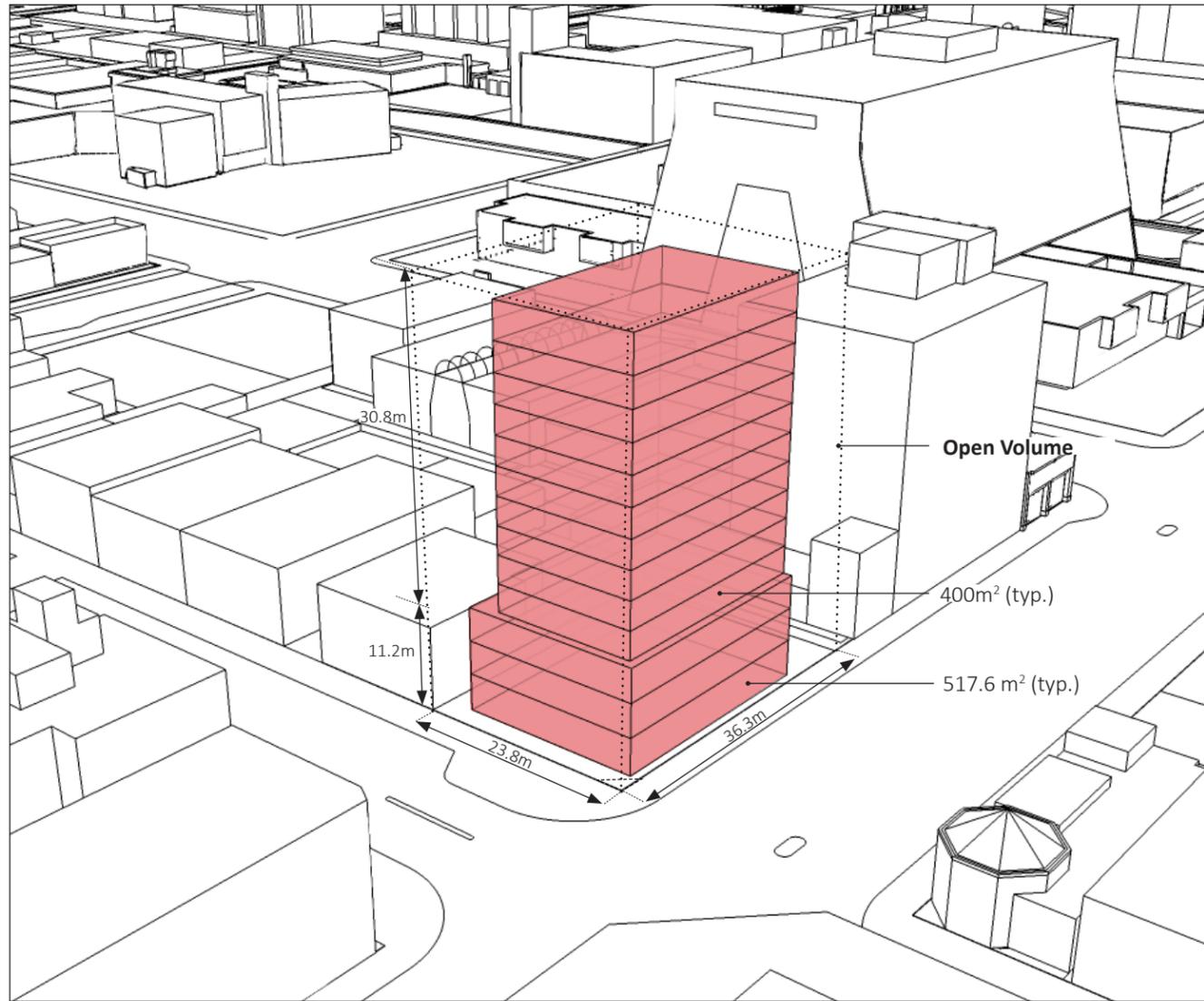
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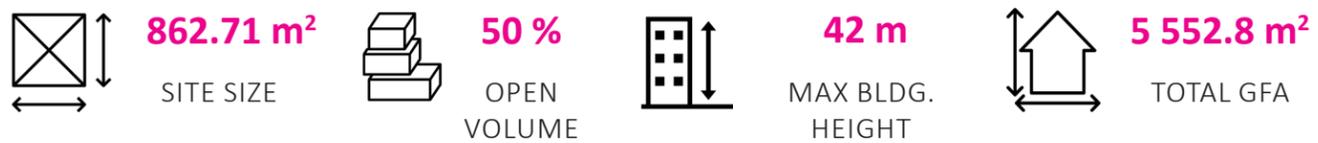
108 2ND AVENUE NORTH

NOTES

- Multi-use modeled.
- Current Residential Tower: 6m east and north setback.
- Proposed Residential Tower: 6m north setback; 0m east setback. Lane-way is present on north side, permitting use of windows.
- Appendix E: Density Bonus Provisions- Public Plaza Min. Plaza area calculated at a rate of 10% of the total site area = 86.27 m²



Current



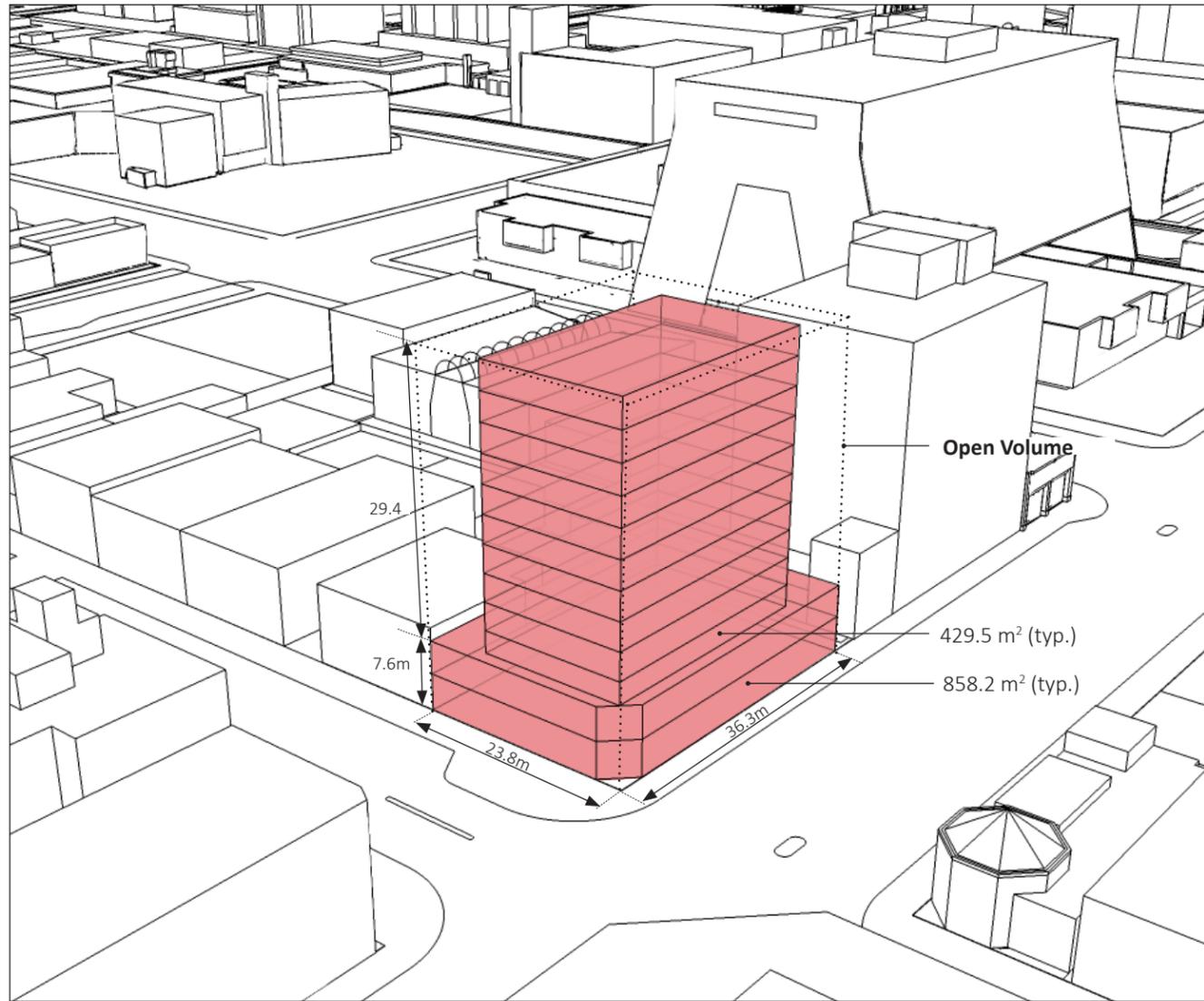
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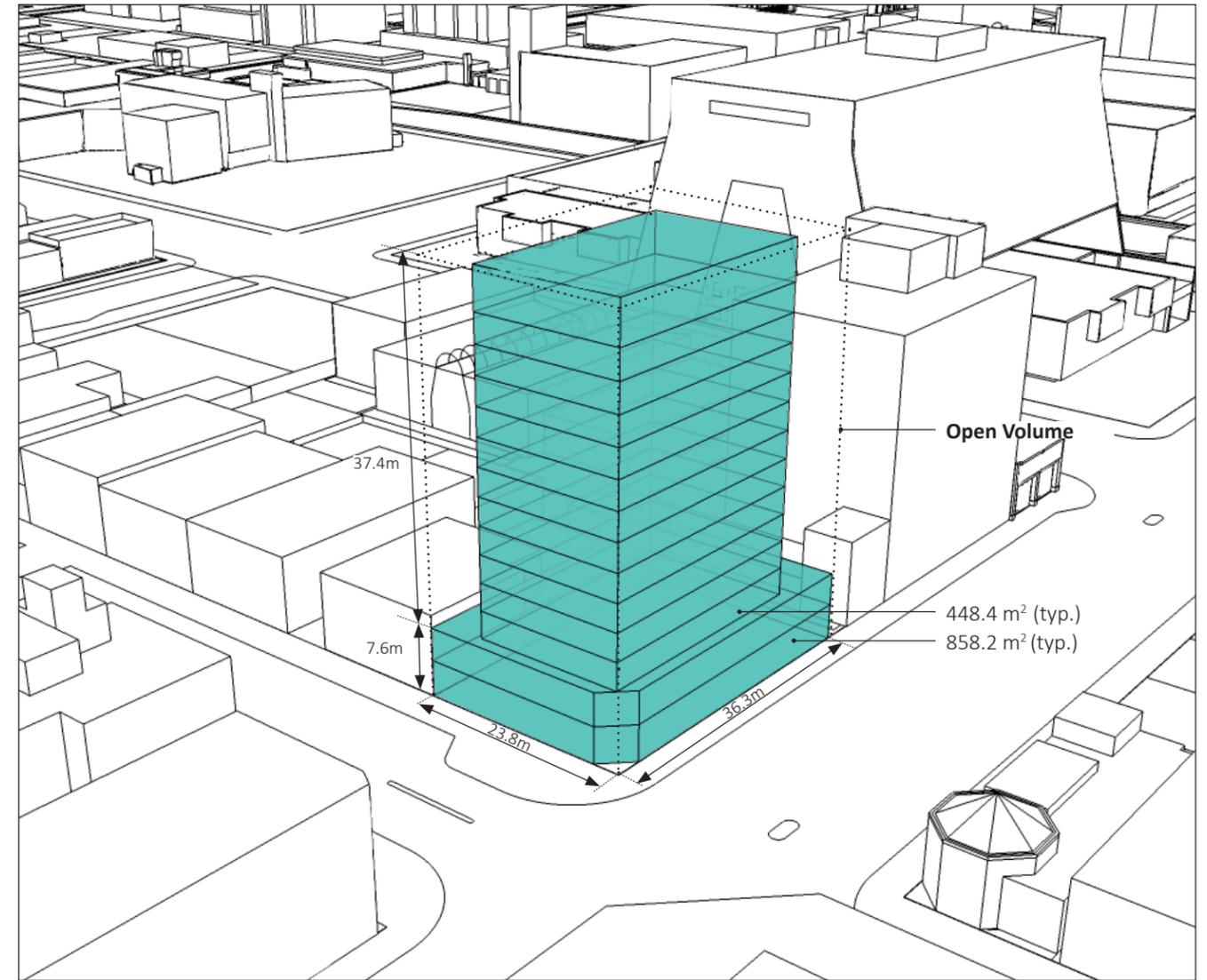
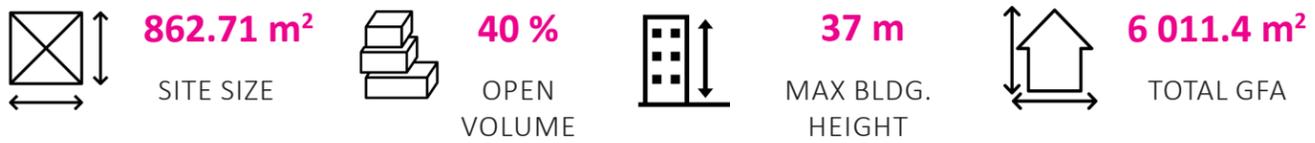
108 2ND AVENUE NORTH

NOTES

- Multi-use modeled.
- Current and Proposed Residential Tower: 6m east and north setback.



