

SASKATOON STARPHOENIX, SATURDAY, JUNE 8, 2024

ZONING NOTICE

Proposed Zoning Bylaw Amendment – Bylaw No. 10009, 10010 and 10011

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 10009, The Zoning Amendment Bylaw, 2024 (No. 12), Bylaw No. 10010, The Zoning Amendment Bylaw, 2024 (No. 13) and Bylaw No. 10011, The Zoning Amendment Bylaw, 2024 (No. 14),

The City of Saskatoon is undertaking amendments to meet the City's commitments for the Housing Accelerator Fund. The proposed amendments will allow multiple-unit residential development with more than five units in the Transit Development Area. The amendments will allow for six-storey development adjacent to Bus Rapid Transit routes and for four-storey development in the Transit Development Area.

The proposed amendments are described below. Information on the proposed amendments and project may be viewed on the Housing Accelerator Fund Engage Page on the City of Saskatoon website (saskatoon.ca/HAF).

Amendments to General Provisions (Section 5)

- Amend Section 5.10 Construction Beneath Yards to prohibit below grade construction below grade in any required yard for multiple-unit residential development with more than five units in the Transit Development Area.

Add a new General Provision to allow for Multiple-Unit Dwellings with five or more units in the Transit Development Area as follows:

- Amendments to Map 4: Land Use Map are proposed for the Corridor Growth Area. Information about the proposed Land Use amendments can be found at: saskatoon.ca/engage/corridor-land-use-and-rezoning. The regulations for this new use will be applied according to the Official Community Plan Land Use Designation.
 - For sites designated Station Mixed Use and Corridor Mixed-Use, the regulations for this use will accommodate six storey residential development on a site with a minimum width of 15 metres.
 - For sites designated Corridor Residential the regulations for this use will accommodate four storey residential development on a site with a width of 15 metres.
- For all other sites within the Transit Development Area the regulations for this use will accommodate four storey residential development on a site located on an arterial or collector street with a minimum width of 21 metres.

This use is being added to the following zoning districts as a permitted use within the Transit Development Area. The proposed use will not be permitted within parks, cemeteries, and other similar uses as well as in areas which are not appropriate for residential development such as industrial districts and on lands being used for agricultural research purposes.

- R1 Large Lot One Unit Residential District (Section 8.1)
- R1A One Unit Residential District (Section 8.2)
- R1B Small Lot One-Unit Residential District (Section 8.3)
- R2 One and Two Unit Residential District (Section 8.4)
- R2A Low Density Residential Infill District (Section 8.5)
- RMHC Mobile Home Court District (Section 8.6)
- RMHL Mobile Home Lot District (Section 8.7)
- RMTN Townhouse Residential District (Section 8.8)
- RMTN1 Medium Density Townhouse Residential District 1 (Section 8.9)
- RM1 Low Density Multiple-Unit Dwelling District (Section 8.10)
- RM2 Low/Medium Density Multiple-Unit Dwelling District (Section 8.11)
- RM3 Medium Density Multiple-Unit Dwelling District (Section 8.12)
- RM4 Medium/High Density Multiple-Unit Dwelling District (Section 8.13)
- M1 Local Institutional Service District (Section 9.1)
- M2 Community Institutional Service District (Section 9.2)
- B1B Neighbourhood Commercial Mixed Use District (Section 10.2)
- B2 District Commercial District (Section 10.4)
- CR1 Corridor Residential 1 District (Section 14A.1)
- CM1 Corridor Mixed-Use 1 District (Section 14A.3)

Amendments to Corridor Zoning Districts (Section 14A) are required to reflect the proposed changes for multiple-unit dwellings with five or more units being considered.

- CR2 Corridor Residential 2 District (Section 14A.2)
- CM1 Corridor Mixed-Use 1 District (Section 14A.3)

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

Community Services Division, Planning and Development
Phone: 306-986-5788 (Andy Collin)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Thursday, June 27, 2024, at 9:30 a.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/writetocouncil. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

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

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 24, 2024, 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.