

**SASKATOON STARPHOENIX, SATURDAY, JUNE 10, 2023**  
**SASKATOON STARPHOENIX, MONDAY, JUNE 12, 2023**

**ZONING NOTICE**

**Proposed Zoning Bylaw Amendment – Bylaw No. 9881, The Zoning Amendment Bylaw, 2023 (No. 6)**  
Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9881, The Zoning Amendment Bylaw, 2023 (No. 6), four new zoning districts are proposed to be added to the Zoning Bylaw.

The City of Saskatoon has developed new zoning districts for use under the Corridor Land Use Designations previously adopted in the City's Official Community Plan (OCP). The new zoning districts are intended for use within the Corridor Growth Area, which is an area of the City surrounding the future Bus Rapid Transit network. The proposed amendments are described below.

The purpose and intent of each of the four zoning districts proposed to be added to the Zoning Bylaw are provided below. Further detail on the proposed districts, development standards, and permitted and discretionary uses is provided on the Corridor Zoning Districts Engage Page on the City of Saskatoon website ([saskatoon.ca/engage/corridor-zoning-districts](https://saskatoon.ca/engage/corridor-zoning-districts)).

**CR1 – CORRIDOR RESIDENTIAL 1 DISTRICT**

**OCP Land Use Designation:** Corridor Residential

The purpose of the CR1 District is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented, low-rise residential building forms and related community uses. The CR1 District is intended to accommodate a transition between one- and two-unit dwellings and multi-unit development. The CR1 District provides for density increases by allowing for incremental intensification of neighbourhoods.

**The proposed CR1 District will:**

- Permit low density one- and two-unit residential development similar to existing residential districts such as the R2 District;
- Permit low-rise street townhouses and multiple-unit dwellings;
- Allow for an increase to the building height of multiple-unit dwellings on sites located on the corner of an arterial or collector street; and,
- Allow for discretionary uses that support community related uses similar to existing residential districts.

**CR2 – CORRIDOR RESIDENTIAL 2 DISTRICT**

**OCP Land Use Designation:** Corridor Residential

The purpose of the CR2 District is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 District is intended to accommodate a transition between one- and two-unit dwellings and multi-unit and mixed-use development. The CR2 District provides for density increases by allowing for incremental intensification of neighbourhoods. The CR2 District is intended for development on corner sites, on sites adjacent to arterial or collector streets, or on sites adjacent to an existing commercial, institutional, or mixed-use zoning district.

**The proposed CR2 District will:**

- Permit low density one- and two-unit residential development similar to existing residential districts such as the R2 District;
- Permit townhouse developments and multiple-unit dwellings at a slightly higher density than the proposed CR1 District;
- Allow for an increase to the building height of multiple-unit dwellings on sites located on the corner of an arterial or collector street;
- Allow for discretionary uses that support community related uses similar to existing residential districts; and,
- Allow for limited neighbourhood commercial uses as a discretionary use on corner sites.

**CM1 – CORRIDOR MIXED-USE 1 DISTRICT**

**OCP Land Use Designation:** Corridor Mixed-Use

The purpose of the CM1 District is to facilitate approximately two- to-four storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 District provides for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

**The proposed CM1 District will:**

- Permit townhouse developments and multiple-unit dwellings;
- Permit a wide range of commercial and institutional uses in conjunction with residential uses; and,
- Support mid-density transit-oriented development and pedestrian-friendly buildings.

**CS1 – CORRIDOR STATION MIXED-USE 1 DISTRICT**

**OCP Land Use Designation:** Station Mixed-Use

The purpose of the CS1 District is to facilitate approximately three- to-six storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CS1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

**The proposed CS1 District will:**

- Permit a wide range of commercial and institutional uses in conjunction with residential uses in mixed-use buildings; and,
- Support mid-to-high density transit-oriented development and pedestrian-friendly buildings.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Division, Planning and Development  
Phone: 306-975-2645 (Pamela Brotzel)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, June 28, 2023, at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

**Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](https://saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.**

Written submissions for City Council's consideration may also be forwarded to:

His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the **City Clerk by 5:00 p.m. on Monday, June 26, 2023**, will be forwarded to City Council. The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website – [saskatoon.ca/meetings](https://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.