Current



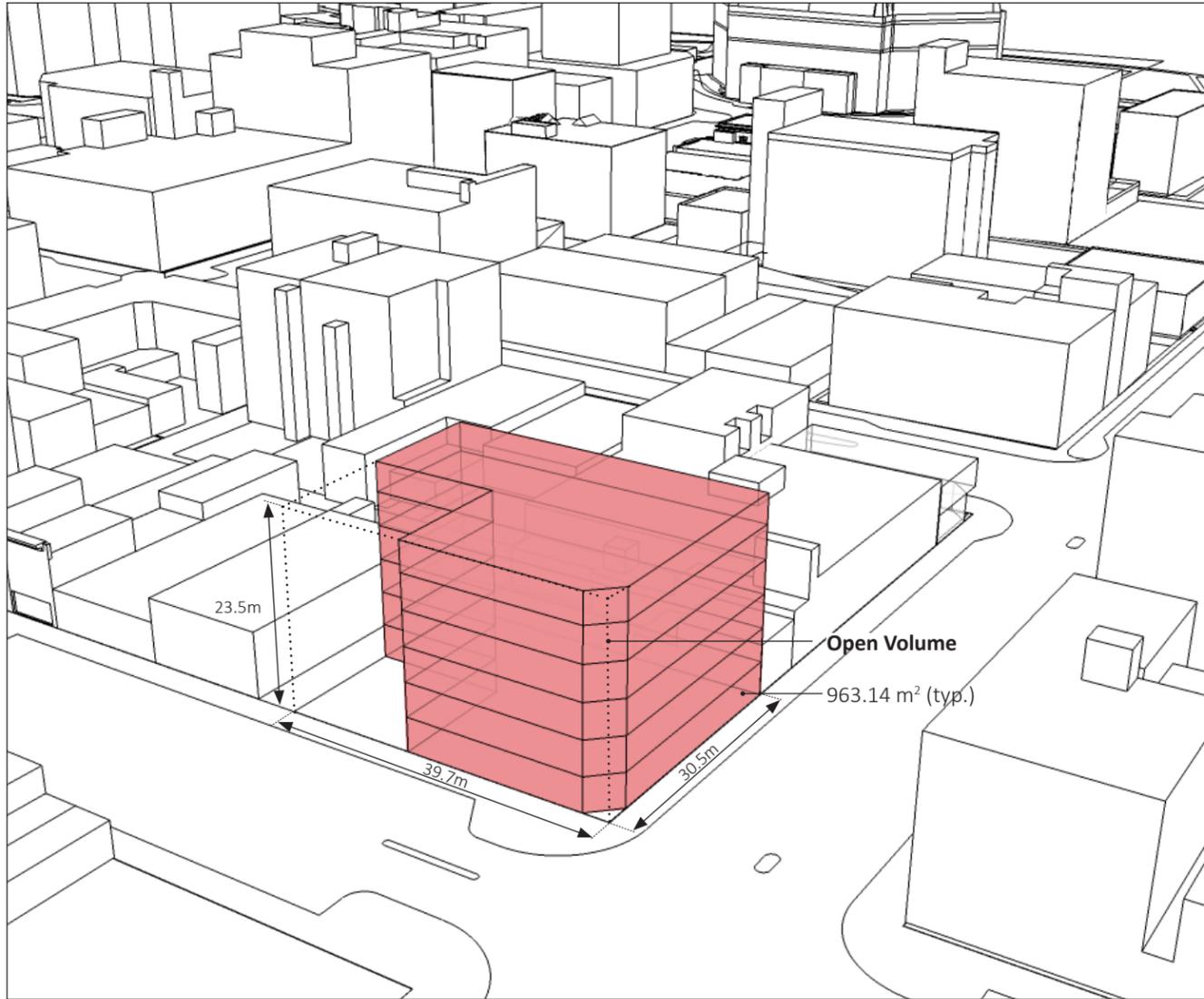
Proposed



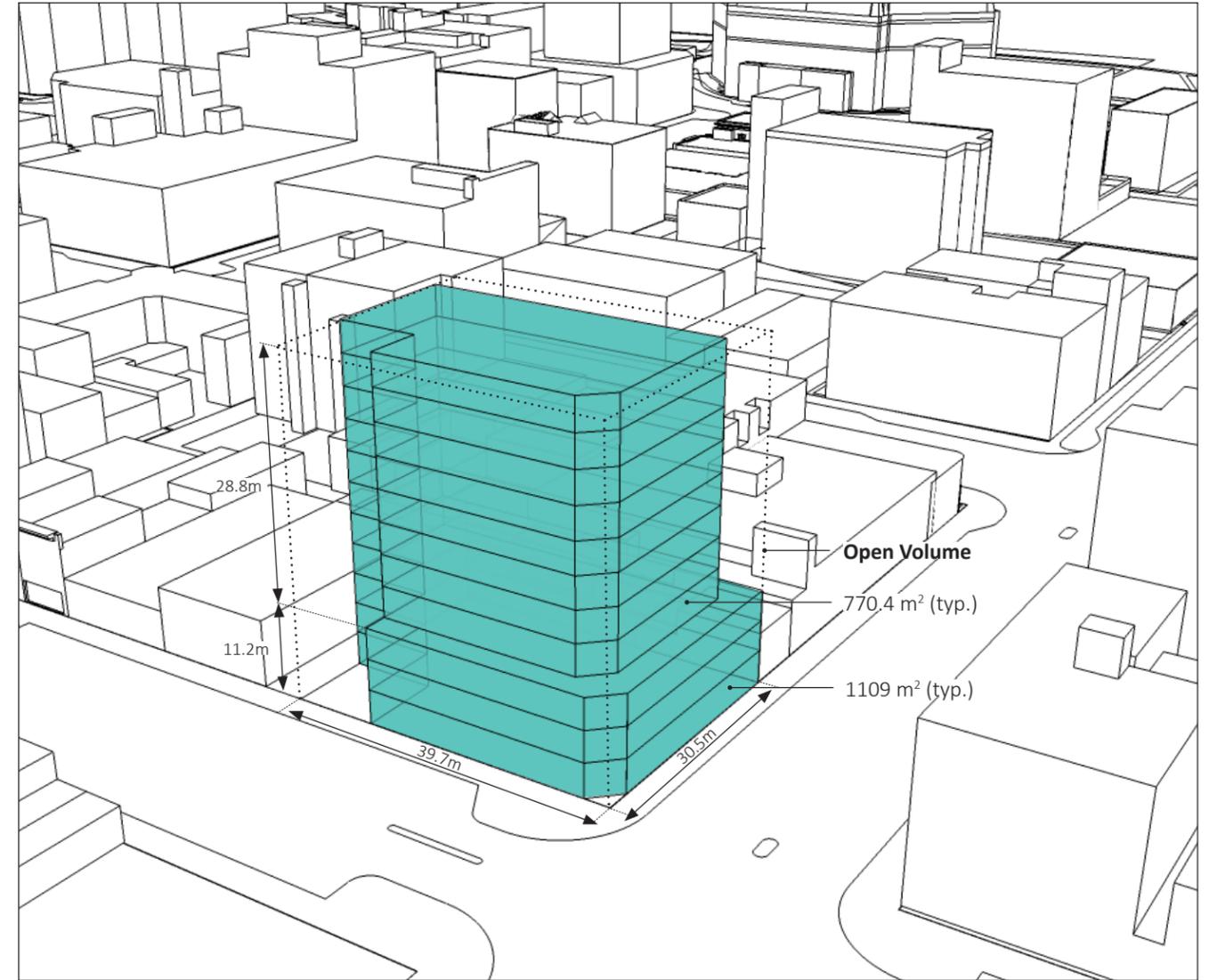
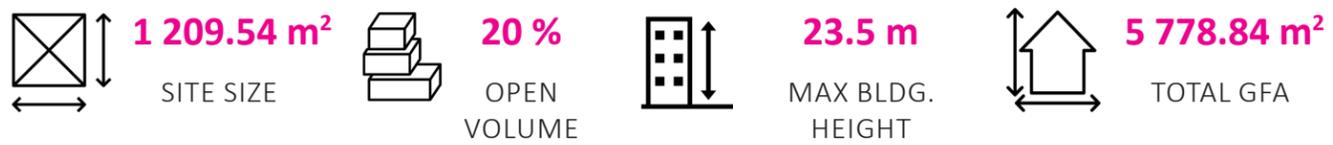
206 20TH STREET EAST

NOTES

- Commercial use modeled



Current



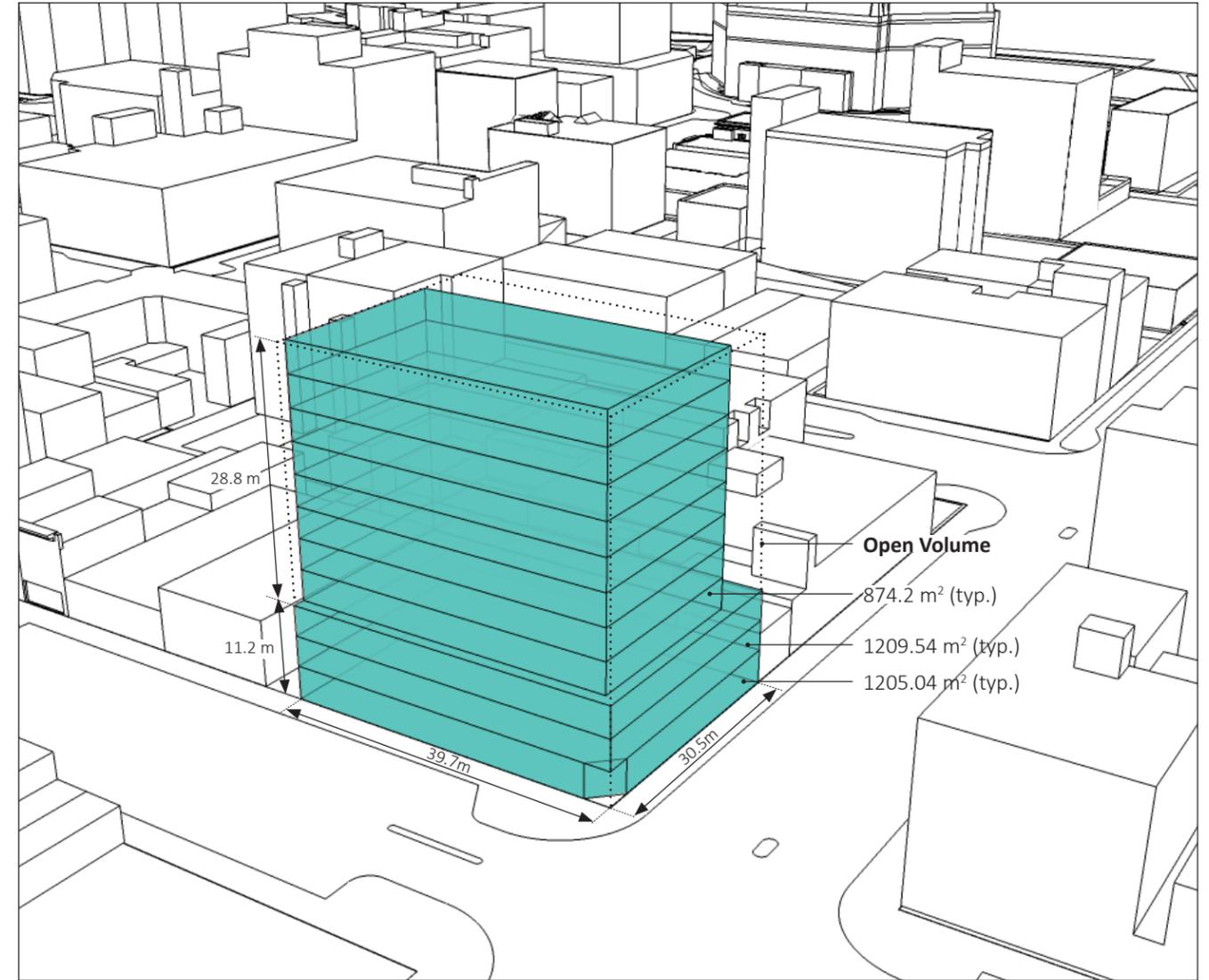
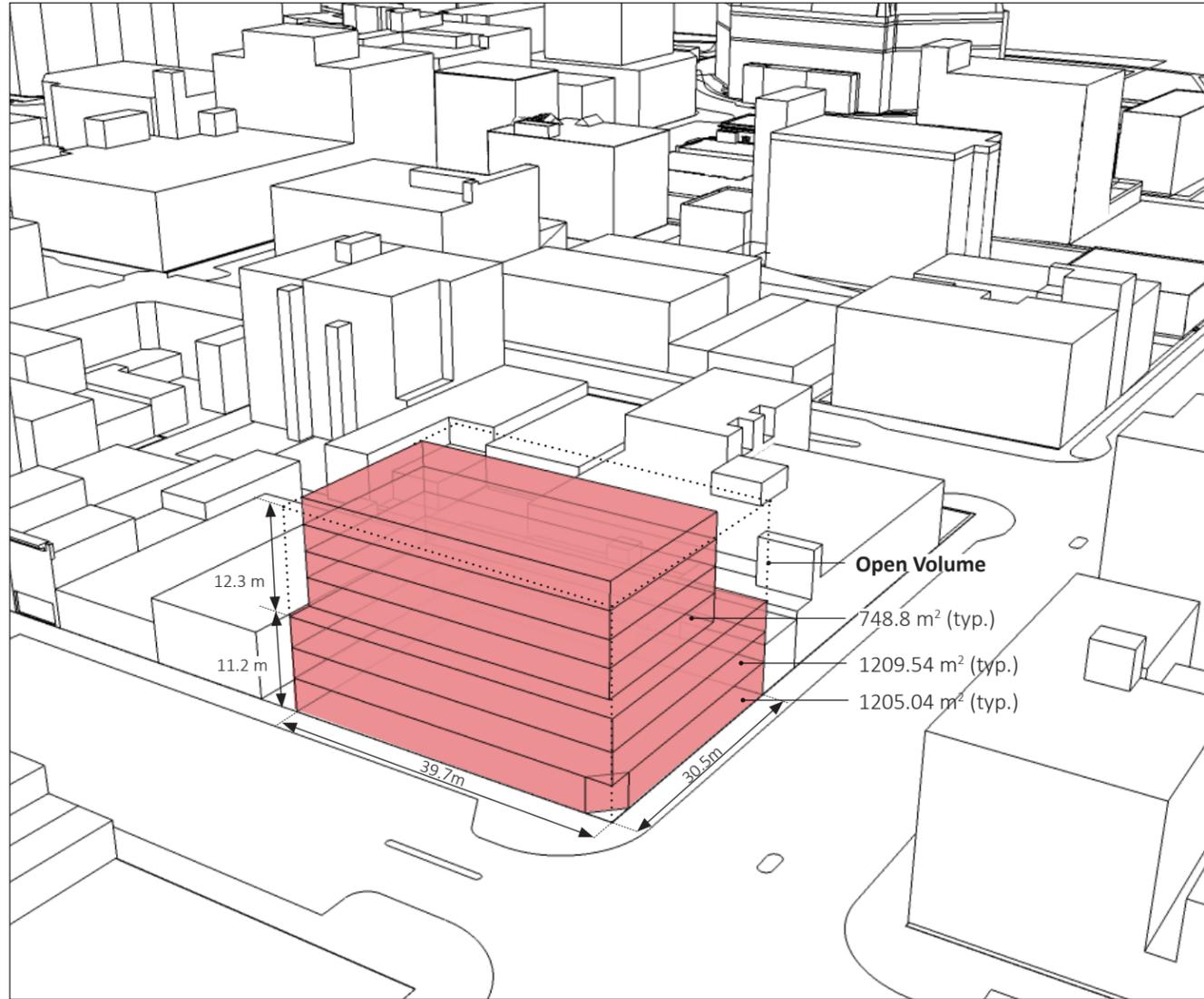
Proposed



206 20TH STREET EAST

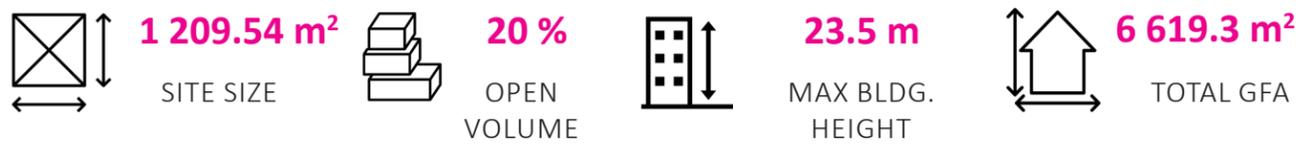
NOTES

- Mix-use modeled.
- Current Residential Tower: 7.5m east setback; 0m north setback (no windows)
- Proposed Residential Tower: 6.4m east setback; 0m north setback. Lane-way is present on north side, permitting use of windows.



