

**SASKATOON STARPHOENIX, SATURDAY, JULY 8, 2023**  
**SASKATOON STARPHOENIX, MONDAY, JULY 10, 2023**

**ZONING NOTICE - VARSITY VIEW NEIGHBOURHOOD**

**PROPOSED ZONING BYLAW AMENDMENT –  
BYLAW NO. 9905, THE ZONING AMENDMENT BYLAW, 2023 (NO. 12)**


Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) respecting 1006 College Drive and 421 Clarence Avenue North in the Varsity View neighbourhood, proposed by North Prairie Developments Ltd. The site is located at the southeast corner of the intersection of College Drive and Clarence Avenue North. An existing Zoning Agreement for the property, approved by City Council in 2019, provides for a 12-storey multiple-unit dwelling development with a maximum of 171 dwelling units. By way of Bylaw No. 9905, The Zoning Amendment Bylaw, 2023 (No. 12), the existing Zoning Agreement is proposed to be amended.

**LEGAL DESCRIPTION**

- Lot 43, Block 14, Plan 101399340; Lot 23, Block 14, Plan F5527; Parcel Y, Plan 101913296



**PROPOSED ZONING AMENDMENT**

 Amendment to Existing M3 by Agreement

File No. RZ03-2023

**REASON FOR THE AMENDMENT** – The proposed amendments to the Zoning Agreement are to provide for the addition of an indoor amenity space as part of an indoor/outdoor rooftop amenity space on the roof of the 12th storey. Amendments to allow for the indoor amenity space as a 13th storey are proposed, as well as clarification of permitted ground floor accessory land uses in line with the original intent for uses on this floor.

The overall height of the building is not proposed to increase, nor are there any changes proposed to the maximum number of dwelling units.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/1006-college-dr-421-clarence-ave-n](https://saskatoon.ca/engage/1006-college-dr-421-clarence-ave-n).

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

Community Services Division, Planning and Development Department  
Phone: 306-986-3688 (Brent McAdam, Senior Planner)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 26, 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, July 24, 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 at [saskatoon.ca/meetings](https://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.