Current

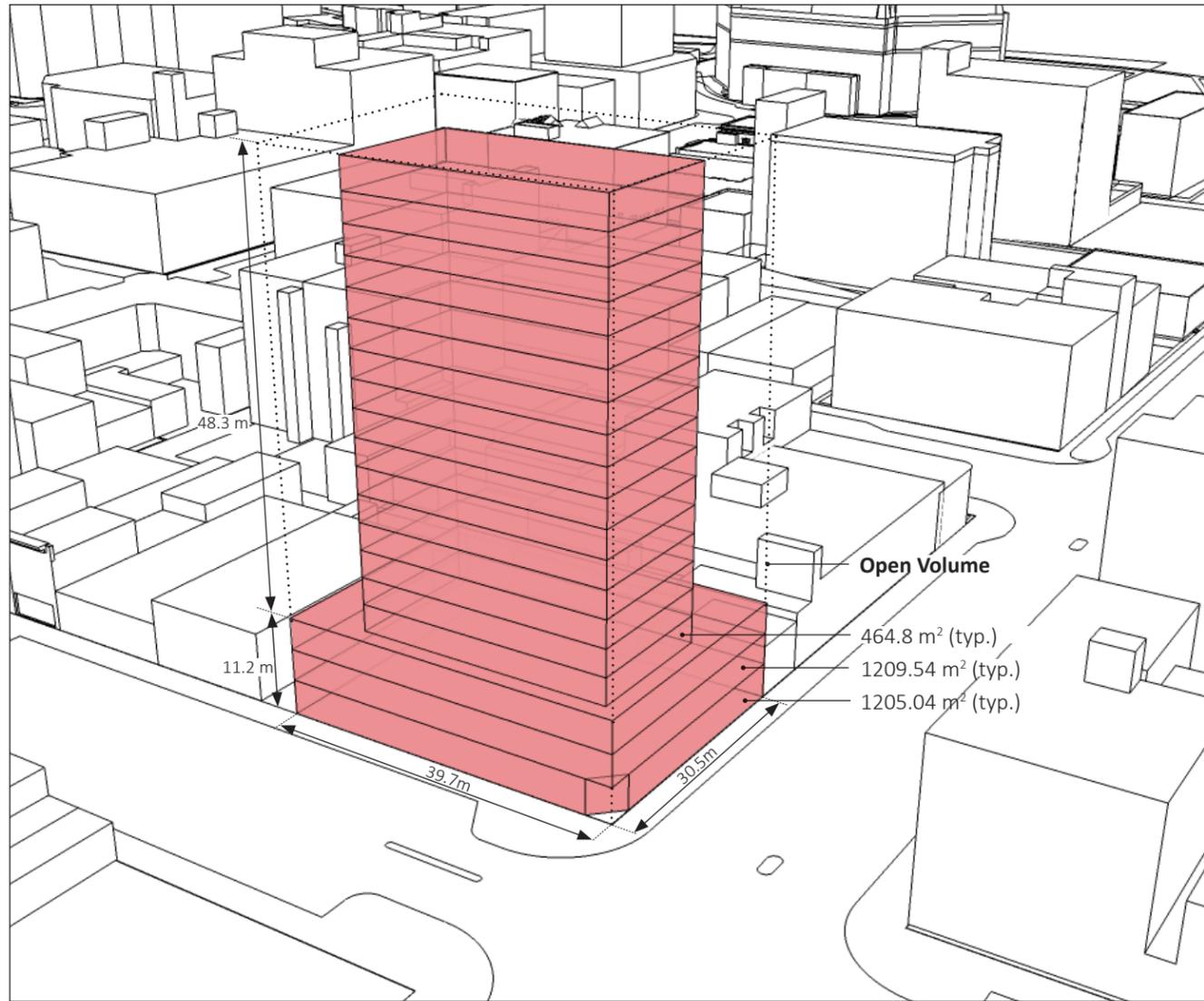
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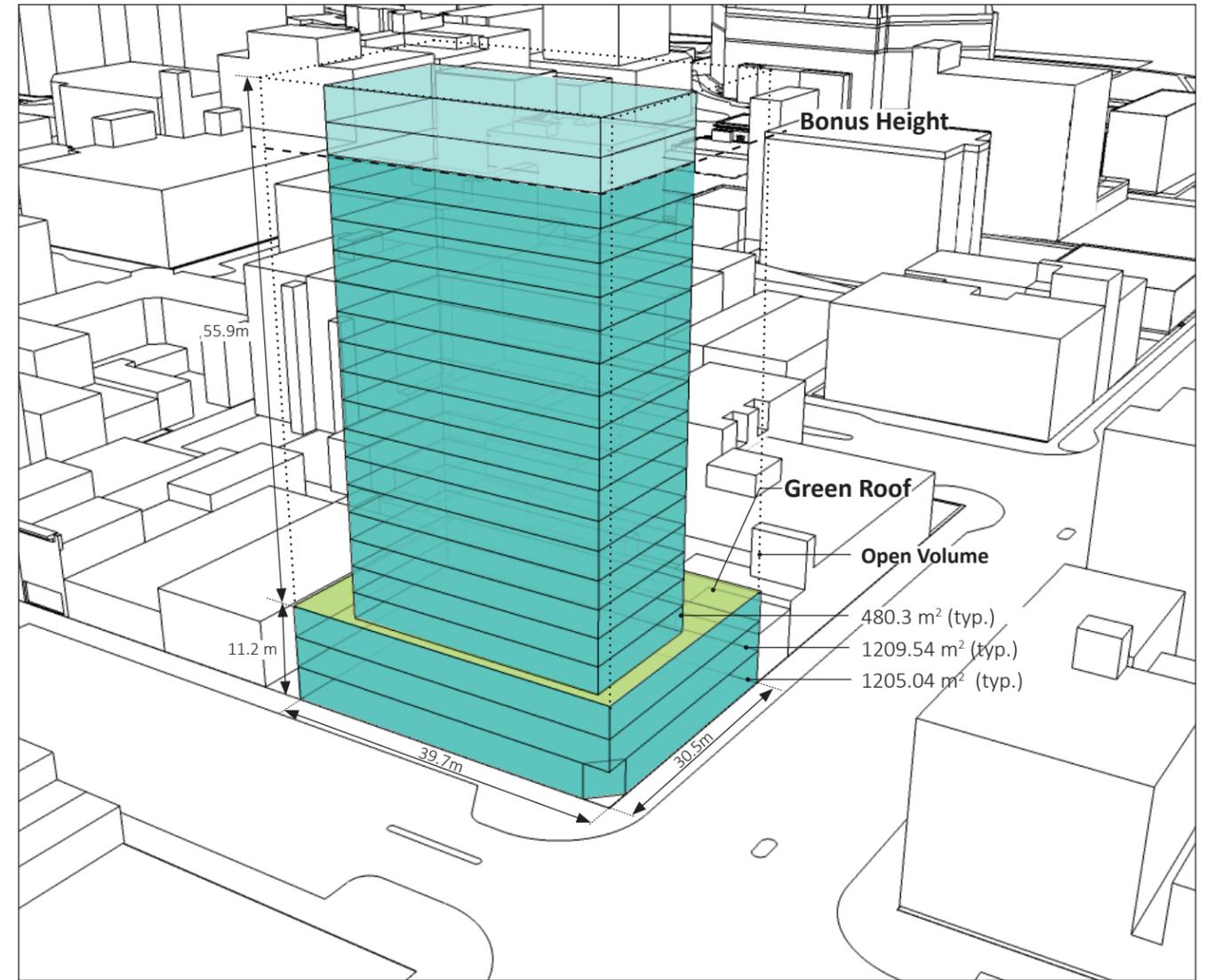
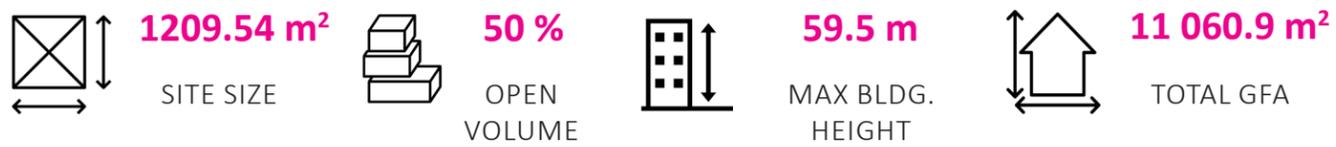
206 20TH STREET EAST

NOTES

- Mix-use modeled.
- Appendix E: Density Bonus Provisions- 10% Height Bonus for green roof. Green roof area calculated at minimum 50% of the building footprint at grade level = 726 m².
- Current Residential Tower: 12.5m east setback; 8.4m north setback.
- Proposed Residential Tower: 13.2m east setback; 7.3m north setback.



Current



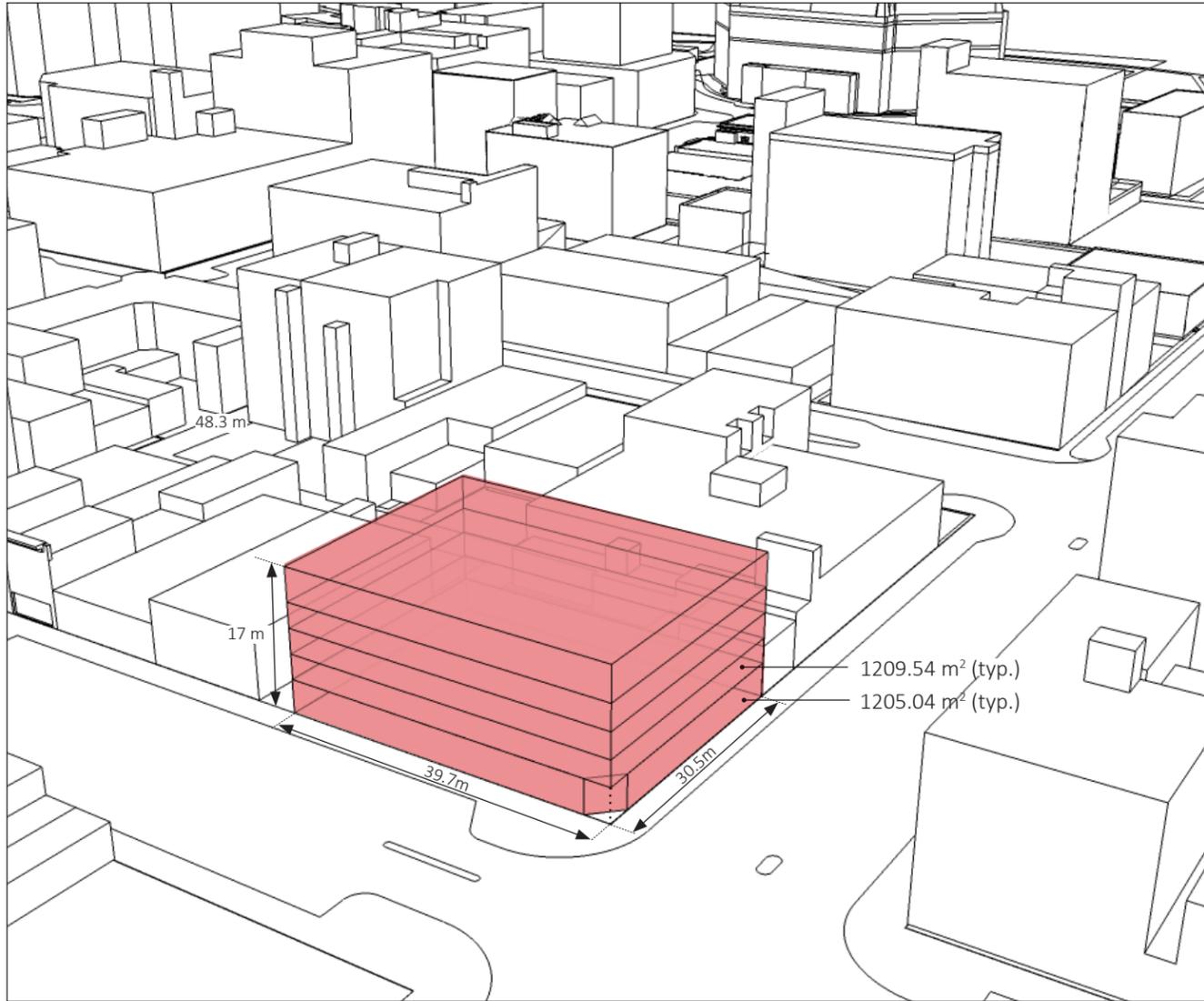
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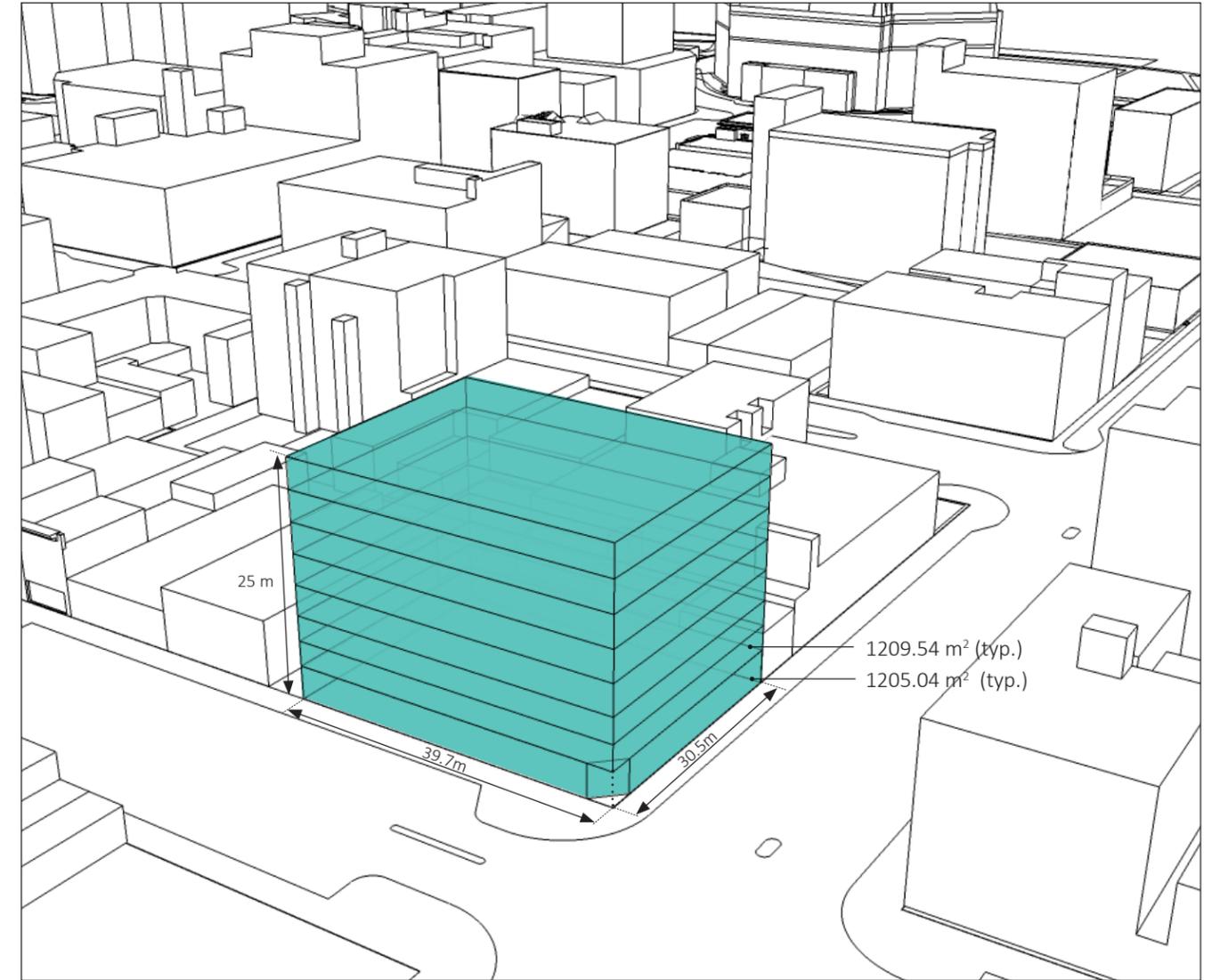
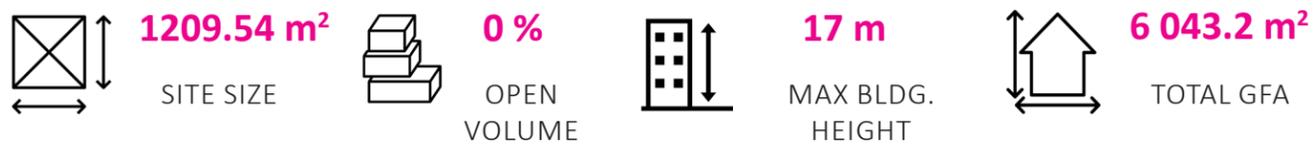
206 20TH STREET EAST

NOTES

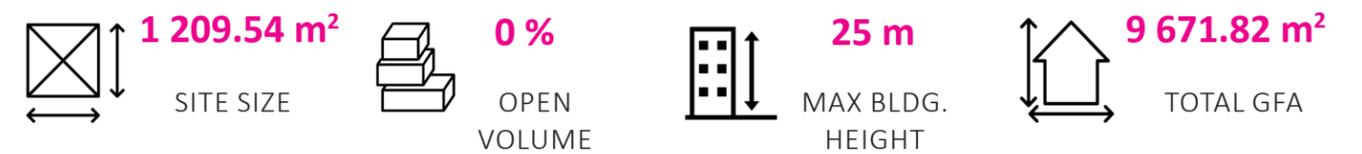
- Commercial-use modeled.



Current



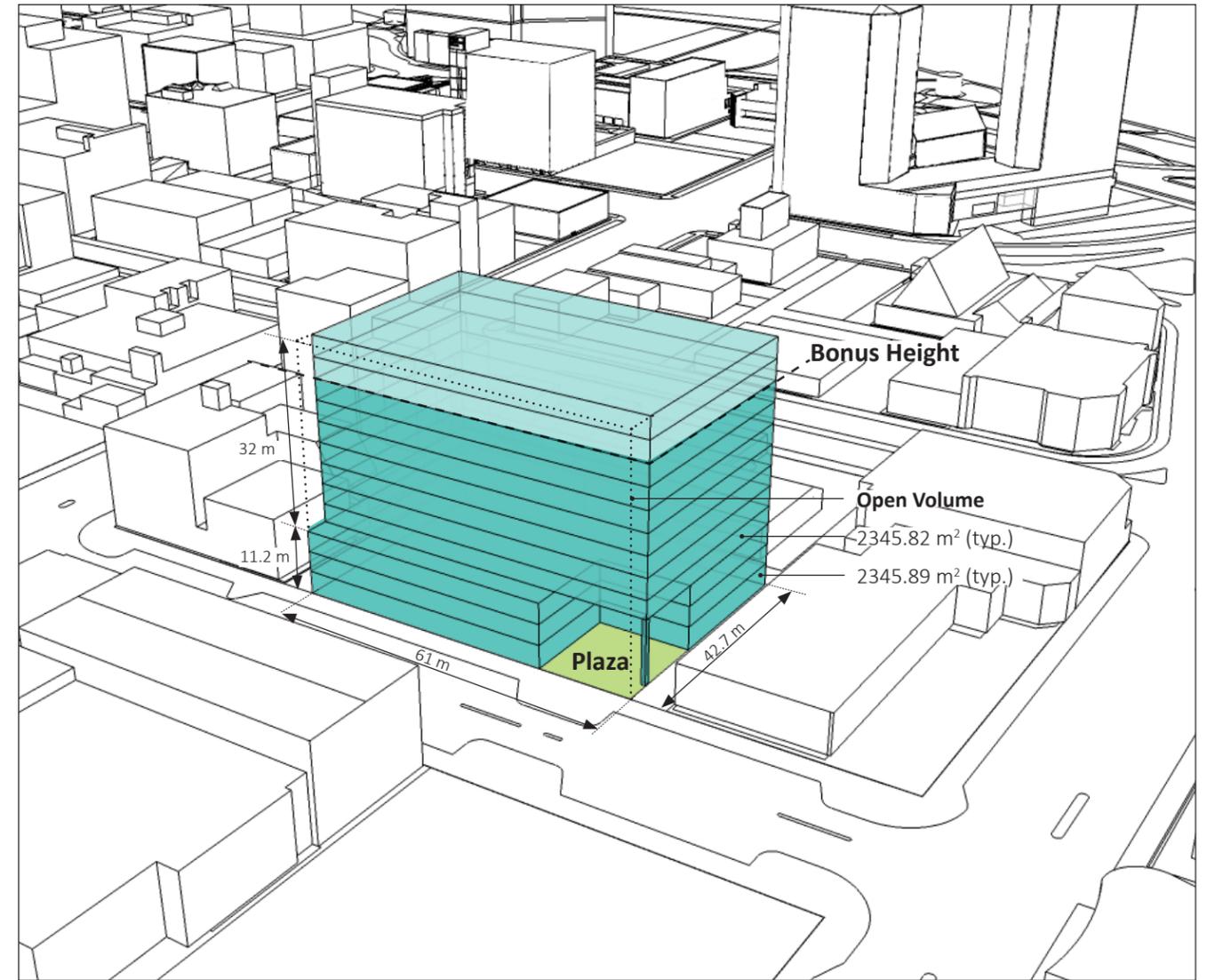
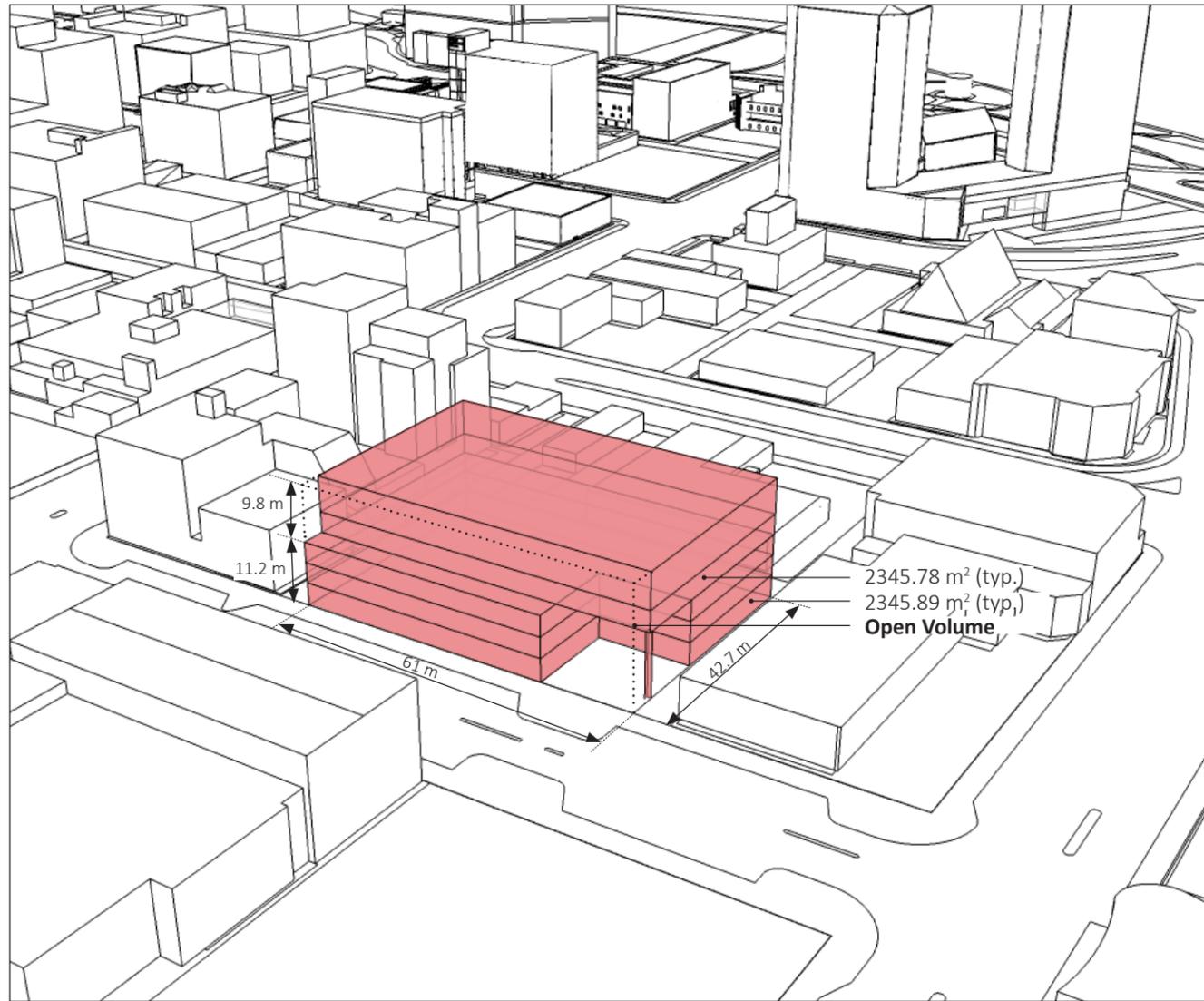
Proposed



330 2ND AVENUE SOUTH

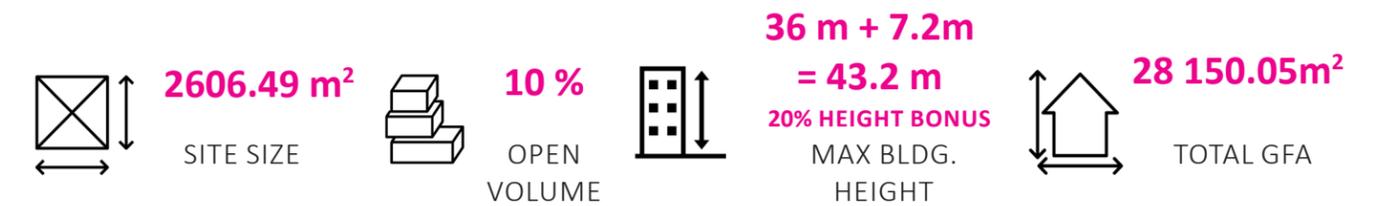
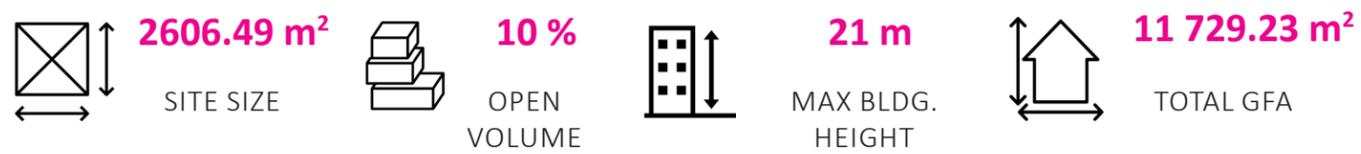
NOTES

- 20% height bonus for outdoor public plaza **included** in open volume calculation.
- Appendix E: Density Bonus Provisions- Public Plaza Min. Plaza area calculated at a rate of 10% of the total site area = 260 m²
- Commercial use modeled.



Current

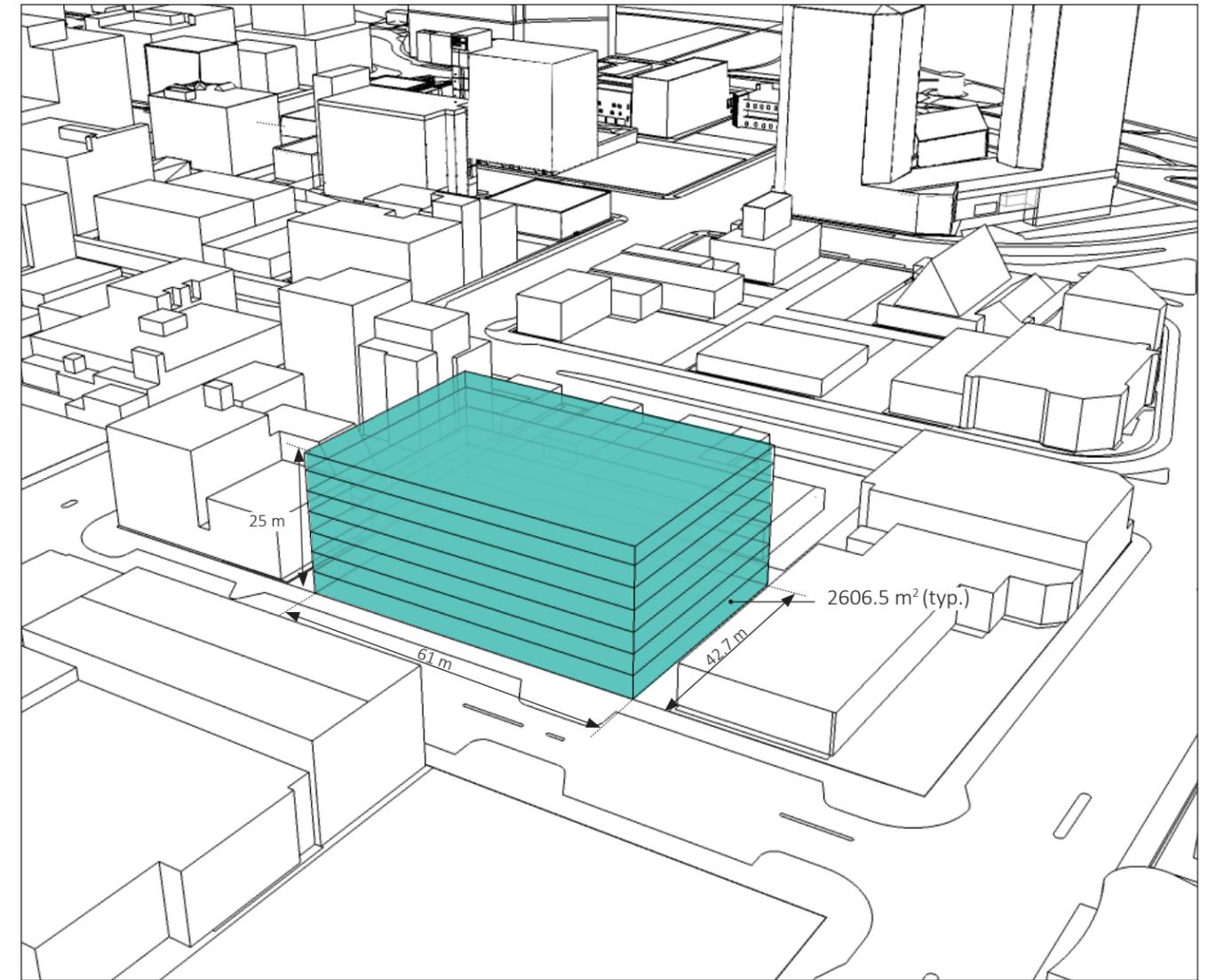
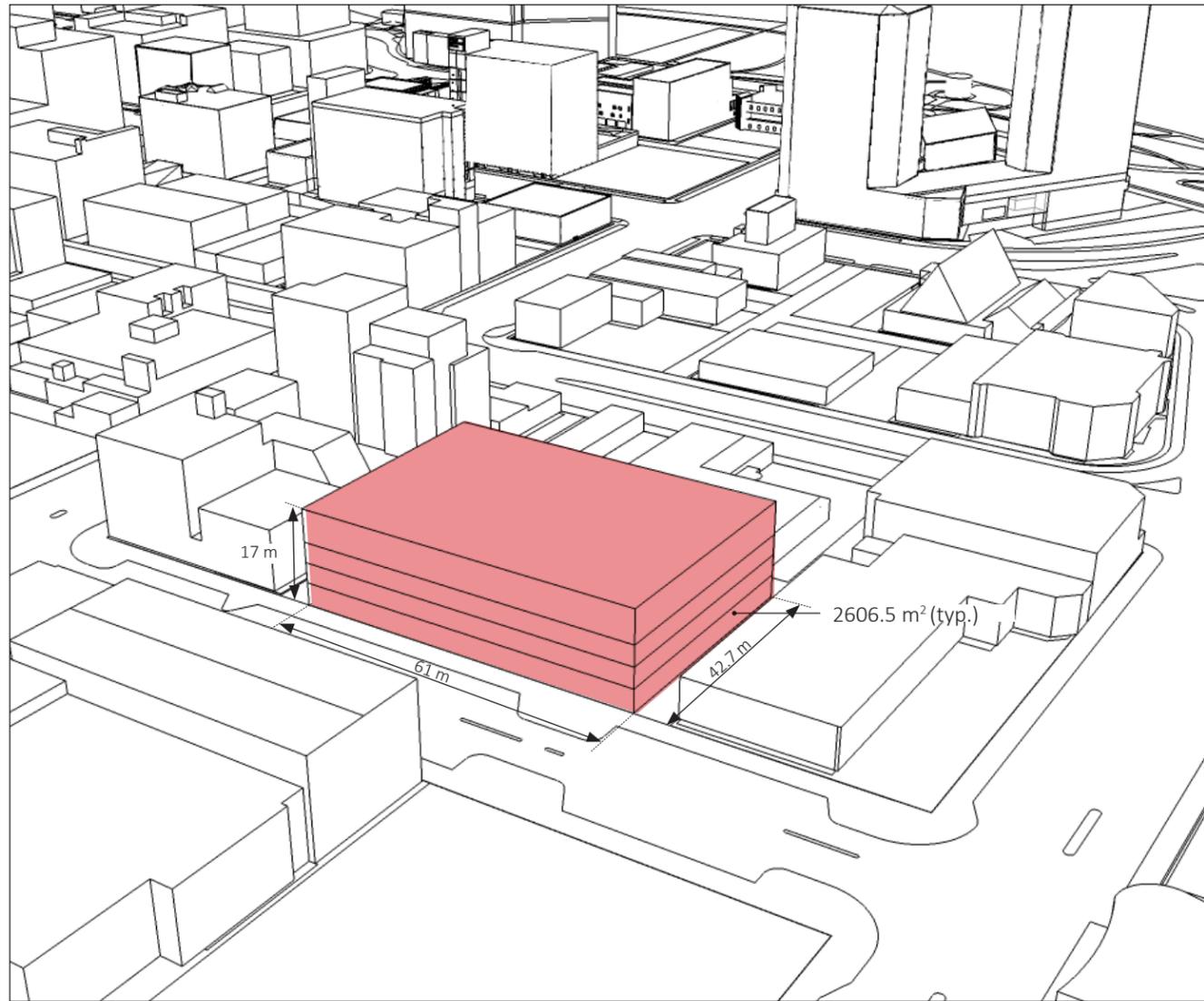
Proposed



330 2ND AVENUE SOUTH

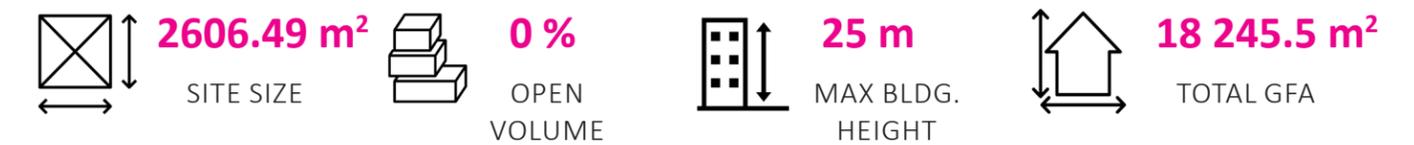
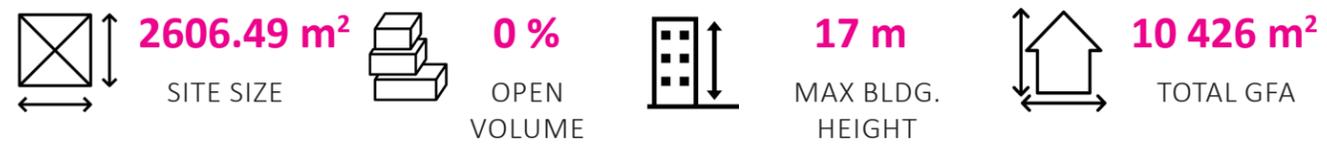
NOTES

- Commercial-use modeled.

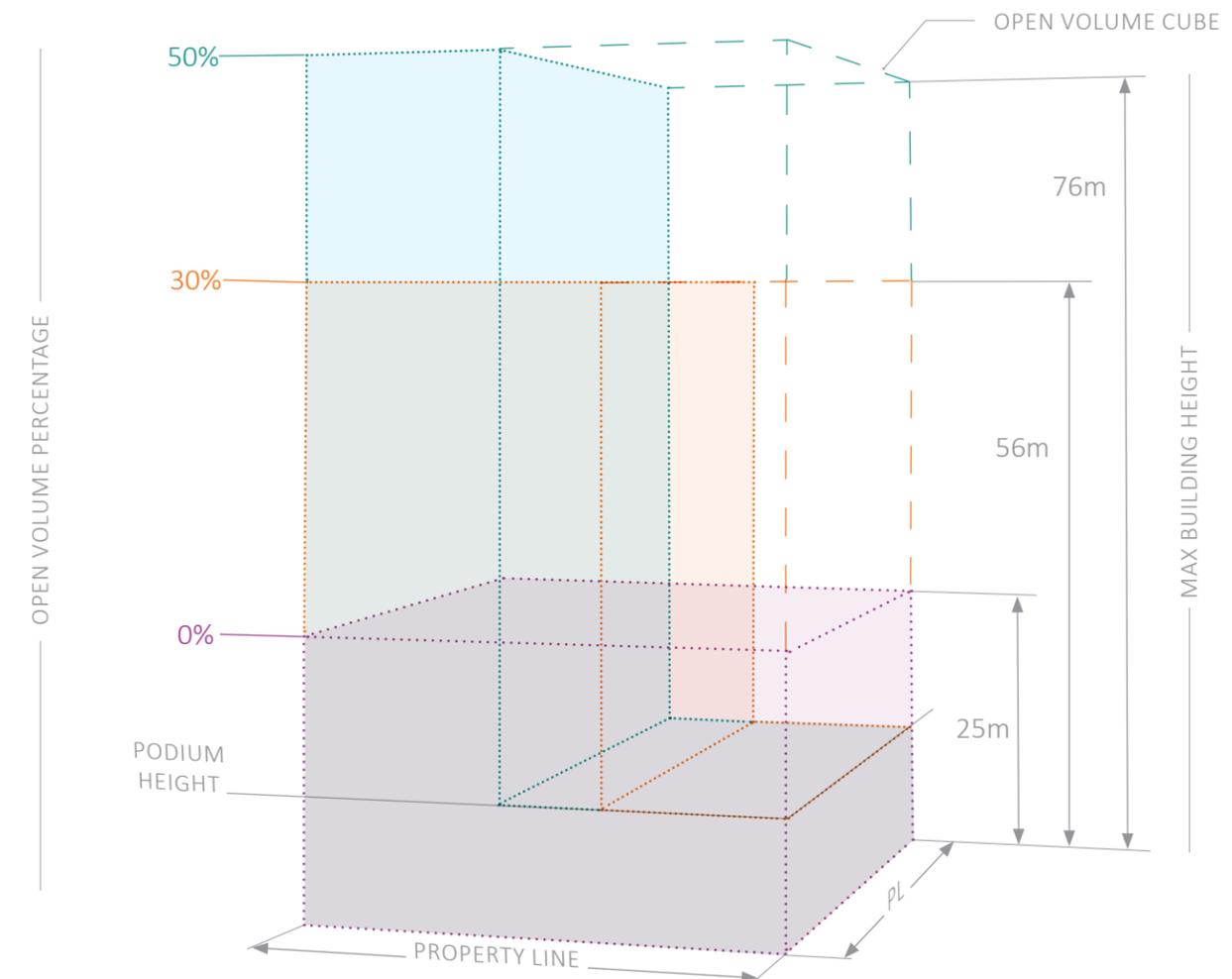
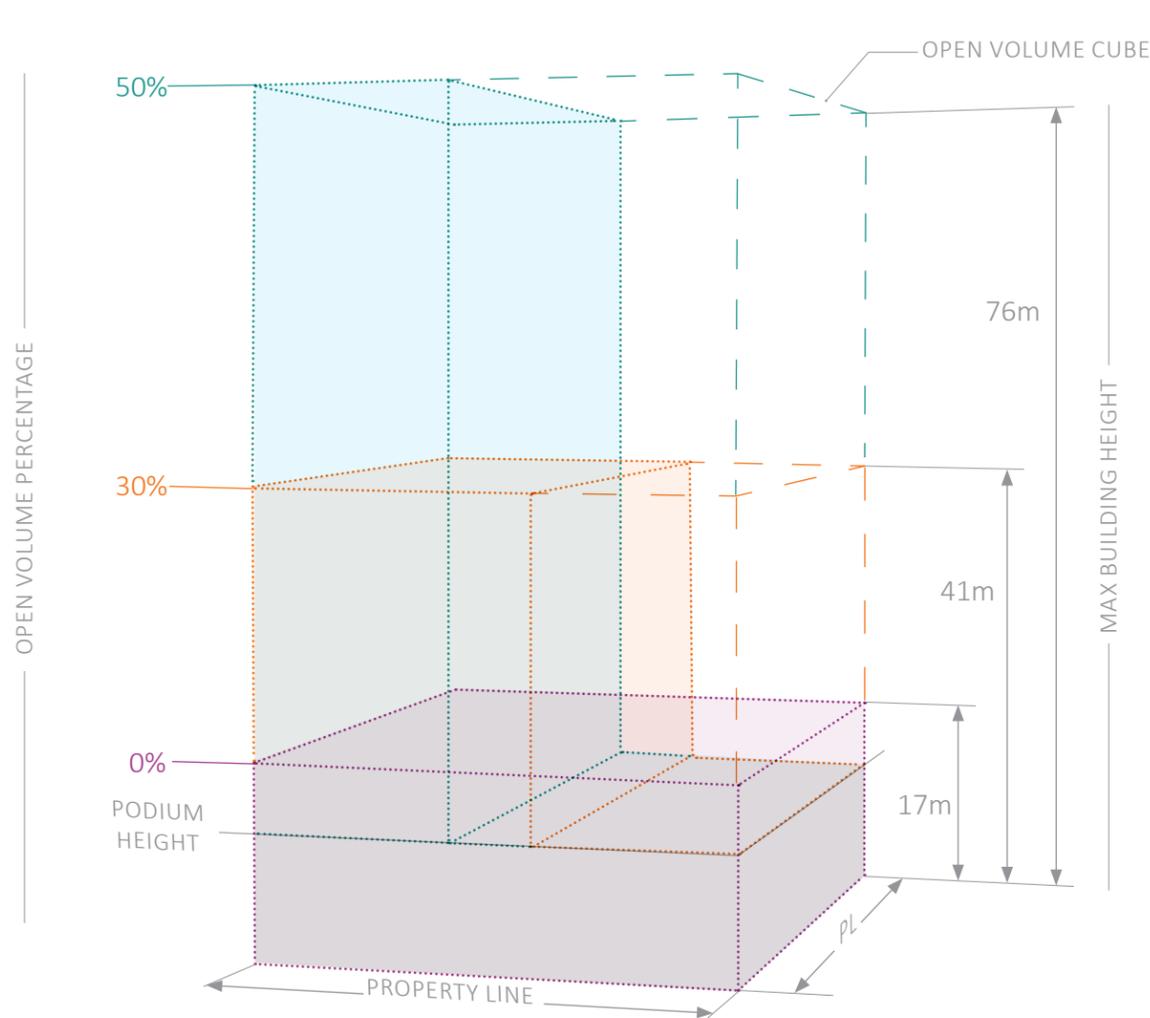


Current

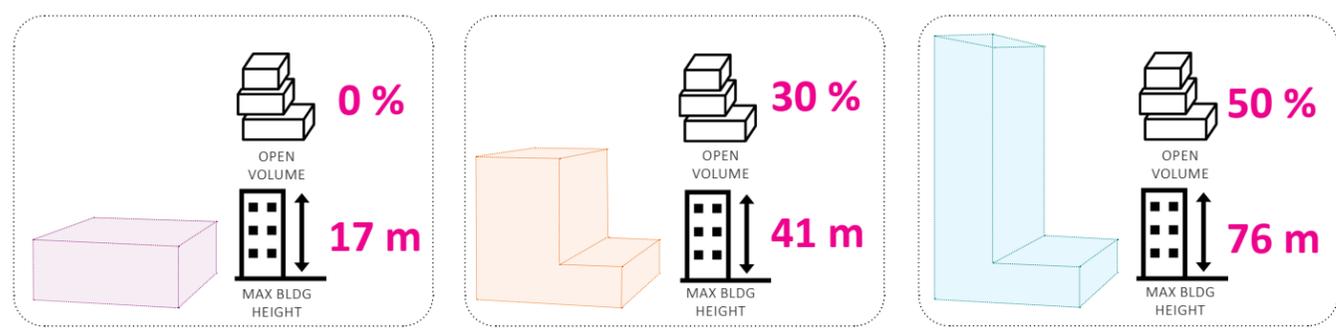
Proposed



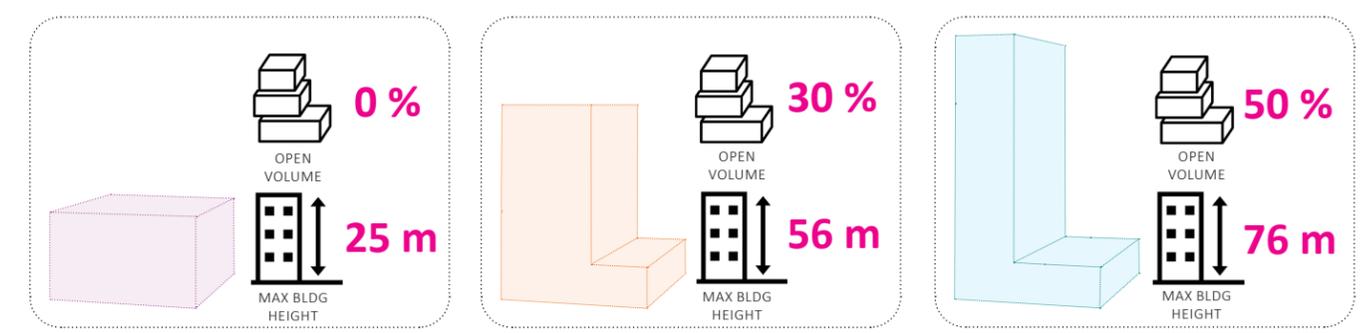
OPEN VOLUME DIAGRAM



Current



Proposed



*PL - PROPERTY LINE

Proposed Amendments to MX2 District

Amendments to Existing Regulations

Bylaw Section / Topic	Current Regulation	Proposed Regulation	Rationale/Comments
13.7.1 Purpose Statement	The purpose of the MX2 District is to encourage growth in Downtown's Warehouse District by facilitating mixed uses and flexible zoning standards, as well as promoting the rehabilitation of existing structures. The MX2 District is intended to facilitate a broad range of compatible industrial, commercial, cultural, entertainment and residential uses, including live/work units.	Reword to update and align with the aspiration for the Warehouse District as outlined in the City Centre and District Plan.	<ul style="list-style-type: none"> Encourage residential uses and smaller scale commercial / retail uses.
13.7.2 Permitted Use	All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below.	Include day care centres, preschools, commercial schools and independent schools as permitted, previously categorized as discretionary.	<ul style="list-style-type: none"> Aligns with other Downtown zoning districts, are community-oriented uses that serve a residential population and are appropriate in the Downtown.
13.7.3 Prohibited Uses	The Prohibited Uses in an MX2 district are listed within the respective zoning district.	<p>The following prohibited uses have been added:</p> <ul style="list-style-type: none"> • OUDs • TUDs • SDDs 	<ul style="list-style-type: none"> Aligns with other Downtown zoning districts prohibiting OUDs, TUDs and SDDs consistent with a Downtown context.
13.7.3 Prohibited Uses	Retail stores with a gross floor area exceeding 9,600 square metres.	Reducing the retail store size restriction to a gross floor exceeding 2,000 square metres	<ul style="list-style-type: none"> This size of retail store is consistent with the Warehouse District's aspirations and still provides ample space for the growing population of the area. The proposed regulation of retail scale in this area is meant to ensure the focus for larger-scale retail activity remains the B6 District and Downtown's 'Active Use Core' – focused along 2nd Avenue and 21st Street in particular.

<p>13.7.4 Discretionary Uses</p>	<p>The discretionary uses within the MX2 district are:</p> <ul style="list-style-type: none"> • Commercial Schools • Custodial care facilities – type I, II or III • Day care centres or preschools • Gas bars • Independent schools • Public garages • Service stations 	<p>The following uses should be removed from discretionary uses and included within permitted uses:</p> <ul style="list-style-type: none"> • Commercial Schools • Day care centres and preschools • Independent Schools 	<ul style="list-style-type: none"> • Aligns with other Downtown zoning districts to streamline permitted uses within the Downtown.
<p>13.7.5 Notes to Development Standards</p>	<ol style="list-style-type: none"> 1. Except for the minimum height standard and the prohibition of retail stores exceeding 9,600 square metres in gross floor area, there are no minimum or maximum size restrictions on buildings or sites. 2. All proposed developments containing residential uses require environmental reporting and remediation prior to a development permit being approved. 3. The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant. 4. An area that is limited to 250m² gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery - type I. 	<p>Reframe the retail store limit from 9,600 square metres to 2,000 square metres.</p> <p>Lounges and taverns will be permitted as standalone (not listed as prohibited or discretionary) rather than listed specifically within the notes to development standards</p>	<ul style="list-style-type: none"> • Lounges and taverns will be permitted as standalone (not listed as prohibited or discretionary) rather than listed specifically within the notes to development.

Proposed New Regulations

Bylaw Section / Topic Area	Current Regulation	Proposed Regulation	Rationale/Comments
13.7.2 Permitted Uses	There is currently no building height maximum.	Addition of a 27-metre building height maximum.	<ul style="list-style-type: none"> Aligns with the adjacent Corridor Station Mixed-Use building height maximum along Idylwyld Drive. Provides a height transition to adjacent lower-density residential neighbourhoods. Responds to the direction in the City Centre & District Plan for a diversity of housing options in the Downtown. Aligns with the character of the Warehouse District where current building heights in the Warehouse District are all below the proposed 27-metre building height, with the Rumley Building being the tallest at 25 metres.
NEW 13.7.5	None	Adding the provision for density bonusing where the height of a building may exceed the maximum building height where a density bonus has been granted, in accordance with the provisions contained in Appendix D – Density Bonus Provisions.	<ul style="list-style-type: none"> Provisions for density bonus are expanded to the MX2 District. This allows for greater density within the district, subject to the building providing provisions related to public benefit.
NEW 13.7.9 Loading Spaces	None	Add the provision of loading spaces with requirements to be varied when there are existing site access and layout constraints.	<ul style="list-style-type: none"> On-street loading is appropriate for many small-scale commercial/retail uses. Certain sites due to size and/or lane access are not appropriate for loading spaces and undesirable outcomes may result if required.
NEW 13.7.10 Use of setback area	None	Adding a provision where a building is set back from the street-facing property line, the space must be created for plazas, public space, patios,	<ul style="list-style-type: none"> Aligns with Downtown zoning districts.

		landscaping, public art, bicycle parking or a drop off area.	<ul style="list-style-type: none"> Provides for quality public realm contributions when a building is setback from the street
NEW 13.7.11 Division of the façade	None	Adds provision for buildings that exceed 12 metres in height to provide distinctive elements for the base, middle and top portions of a building.	<ul style="list-style-type: none"> Aligns with the B6 District Ensures taller buildings have distinct design considerations to assist in breaking down the scale of buildings.
NEW 13.7.12 Drive throughs	None	Prohibit drive-throughs within the MX2 district.	<ul style="list-style-type: none"> Aligns with proposed regulation in B6 District. Maintains access control and maintains the pedestrian compatibility in a pedestrian Downtown context.
NEW 13.7.14 Parking Structures	None	Requirements for architectural treatments on street facing façades of parking structures.	<ul style="list-style-type: none"> Aligns with Downtown zoning districts. Contributes to the quality and appearance of structures within the Downtown.

Proposed Amendments to Appendix D – Density Bonus Provisions

Amendments to Existing Density Bonus Provisions

Existing Provision	Proposed Change
<p>General Provisions</p> <ul style="list-style-type: none"> Permitted within the B6 District beyond the 76-metre building height maximum on large sites. A combination of bonus provisions may be used. 	<p>General Provisions</p> <ul style="list-style-type: none"> Refined within the B6 District to permit height beyond the maximum building height on all respective sites. Expanded to the MX2 District to permit height beyond the maximum building height. The property owner may be subject to a density bonus agreement and the agreement may be registered as an interest on the title of the subject property.
<p>1. Public Plaza Public plazas may be indoor or outdoor, must be publicly accessible during building hours, and limited to two areas per site. Indoor plazas above ground must be street-visible and accessible. All Plazas require approved amenities.</p>	<p>1. Public Space and/or Contribution to Public Realm Reframing the definition of Public Space to require that it be publicly accessible and strategically located. All Public Space must include approved amenities. Alternatively, a contribution of equal or greater value toward public realm improvements may be accepted in lieu of on-site Public Space.</p>
<p>2. Public Art Public art may include display space for paintings, sculptures, fountains or any related artistic feature, including a gallery within the principal building. The art piece(s) must represent a minimum of 1% of the value of construction for the overall development.</p>	<p>2. Public Art</p> <ul style="list-style-type: none"> Update the definition Include the review and approval by the City of Saskatoon Public Art Advisory Committee.
<p>3. Green Roof A green roof is an engineered roofing system that permits the planting and growth of permanent vegetation on a rooftop. A green roof covering a minimum of 50% of the building footprint at grade level will permit development beyond 76 metres in height. All or part of the green roof may be developed along building step back areas.</p>	<p>3. Green Roof</p> <ul style="list-style-type: none"> Removal of Green Roof provision and incorporated within Sustainable Building Practices provision.
<p>4. Structured Parking A minimum of 5 publicly available parking spaces within a structured parking facility will provide an additional one-storey of building height.</p>	<p>4 Structured Parking</p> <ul style="list-style-type: none"> Refining that a minimum of 10% of the total number of structured parking spaces, and in no case fewer than 10 spaces, must be publicly available.
<p>5. Sustainable Building Practices The building must be eligible for certification by a recognized rating system, including but not limited to, Leadership in Energy and Environmental Design (LEED) or Building Research Establishment Environmental Assessment Methodology (BREEAM).</p>	<p>5. Sustainable Building Practices</p> <ul style="list-style-type: none"> Updating the definition with current building practices and standards for meeting higher tiers of the energy code and sustainability certifications.
<p>6. Conservation and Incorporation of Significant Existing Heritage or Historical Feature This may include the incorporation of original facades, significant artifacts, building features, or site characteristics, which serve to commemorate, celebrate, educate, or promote the site location as a key part of Saskatoon's history or heritage.</p>	<p>6. Heritage Conservation</p> <ul style="list-style-type: none"> Refining the definition to include the retention and preservation of historic site characteristics that align with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Proposed New Density Bonus Provisions

Proposed Provision
Grade Level Public Walkway <ul style="list-style-type: none">An indoor or outdoor grade level public walkway that enhances connectivity of the public sidewalk system by providing a direct route between streets or key destinations.
Bicycle Parking <ul style="list-style-type: none">A facility that provides bicycle parking for use by either the tenants of the development or the public. A minimum of 0.5 bicycle parking spaces per residential unit and 1 bicycle parking space per 500 square metres of floor area for all other uses, with a minimum of 10 bicycle parking spaces. Bicycle parking spaces already required by the Zoning Bylaw provisions do not count towards the density bonus provision.
Affordable Housing <ul style="list-style-type: none">Residential units that are affordable to low-income households with incomes below the Saskatchewan Household Income Maximums while spending no more than 30% of their income on housing. The residential units must be owned and operated by recognized housing provider and remain affordable for a minimum of 20 years.

Proposed Surface Parking Regulations and Supplementary Information

Current Regulations

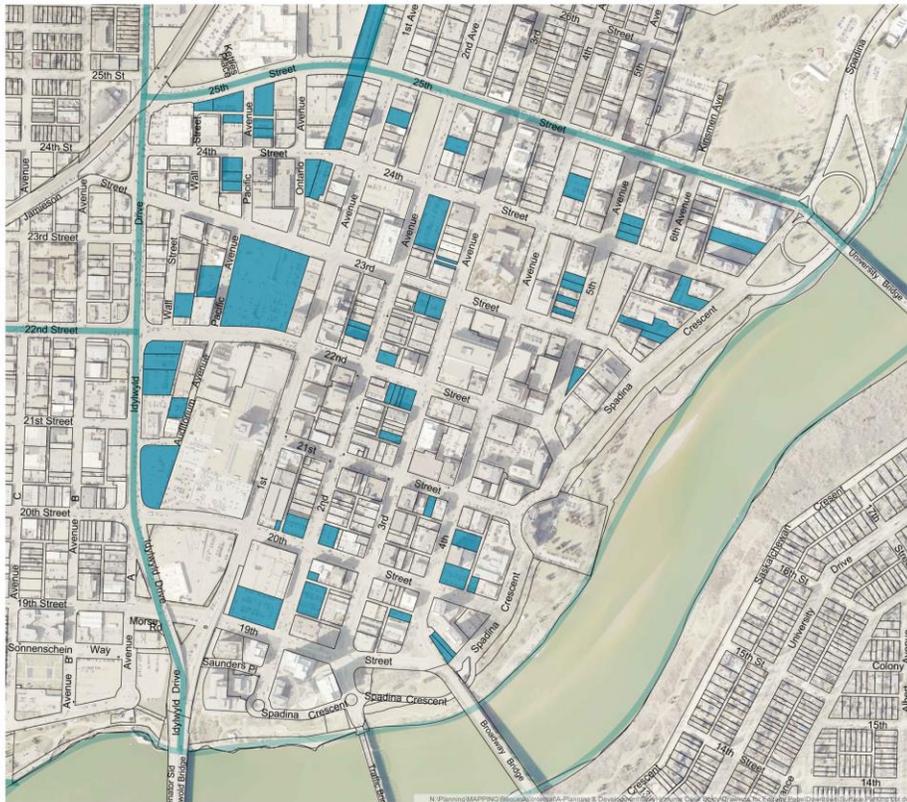
Land Use	Permissions	Screening	Landscape Strip	Hard Surfacing
"commercial parking lot" means an area of a site used for parking motor vehicles for compensation	Permitted in B6, MX2, M4	<ul style="list-style-type: none"> • B6, MX2: 1.0 m high • M4: no screening required 	<ul style="list-style-type: none"> • B6, M4: 3.0 m along the front, 1.5 m along the side on corner sites • MX2: no landscaping required 	Not required
"parking station" means a site used for the parking of motor vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site	Permitted in B6, MX2, M4	<ul style="list-style-type: none"> • B6, MX2: 1.0 m high • M4: no screening required 	<ul style="list-style-type: none"> • B6, M4: 3.0 m along the front, 1.5 m along the side on corner sites • MX2: no landscaping required 	Required

Proposed Regulations

Proposed Regulation		Rationale/Comments
New Land Use Definitions	<ul style="list-style-type: none"> • “Surface parking lot – permanent” – a surface parking lot that is a standalone use on a site. • “Surface parking lot – temporary” – a surface parking lot that is developed on temporary basis and is a standalone use on a site. 	<ul style="list-style-type: none"> • New land-use definitions to distinguish between “permanent” and “temporary” surface parking. • Parking that is located within parking structures and surface parking that is accessory to or located in conjunction with a principal use/building on the same site would not be captured by these new land uses and would continue to be permitted subject to screening and landscaping requirements.
Permissions	<ul style="list-style-type: none"> • Discretionary use: B6, MX2, M4 zones, except where noted as prohibited in B6. • Prohibited use: on sites fronting or adjacent to 21st Street E (1st Avenue to Spadina Cres) and 2nd Avenue (19th Street to 25th Street) in B6. 	<ul style="list-style-type: none"> • Identifying areas where the use is discretionary and prohibited aligns with the Official Community Plan and recommendations of the City Centre & District Plan. • Prohibited areas recognize the importance of these signature streets to Downtown and the need for pedestrian-oriented built forms.
Surface Parking Lot – Permanent		
Discretionary Use Application	<ul style="list-style-type: none"> • Approving authority: City Council • Approval term: indefinite 	<ul style="list-style-type: none"> • Applications to be decided by City Council to assess the indefinite/permanent nature of the land use and its impact to Downtown.
Development Standards	<ul style="list-style-type: none"> • Screening: minimum 1.0 m • Hard surfacing: yes • Landscaping: 3.0 m along frontage; 1.5 along flanking street on corner sites • Landscaping standards: <ul style="list-style-type: none"> ○ Hard landscaping elements can exceed the 25% maximum when area is developed for use of pedestrian-focused amenity areas, up to a maximum of 50%. ○ Required landscaping can be distributed along street-facing property lines in a flexible manner, provided that the overall landscaped area is equivalent to what is required. 	<ul style="list-style-type: none"> • Landscaping standards are to be differentiated from citywide standards in recognition of Downtown’s unique attributes. • Redistribution of landscaping intended to provide flexibility for site layouts and allow larger landscaping nodes in specific areas, such as at a street corner, or where growing conditions are better due to things like solar access. • With increased allowance for hard landscaping, nodes could be developed as small plaza/public amenity areas.

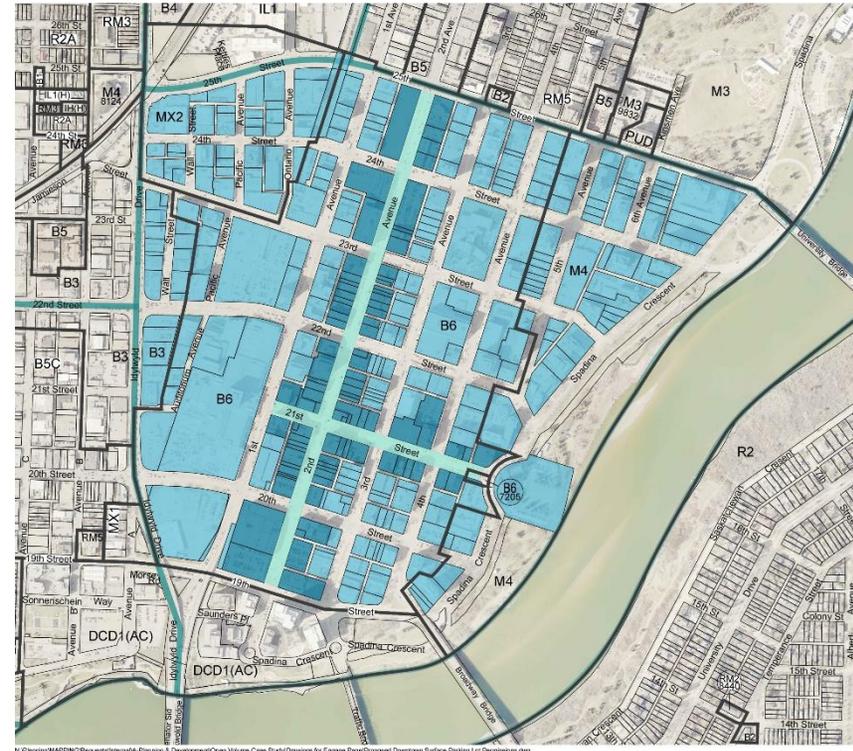
Proposed Regulation		Rationale/Comments
Submission Requirements	<p>Required:</p> <ul style="list-style-type: none"> • Landscape plan to be endorsed by a registered landscape architect. • Demonstrate demand/justification for permanent surface parking facility. <p>May be required:</p> <ul style="list-style-type: none"> • Landscaping management plan if irrigation is not provided. • Site lighting details • Transportation analysis (access/egress) 	<ul style="list-style-type: none"> • A landscape plan prepared by a landscape architect intended to ensure plantings are viable. Downtown is a difficult growing environment; sites may not have water service.
Surface Parking Lot – Temporary		
Discretionary Use Application	<ul style="list-style-type: none"> • Approving authority: Development Officer • Approval term(s): <ul style="list-style-type: none"> ○ 1st term – up to 4 years ○ 2nd term – up to 2 years 	<ul style="list-style-type: none"> • Applications are to be decided administratively given temporary nature and straightforward requirements (Council hearing not required). • Approval term limits ensure temporary nature of the land use. Requiring a renewal after a first term provides opportunity to re-evaluate the proposal and reset expectations with the proponent around the temporary nature and need to advance other plans for the site.
Development Standards	<ul style="list-style-type: none"> • Screening: minimum 1.0 m • Hard surfacing: no • Landscaping: no 	<ul style="list-style-type: none"> • Expectations for site development are lower given the temporary nature.
Submission Requirements	<p>Required:</p> <ul style="list-style-type: none"> • Development concept/indication of future plans for the site. <p>May be required:</p> <ul style="list-style-type: none"> • Transportation analysis (access/egress) 	
Accessory Surface Parking (located in conjunction with another principal use)		
Development Standards	<ul style="list-style-type: none"> • Screening: minimum 1.0 m • Landscaping: 3.0 m along frontage; 1.5 along flanking street on corners <p>Landscaping standards:</p> <ul style="list-style-type: none"> • Hard landscaping elements can exceed the 25% maximum when area is developed for use of pedestrian-focused amenity areas, up to a maximum of 50%. • Required landscaping can be distributed along street-facing property lines in a flexible manner, provided that the overall landscaped area is equivalent to what is required. 	<ul style="list-style-type: none"> • Surface parking accessory to another principal use on the same site will remain permitted as it is today, but with landscaping and screening required where it interfaces with a street-facing property line. Currently only screening is required.

Existing Standalone Surface Parking Lots



Neighbourhood Boundary
Surface Parking

Proposed Permissions



Zoning Area
Neighbourhood Boundary
Proposed Prohibited Area
Proposed Prohibited Sites
Proposed Discretionary Sites

Downtown Surface Parking Municipal Scan Summary

Municipality	Regulation	Development Standards
Regina	New stand-alone surface parking lots are prohibited.	-
Calgary	Mix of prohibited and discretionary, depending on location. Temporary parking lots at grade can be approved for limited periods.	Site improvements are negotiated based on planning policy and site conditions. Landscaping and bicycle parking are typically required. Lighting and improvements to site access and adjacent pedestrian paths may also be required.

Edmonton	<p>Temporary parking lots may be approved until June 30, 2033 or June 30, 2036, if hard surfaced. The development must be completed within 18 months from the date of permit issuance.</p> <p>Permit for temporary parking lots may not be granted after June 30, 2026.</p>	<p>Hard surfacing or hard-packed gravel, landscaping, and barrier free parking spaces are required. Lighting and pedestrian pathways may be required. Vehicle access to the site is typically from the lane.</p>
Winnipeg	<p>Conditional use in three Downtown sectors, prohibited in one.</p>	<p>Hard surfacing, screening, lighting, and landscaping are required.</p> <p>Off-street parking facilities are subject to urban design review if visible from a public street or the river.</p>
Kelowna	<p>Parking lots are permitted.</p>	<p>Surface parking lots abutting a street with >15 vehicles require a 1.5 m landscape strip along the street(s) and landscaping within the site.</p> <p>No more than 14 consecutive parking spaces in a row are permitted; landscaped island or drive aisle must separate the next 14 spaces.</p>
Lethbridge	<p>Parking facilities are discretionary.</p>	<p>3 m landscape buffer between parking and pedestrian areas is required. Other conditions may be applied based on planning policy.</p>
	<p>To protect the Downtown area from needless or premature demolition of useful or valuable structures and to prevent subsequent pressure to allow incompatible uses such as surface parking lots, demolition permits will only be issued if the building is in a ruinous, dilapidated, and unsafe condition or if a new development has been approved for the site.</p>	
Halifax	<p>Commercial surface parking lots are prohibited.</p>	<p>-</p>



COMMUNITY ENGAGEMENT SUMMARY

Downtown Zoning Review

Proposed Zoning Bylaw Amendments

Engagement Description:

Two phases of community engagement were undertaken throughout the Downtown Zoning Review project. At the time of the first phase, only the B6 District and surface parking regulations for the B6, MX2 and M4 Districts were within the project scope. During the second phase, which followed the approval of the City Centre & District Plan, the project scope was broadened to include the MX2 District and density bonus provisions.

The first phase involved meetings with a focus group comprised of local planners, architects and designers, developers, and business/industry representatives who provided feedback and suggestions about the regulations from a technical perspective. Five 90-minute sessions were held at City Hall in Spring/Summer 2023 to discuss land uses and development standards within the zone. The comments and advice informed the proposed changes to the regulations, and broader engagement occurred once the amendments were refined.

A [Downtown Market Analysis](#) of Housing and Retail Demand was conducted over Summer 2023 to assess future market conditions and provide guidance on potential development types within the Downtown. The analysis included interviews with developers, Downtown organisations and local businesses to inform recommendations for future growth and investment in the Downtown.

The second phase of engagement involved sharing information with and requesting feedback from property owners, interest holders and the public. In August 2024, an Engage Page was launched with information regarding changes to the B6 District and surface parking regulations. A notice was mailed to property owners within the affected zones, including a targeted letter to existing surface parking lot owners. An interim information report and presentation was provided to the Municipal Planning Commission at their December 2024 meeting to solicit their feedback as a stakeholder group.

In February 2025, a public open house was held at City Hall to provide information about the proposed changes and was attended by over 30 individuals. Changes to the MX2 District and density bonus provisions had been added to the project scope by this time.

A targeted notice was mailed to the owners of surface parking lots in April 2025.

Phase I – Targeted Engagement

This summary describes the activities undertaken and comments received during the focus group sessions.

Engagement Activities:

Recruitment

- In January and February 2023, requests for participants were emailed to: Developer’s Liaison Committee, Saskatchewan Professional Planners Institute members, Downtown Saskatoon newsletter recipients and planning, design and real estate development businesses licensed by the City of Saskatoon.
- Interested parties completed an online form indicating their profession, experience working with the regulations and thoughts on the current framework, and availability.
- Ten participants were selected based on their individual qualifications and the range of expertise and diversity of experience within the group overall.
- The group consisted of two planners, four architects/designers, two developers, and two business representatives, including private industry and the Downtown Business Improvement District.

Meetings

Focus group members attended five meetings to provide their opinions and expertise on land use and development standards.

Session	Date	Topic
1	March 24, 2023	Open Volume regulations
2	April 17, 2023	Surface parking regulations
3	May 9, 2023	Design guidelines
4	May 26, 2023	Miscellaneous items
5	June 16, 2023	Open Volume and surface parking follow-up

What We Heard:

Feedback and suggestions provided by the focus group members have been condensed and organized into topic areas denoted by green headings in the following table.

Open Volume
Clarify what open volume is and how the regulation is interpreted and applied by adding a diagram and explanatory statements to the Zoning Bylaw.
Present maximum permitted building height in graph and table format.
Increase the building height permitted with no open volume.
Increase development rights overall, especially for small sites.
Consider accepting bonusing features in lieu of open volume.
Consider allowing bonusing for buildings that are less than 76 metres in height.

Surface Parking
Concern about the number, size, and appearance of Downtown surface parking lots and their impact on the streetscape.
Supported changing them to a discretionary land use delegated to Administration.
Supported prohibiting them on certain blocks.
Temporary parking lots could have a four-year approval term with the potential for a two-year extension.
Few site improvements should be required for temporary parking lots.
After the approval/extension for a temporary parking lot expires, it should either become a permanent parking lot or cease operation.
Permanent parking lots should be subject to more stringent requirements.
Landscaping and other site improvements are desirable in the urban setting and should be required for permanent parking lots.
Considering limiting or prohibiting advertising/third party signs.
Also concerned about the size, location, and appearance of accessory parking areas.

Design Guidelines
Some felt that the design guidelines could be strengthened while others felt they are not necessary at all.
Need to clarify when the design guidelines are triggered.
Consider removing drop-off areas from permitted setback uses because they interrupt the pedestrian realm and street parking or loading stalls can be used for this purpose.
Consider adding retail as a permitted setback use.
Administration needs to consult experts to develop guidelines for wind mitigation studies, including triggers, methodology and evaluation criteria.
Consider increasing the building height trigger for wind mitigation studies from 15 metres to 20 metres, which is consistent with the approach some other Canadian cities have taken.
Consider establishing suitable mitigation/design measures that would negate the need for a wind analysis if implemented.
Need to clarify requirement for transparent openings, especially for sites with multiple frontages.

Purpose Statement
Revise the B6 purpose statement to reflect current policies and objectives for Downtown.
Ensure the purpose is reflected in the regulations.
Permitted and Prohibited Uses
Some types of manufacturing (especially those with experiential components for the public) might be appropriate Downtown.
Consider increasing permitting a production area greater than 25% of the building floor area, provided it remains ancillary to the principal use.
Setbacks for Residential Uses
Dense development is expected in the urban setting.
Remove or reduce this zoning requirement as National Building Code addresses life safety and property protection matters, such as spatial separation.
Consider only requiring setback for new construction to facilitate adaptive reuse of buildings.
Setbacks based on glazing is inconsistent with regulations in other zoning districts.
Amenity Space
Current requirement provides flexibility while ensuring amenity is provided.
Number of Buildings on a Site
More than one building should be permitted on Downtown sites.
Consider introducing a “mixed-use complex” land use and exempting sites Downtown zones from being limited to one principal building per site.
Design quality and integration provisions are needed to ensure sites are developed in a cohesive and attractive manner.
Loading Spaces
Increase floor area trigger for needing a loading space or have flexibility to waive the requirement.
Address contradiction of loading spaces being allowed in a front yard.
Other
Consider establishing a policy for office development in the city due to the impact that suburban office development has on demand for Downtown land.

Phase II – Public Engagement

This summary describes the engagement activities undertaken and comments received from the public between August 2024 and April 2025.

Engagement Activities:

Public Notification and Comment Period

- Engage page launched – August 2025.
- Public notification sent out – August 23 to 26, 2024:
 - Mailed to approximately 346 property owners.
 - Notification to surface parking lot owners – Notices indicated the approval status of the parking lot and how changes may impact the property, and recommended contacting City of Saskatoon Administration (Administration) to discuss bylaw compliance.
 - Emailed the Ward Councillor and Downtown Business Improvement District, Focus Group members.
- Informal comment period opened August 2024.
 - Correspondence received from five parties.
 - Email addresses of correspondents added to a Correspondence List for future communications and application updates.

Municipal Planning Commission Meeting

- Interim report and presentation provided at their December 17, 2024 meeting to provide information and solicit feedback.

Stakeholder Meetings

- Meetings were held with the Ward 6 Councillor and Downtown Business Improvement District to discuss the proposed changes – January to February 2025.
- Phone calls and meetings were held with individual property owners where requested – January to March 2025.

Public Open House

- Held at City Hall, Committee Room E on February 27, 2025, from 4:00 pm to 7:00 pm
- Public notification sent out – February 2025.
 - Mailed to Downtown property owners January 31, 2025.
 - Emailed to: Greater Saskatoon Chamber of Commerce, North Saskatoon Business Association, Downtown Business Improvement District, Saskatoon Heritage Society, Saskatoon & Region Home Builders' Association, Focus Group members, Correspondence List, Building

Standards subscription list, Zoning Bylaw Review subscription list and other development industry stakeholders in February 2025.

- Featured in Downtown Saskatoon and Chamber of Commerce e-newsletters.
- Posted on Facebook, Instagram and X February 13, 2025.
- Come-and-go event with Administration available to explain the proposed changes and answer questions.
- Approximately 30 people attended.
- Formal comment period open February 3, 2025 to March 21, 2025.

Final Notice to Surface Parking Lot Owners

- Notification sent out – April 22, 2025.
 - Mailed to 50 property owners.
- Notices indicated the approval status of the parking lot and how changes may impact the property, and recommended contacting Administration to discuss bylaw compliance.
- Engage Page updated with more information about development standards for surface parking lots and how to apply for a Development Permit or Business License.

What We Heard:

Comments and questions received from the public are summarized below.

- General acceptance for the proposed changes and understanding of the rationale for new regulations.
- Administration did not receive significant opposition or concern.
- Several parking lot owners followed up to understand the status of their property, how the proposed changes might impact their property, and how to apply for a Development Permit and/or Business License.
- General questions about bylaw enforcement for existing parking lots.

Feedback from the Municipal Planning Commission has been condensed and organized into topic areas denoted by green headings in the following table.

General
Support for flexibility within the Zoning Bylaw and removing barriers to development.
Support for increased development density in the Downtown.
Desire to reduce cost and red tape for developers.
Ensure the zoning regulations benefit the public and Downtown streetscapes.

Design
Support for the proposed open volume changes and expanding opportunity for density bonusing.
Question about building setbacks and if they are necessary Downtown. Noted that the requirement is proposed to be waived for adaptive reuse and suggested this for new construction as well.
Question about horizontal building articulation and if a base, middle and top portions of a building are necessary past a certain height as the bottom/podium has the biggest impact to pedestrians.
Question about the intent behind the mechanical screening requirement and concern that it has cost and structural implications. Suggestion to negotiate this on a site-by-site basis based on how visible the mechanical equipment is.
Discussion about transparent openings and which design features are acceptable to prevent a blank wall (public art, architectural features, third-party advertising).
Question about wind mitigation studies and if the City of Saskatoon is involved in long-term monitoring, or if it is the responsibility of the private sector.
Land Use
Support for proposed changes to the ground floor retail requirements, especially the inclusion of community and public space uses.
Suggestion to allow more manufacturing and production Downtown, provided it is safe and appropriate.
Support for adaptive reuse of existing buildings and easily enabling this through the Zoning Bylaw.
Question about allowing more than one principal building on a site and where or why that would happen.
Parking
Support for a new approach to regulating surface parking lots and limiting the creation of new surface parking lots.
Question about bylaw enforcement for parking lots that have not been approved and/or do not meet current development standards.
Question about if new proposed surface parking lots would go to MPC under the new discretionary use framework.
Other
Question about when the new regulations would apply (i.e. for existing buildings or new construction only) and if there will be incentives or financial support for existing properties to meet new standards.
Question about whether the Zoning Bylaw contains accessibility and barrier-free requirements like the National Building Code and Accessibility Standards Canada.
Questions and concerns about signs and billboards Downtown. Support for imposing more restrictions on advertising in public spaces was noted.
Question about considerations for heritage properties or new development adjacent to heritage properties.

Proposed Zoning Bylaw Amendments – Bylaw No. 9990, Zoning Bylaw, 2024, Housekeeping

APPLICATION SUMMARY

Housekeeping amendments are proposed to Bylaw No. 9990, Zoning Bylaw, 2024, including Sign Regulations. The proposed text amendments are for clarity and consistency and to correct errors and omissions inadvertently made in the drafting of this new bylaw that has been in effect since January 2025.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

Bylaw No. 9990, Zoning Bylaw, 2024

City Council, at the Public Hearing [meeting](#) on September 25, 2024, approved [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), which replaced the previous Bylaw No. 8770, Zoning Bylaw, 2009, after a comprehensive review which took place from 2019 to 2024. The Zoning Bylaw was approved by the Province of Saskatchewan and took effect on January 3, 2025.

Sign Regulations

The Sign Regulations in Appendix A of the Zoning Bylaw provide development standards for all signs within the city, based on the applicable zoning district. Substantive amendments to the Sign Regulations have not occurred since 2011. Administration is currently reviewing the Sign Regulations to update the development standards. This review is occurring in two phases. The first phase of the review, as outlined in this report, includes housekeeping amendments to improve consistency and clarity. The second phase will focus on substantive amendments related to digital signs and project development signs.

DISCUSSION

Proposed Zoning Bylaw Amendments

Preparation of the new Zoning Bylaw was a large undertaking. Now that it has been in effect for approximately four months, necessary amendments have been identified for clarity and consistency and to correct errors and omissions inadvertently made in its drafting. This includes correcting spelling, grammar, references, numbering and order of clauses and missing items. See Appendix 1 for a summary. The amendments do not make substantive changes to Zoning Bylaw regulations or their intent.

Amendments to Appendix A – Sign Regulations

A detailed description of the amendments to the Sign Regulations can be found in Appendix 2. Notable changes include:

- Sign Definitions - adding or amending sign definitions to align with current sign industry practices;
- Freestanding Signs - allowing additional freestanding signs per vehicle entrance on sites with multi-unit developments and strengthening separation distance requirements between signs to prevent sign clutter;
- Landscaping Requirements - reducing conflict between landscaping requirements around signs and those required for development by other parts of the Zoning Bylaw;
- Permitting and Licensing - ensuring all permanent signs obtain permits to address public safety requirements;
- Digital Signs - adding a reciprocal separation distance between different types of digital signs and ensuring transitions between digital advertisements are instantaneous; and
- Malfunctioning Signs - adding a provision to require malfunctioning signs to be switched off until the sign is repaired.

Policy Review

Proposed amendments in this report conform to [Bylaw No. 9700, The Official Community Plan, 2020](#), policies as required by *The Planning and Development Act, 2007*. Proposed amendments align with the City’s strategic goal of continuous improvement as outlined in the Official Community Plan.

Comments from other Departments

The Zoning Bylaw was circulated to affected Departments through an internal review process when the bylaw was being prepared in 2024, and no concerns were raised.

Proposed amendments to the Sign Regulations were circulated to affected Departments through an internal review process and no concerns were raised.

COMMUNICATIONS AND ENGAGEMENT

Extensive communications and engagement took place throughout the Zoning Bylaw review project.

Sign Regulations

A public open house was hosted on March 21, 2024, to gather feedback on the proposed amendments. Since the amendments are minor in nature, attendees did not express strong opposition to any of the proposed changes. The public was most interested in the way portable signs are regulated; however, many of the comments regarding this sign type were unrelated to the proposed amendments. The sign industry was also directly engaged on the proposed amendments as key stakeholders. This group did not oppose the proposed changes, which were mainly viewed as aligning with regulations in other cities. The proposed size increase for wall signs was viewed as an industry-driven change to reduce the number of development appeals.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) 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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Summary of Zoning Bylaw Amendments
2. Proposed Sign Regulation Amendments

REPORT APPROVAL

Written by: Veronica Blair, Policy Manager
Brent McAdam, Senior Planner

Reviewed by: Darryl Dawson, Development Review Manager
Matt Grazier, Director of Community Standards
Lesley Anderson, Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

SP/2025/PD/MPC/Proposed Zoning Bylaw Amendments – Bylaw No. 9990, Zoning Bylaw, 2024, Housekeeping/mt

Summary of Zoning Bylaw Amendments

Correction Type	Section	Comment
Repeating words or references	2.0 Definitions	“attached covered entry, patio or deck”
	5.1.14 Fences	Change 2 nd reference to B5B to B5C in (6)
Wrong order	2.0 Definitions	“development permit” and “development officer” “parking space” and “parking facility”
	4.3.3 Concurrent Processing of Development Permits and Building Permits	Should be business license applications in (2)
Remove words or references	2.0 Definitions 4.7.1 Discretionary Use Application Categories 8.5.3 R2A 8.10.2 RM1 8.11.2 RM2 8.12.2 RM3 8.13.2 RM4 8.14.2 RM5 9.1.9 M1 9.2.2 M2 9.3.2 M3 9.4.2 M4 10.1.2 CR1 10.2.2 CR2	Remove “converted dwelling”
	11.6.9 Special Provision for Marquees or Canopies	“be” in 3 (c)
Missing or incorrect terms or references	3.1 Classification of Zoning Districts	Add AC2 – B5B – Architectural Control Overlay District, and Riverbank Slope Overlay District
	10.4.2 CS1	Incorrect section number in table
	11.2 B1B	Incorrect section number in table
	11.4.2 B2	Incorrect section number in table
	13.1.3 AG	Incorrect section number in table

	13.2.3 FUD	Incorrect section number in table
	13.5.4 AM	Incorrect section number in table
	13.6.2 MX1 Permitted Uses	Change “private schools” to “commercial schools”
	13.6.3 MX1 Prohibited Uses	“Junk and salvage yards, automobile wrecking yards and other similar uses” – change “automobile” to “vehicle”
	Appendix C – 5.1	Correct Figure D5.1 to C5.1
	Appendix A – 1.1	Change 8770 to 9990
Capitalization	3.4 Interpretation of District Boundaries	Capitalize first word in (a) – (c)
	4.7.2 Delegation of Authority	Remove capitalization in (g)
Subnotes	5.3.14 Garden and Garage Suites	Multiple corrections in tables and notes
	10.4.2 CS1	Add subnote 1 to MUDs
Acronyms	5.3.19.1 Notes to Development Standards	Change to OUD, TUD, SDD in 1(c)
Extra spacing	8.12.10 On-Site Waste Spaces	
Misspelling	11.19.11 B5B	“must” in 1(b)
	11.8.10 Building Orientation and Access	Change “exists” to “exits”
	12.3.8 Outdoor Storage	Change “were” to “where”
	15.6.6 Riverbank Slope Overlay	Change “takes” to “take”
	Appendix C – 2.2	Change “Architechtrual” to “Architectural”
Punctuation	13.3.13 DCD3	Remove dash in (2)
	14.7.3 DCD7	Remove comma in (6)
	14.8.8 DCD8	Double hyphen in (4)
Missing permitted uses	11.10.2 B5B	Add “alcohol establishments – type II” and “microbrewery – type II”
Reword to match intent	5.1.2 Accessory Buildings	Reword (5) to clarify that an accessory building cannot encroach into a side yard on a corner site,

Proposed Sign Regulation Amendments

Section 1.0 Sign Definitions			
Definition	Current Provision	Proposed Change	Rationale
Area Identification Sign	“means a sign which identifies an urban centre or industrial area by means of a name, identifying symbol or logo, but which does not include any advertising of companies, products or services. Refer to Figure F 1.1(a).”	Replace the definition with: “means a sign which identifies an urban centre, industrial area or business park, by means of name, identifying symbol or logo, but which does not include any advertising of companies, products or services. Refer to Figure F1.1(a).”	Add the term “business park” to the list of areas to be identified with an Area Identification Sign.
Laser Protected Sign	“ laser protected sign means a device utilizing laser technology or intense beams of light for the purpose of projecting a static and/or animated message or display onto another surface.”	Amend definition title to: “ laser projected sign... ”	To fix a typo made while drafting the new Bylaw No. 9990, The Zoning Bylaw, 2024 (Bylaw) by changing the sign definition from “protected” to “projected”.
Off-Site Products or Services	None	Add a definition for “ off-site products or services ”, to be defined as: “means any product or service not produced, sold, or stored on the subject site.”	To provide clarity in the Bylaw. The term off-site products and services is used throughout the regulations, however no definition currently exists.
Portable Sign	“means a portable, freestanding sign mounted on a wide based frame with a single sign face area of not less than 1.9 square metres or greater than 6 square metres which can be readily moved or transported to various locations. Refer to Figure F 1.1(d).”	Replace the definition with: “means a portable, freestanding sign mounted on a wide based frame with a single sign face area of not less than 1.0 square metres or greater than 6.0 metres which can be readily moved or transported to various locations. Refer to Figure F.1(d).”	The current definition for portable sign permits the portable sign to be between 1.9 m ² and 6.0 m ² . A consideration for portable sign sizes between 1.0 m ² and 6.0m ² is warranted. This broadening of the portable sign size is to address the usage of small portable signs that have become common in recent years in an effort to differentiate between portable signs and small ground signs.
Roof Sign	“means a sign which is entirely upon and above the roof or parapet of a building.”	Replace the definition with: “means a sign which is entirely upon or above the roof or parapet of a building.”	The current definition for roof sign indicates that the sign is entirely upon <i>and</i> above the roof or parapet of a building. A change is required to indicate that the sign is located entirely upon <i>or</i> above the roof or parapet of a building.

Definition	Current Provision	Proposed Change	Rationale
Secondary Freestanding Signs	“means a freestanding sign which is subordinate in terms of height and sign face area to a site’s primary freestanding sign and which is used primarily to advertise sales, tenants, special offers, and incorporates at least 65% changeable copy per sign face.”	Replace the definition with: “means a freestanding sign which is subordinate in terms of height and sign face area to a site’s primary freestanding sign.”	The current definition for secondary freestanding sign and the freestanding sign regulations in signage groups 3 and 4 requires that secondary freestanding signs incorporate at least 65% changeable copy per sign face. This clause is outdated and limits the potential for modern sign designs.
Small Ground Sign	“means a temporary sign with less than 1.9 square metres of single sign face area, not including portable signs, which can be readily picked up and moved by an individual. These signs are typically folding sandwich boards, and pedestrian oriented. Refer to Figure F 1.1(g).”	Replace the definition with: “means a temporary sign with less than 1.0 square metres of single sign face area, not including portable signs, which can be readily picked up and moved by an individual. These signs are typically folding sandwich boards and are pedestrian oriented. Refer to Figure F1.1(g).”	The current definition for small ground signs permits the sign to be 1.99 m ² in size with no height restriction. Given the broad definition of a small ground sign, a change is required to reduce the size and implement a height restriction, further differentiating between small ground signs and portable signs. The intention of a small ground sign is that it be temporary, portable, and pedestrian oriented. The current size permits a sign that goes beyond this intention.

Section 3.0 – Sign Groups			
Section	Current Provision	Proposed Change	Rationale
3.1.3(1)(d)	None	Add a new clause to 3.1.3(1): “(d) More than one freestanding sign may be provided on dwelling group sites, provided that a minimum 50-metre spacing requirement is maintained between freestanding signs, measured linearly along the property line.”	In instances where there are multiple residential buildings on one site in a dwelling group, consideration to allow for one freestanding sign per site entrance is warranted to increase wayfinding at each entrance. Currently, the regulations only permit one freestanding sign per site.
3.1.3(2)(g)	Small shrubs must be provided surrounding the base of the sign.	Remove clause 3.1.3(2)(g)	The City currently requires that small shrubs are to be provided surrounding the base of freestanding signs. This regulation is in addition to the required landscaping requirements of the Bylaw and is redundant.

Section	Current Provision	Proposed Change	Rationale
3.1.3(4)(d)	For non-residential buildings (except homestays, short-term rental properties, day care or day programs, preschools, custodial care facilities and home based businesses) and multiple-unit residential buildings, the maximum sign face area of wall signs must not exceed 1.2 square metres.	Replace clause 3.1.3(4)(d) with: “For non-residential buildings (except homestays, short-term rental properties, day care or day programs, preschools, custodial care facilities, and home based businesses) and multiple-unit residential buildings, the maximum sign face area of wall signs must not exceed 2.0 square metres.”	Current size allowance for signs located in residential zoning districts is 1.2 m ² due to the zoning districts close proximity to residentially zoned sites; however, the regulation is limiting and results in development appeals. Consideration is needed around increasing the size of permitted wall signs while being sensitive to adjacent residential development.
3.2.3(1)(e)	None	Add a new clause to 3.2.3(1): “(e) More than one freestanding sign may be provided on dwelling group sites, provided that a minimum 50 metre spacing requirement is maintained between freestanding signs, measured linearly along the property line.”	In instances where there are multiple residential buildings on one site in a dwelling group, consideration to allow for one freestanding sign per site entrance is warranted to increase wayfinding at each entrance. Currently, the regulations only permit one freestanding sign per site.
3.2.3(3)(g)	Small shrubs must be provided surrounding the base of the sign.	Remove clause 3.2.3(3)(g)	The City currently requires that small shrubs are to be provided surrounding the base of freestanding signs. This regulation is in addition to the required landscaping requirements of the Bylaw and is redundant.
3.2.3(5)(c)	The face area of any wall sign per CRU must not exceed 2 square metres in size.	Replace clause 3.2.3(5)(c) with: “The face area of any wall sign per CRU must not exceed 3.0 square metres in size.”	Current size allowance for signs located in the B1B zoning District is 2 m ² due to the zoning districts close proximity to residentially zoned sites; however, the regulation is limiting and results in development appeals. Consideration is needed around increasing the size of permitted wall signs while being sensitive to adjacent residential development.
3.3.3(3)(a)	The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20 metres from any other secondary freestanding sign on-site.	Replace clause 3.3.3(3)(a) with: “The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20 metres from any other freestanding sign on-site, measured linearly along the property line.”	A required separation distance exists between primary-to-primary freestanding signs (90 metres) and between secondary-to-secondary freestanding signs (20 metres), but no separation distance exists between primary to secondary signs. Consideration for a separation distance between freestanding primary and secondary signs is warranted. Clarity of wording is also required around how the separation distances are measured.

Section	Current Provision	Proposed Change	Rationale
3.3.3(3)(e)	Secondary freestanding signs are to be used primarily to advertise sales, tenants and special offers, and must incorporate no less than 65% changeable copy.	Remove clause 3.3.3(3)(e)	The current definition for secondary freestanding sign and the freestanding sign regulations in signage groups 3 and 4 requires that secondary freestanding signs incorporate at least 65% changeable copy per sign face. This clause is outdated and limits the potential for modern sign designs.
3.4.3(1)(e)	One primary freestanding sign is permitted for a stand-alone use on a shopping mall site subject to a spacing requirement of 50 metres from any other primary freestanding sign on-site measured linearly along the property line.	Replace clause 3.4.3(1)(e) with: “One primary freestanding sign is permitted for a stand-alone use on a shopping mall site subject to a spacing requirement of 20 metres from another other secondary freestanding sign and 50 metres from any primary freestanding sign on-site measured linearly along the property line.”	A required separation distance exists between primary-to-primary freestanding signs (90 metres) and between secondary-to-secondary freestanding signs (20 metres), but no separation distance exists between primary to secondary signs. Consideration for a separation distance between freestanding primary and secondary signs is warranted. Clarity of wording is also required around how the separation distances are measured.
3.4.3(2)(a)	The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20 metres from any other secondary freestanding sign on-site.	Replace clause 3.4.3(2)(a) with: “The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20 metres from any other secondary freestanding sign and 50 metres from any primary freestanding sign on-site measured linearly along the property line.”	A required separation distance exists between primary-to-primary freestanding signs (90 metres) and between secondary-to-secondary freestanding signs (20 metres), but no separation distance exists between primary to secondary signs. Consideration for a separation distance between freestanding primary and secondary signs is warranted. Clarity of wording is also required around how the separation distances are measured.
3.4.3(2)(e)	Secondary freestanding signs are to be used primarily to advertise sales, tenants and special offers, and must incorporate no less than 65% changeable copy.	Remove 3.4.3(2)(e)	The current definition for secondary freestanding sign and the freestanding sign regulations in signage groups 3 and 4 requires that secondary freestanding signs incorporate at least 65% changeable copy per sign face. This clause is outdated and limits the potential for modern sign designs.

Section	Current Provision	Proposed Change	Rationale								
3.5.2	<table border="1"> <tr> <td data-bbox="473 212 774 272">Sign Types Permitted</td> <td data-bbox="784 212 1112 272">Characteristics Permitted</td> </tr> <tr> <td data-bbox="473 279 774 313">Unrestricted</td> <td data-bbox="784 279 1112 313">Flashing</td> </tr> </table>	Sign Types Permitted	Characteristics Permitted	Unrestricted	Flashing	Replace table with: <table border="1"> <tr> <td data-bbox="1145 212 1446 272">Sign Types Permitted</td> <td data-bbox="1456 212 1784 272">Characteristics Prohibited</td> </tr> <tr> <td data-bbox="1145 279 1446 313">Unrestricted</td> <td data-bbox="1456 279 1784 313">Flashing</td> </tr> </table>	Sign Types Permitted	Characteristics Prohibited	Unrestricted	Flashing	To fix a typo made while drafting the new Bylaw by replacing “characteristics permitted” to “characteristics prohibited”.
Sign Types Permitted	Characteristics Permitted										
Unrestricted	Flashing										
Sign Types Permitted	Characteristics Prohibited										
Unrestricted	Flashing										
3.5.3	None	Add a new subsection between existing subsections 3.5.3(1) and 3.5.3(2): “(2) Wall, Banner and Awning Signs (a) Except as provided in subsection (b), wall, banner, and awning signs are unrestricted except for the general provisions which apply to all signs. (b) No more than one electronic message centre is permitted per building face.”	In signage groups 4 and 5, wall, banner and awning signs are unrestricted. However, in signage group 4, Section 3.4.3.4 indicates they are unrestricted, except for the general provisions which apply to all signs. This same provision should be added to signage group 5.								
3.5.3(7)	(7) Restrictions – DCD5 and DCD6 Districts (a) Notwithstanding the provisions of section 3.5.2, third party advertising, roof signs, portable signs, and billboards are not permitted in the DCD5 and DCD6 Districts.	Replace clause (7) with: (7) Restrictions – DCD5, DCD6, and DCD 7 Districts Notwithstanding the provisions of section 3.5.2, third party advertising, roof signs, portable signs, and billboards are not permitted in the DCD5, DCD6, and DCD7 Districts.	Add reference to Direct Control District (DCD) 7 to signage group 5.								
3.5.3(8)(a)	No more than one electronic message centre is permitted per building face	Remove clause 3.5.3(8)(a)	This is covered in the new subsection 3.5.3(2)								

Section 4.0 Permitting and Licensing

Section	Current Provision	Proposed Change	Rationale
4.1(1)(a)	all permanent signs in Signage Group No. 1, 2 and 3;	Replace clause 4.1(1)(a) with: “all permanent signs in Signage Groups 1-5;”	Signage groups 4 and 5 are exempt from requiring sign permits for wall, banner and awning signs. Currently there is no ability to ensure that all wall, banner and awning signs meet the current zoning, as well as the applicable general provisions of the Bylaw.
4.4(1)(c)	Directional signage providing on-site directions for the convenience and safety of persons using the site;	Replace clause 4.4(1)(c) with: “Directional signage below 3.0 m ² in sign face area, 2.1 metres in height or 113 kg in weight, providing on-site directions for the convenience and safety of persons using the site.”	A lack of alignment exists between directional signs and freestanding signs when it comes to size, when engineered plans are required, and when a permit is required. Directional signage is currently exempt from requiring permits; however, in cases where engineered drawings should be required, the sign will be considered a freestanding sign and will be subject to a permit.
4.4(1)(d)	Small ground signs of less than 1.9 square metres of single sign face area, such as folding sandwich boards, sidewalk signage and other small signs which are not permanent are pedestrian oriented, rest on the ground and can be readily moved by an individual;	Replace clause 4.4(1)(d) with: “Small ground signs of less than 1.0 square metres of single sign face area such as folding sandwich boards, sidewalk signage, and other small signs which are not permanent, are pedestrian oriented, rest on the ground, and can be readily moved by an individual.”	Given the broad definition of a small ground sign, a change is required to reduce the size and implement a height restriction, further differentiating between small ground signs and portable signs.
4.4(1)(f)	None	Add a new clause 4.4(1)(f): “Changing a panel on an existing freestanding sign provided the size of the panel does not change, and does not change the face area from what was originally permitted.”	Currently there is no provision indicating that a permit is not required to change an existing panel on an approved sign, and this has been identified as a gap in the Bylaw.

Section 6.0 – Billboard Regulations			
Section	Current Provision	Proposed Change	Rationale
6.2(1)	No billboard may be located within 200 metres of another billboard facing the same oncoming traffic. Refer to Figure F 6.2(1).	Replace clause 6.2(1) with: “No billboard or electronic message centre may be located within 200 metres of another billboard or electronic message centre, facing the same oncoming traffic. Refer to Figure F 6.2(1).”	There are two types of digital signs under the signage regulations: 1) Electronic Message Centres (EMC) – which allow for animation. 2) Digital Billboards – which requires static images for a duration of six seconds per image. The City currently requires a 200 metre separation distance between billboards (including digital billboards); however, even though the visual impact of the signs types in terms of size and height can be similar, there is no separation distance between EMC’s and no separation distance between EMC’s and billboards (including digital billboards). Consideration is needed for separation distances between all EMC’s and billboards (including digital billboards). This has been identified as a gap in the regulations.
6.7(7)	None	Add a new clause to subsection 6.7: “(7) the transitions between digital advertisements must be instantaneous with no transition effects so as to avoid driver distraction.”	Currently there is no provision for transition time between digital ads for billboards and information used on date and time digital signs. The regulations require a minimum of 6 seconds per advertisement or per the digital portion of the sign face; however, to decrease distraction to drivers the transition should be instantaneous.

Section 7.0 Portable Sign Regulations			
Section	Current Provision	Proposed Change	Rationale
7.6	None	Add a new section 7.6 - Lighting: “(1) No portable sign shall include solar or any other light to illuminate the sign.”	Portable signs are currently permitted in all signage groups and are not permitted to include solar or any other light to illuminate the sign; however, this regulation is not explicitly stated leading to enforcement action for unpermitted lights on portable signs.

Section 8.0 Electronic Message Centre Regulations			
Section	Current Provision	Proposed Change	Rationale
8.2(3)	None	<p>Add a new clause to subsection 8.2:</p> <p>“(3) No electronic message centre or billboard may be located or billboard may be located within 200 metres of another electronic billboard, facing the same oncoming traffic. Refer to Figure F 6.2(1).”</p>	<p>There are two types of digital signs under the signage regulations:</p> <p>1) Electronic Message Centres (EMC) – which allow for animation.</p> <p>2) Digital Billboards – which requires static images for a duration of six seconds per image.</p> <p>The City currently requires a 200 m separation distance between billboards (including digital billboards); however, even though the visual impact of the signs types in terms of size and height can be similar, there is no separation distance between EMC’s and no separation distance between EMC’s and billboards (including digital billboards). Consideration is needed for separation distances between all EMC’s and billboards (including digital billboards).</p> <p>This has been identified as a gap in the regulations.</p>

Section 9.0 General Provisions			
Section	Current Provision	Proposed Change	Rationale
9.1(b)	None	<p>Add a new clause to 9.1:</p> <p>“(b) If any component of the sign fails or is malfunctioning in such a way that it impacts the image quality of the display, the sign shall be turned off until the display is operating as intended.”</p>	<p>The current wording related to disrepair of signs is vague and only refers to sign structures being maintained in a proper state of repair. Consideration is needed to expand the regulation to include direction on what is considered disrepair, including when a digital sign should be turned off due to malfunction.</p>
9.3	<p>Electrical and Construction Standards</p> <p>Electrical and construction standards for all permanent signs are contained in Bylaw No. 9455, The Building Bylaw, 2017.</p>	<p>Replace section 9.3 with:</p> <p>Electrical and Construction Standards</p> <p>Electrical and construction standards for all permanent signs are contained in Bylaw No. 9958, The Building Bylaw, 2024.</p>	<p>Update the electrical and construction reference to Bylaw No. 9958, The Building Bylaw, 2024.</p>