

BYLAW NO. 10037

The Zoning Amendment Bylaw, 2024 (No. 27)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2024 (No. 27)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to allow for additional residential and commercial land uses in the Direct Control District 8.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 13.0 Amended

4. (1) The table with the heading “Zone 1” in clause 13.8.6 is repealed and the following table is substituted:

Zone 1			
Category	Uses	Regulations	Guidelines
Offices	Offices and Office Buildings.		
Commercial	Retail Stores, Restaurants and Lounges, Photography Studios, Personal Service Trades, Bakeries, Small Animal Grooming, Temporary Farmers Markets, Street Vendors, Concessions on	Retail uses within mixed-use buildings shall not exceed 465 m ² each. Not more than three freestanding commercial buildings are permitted in Zone 1.	Retail uses within mixed-use buildings should be located at grade level where possible.

	private property, Health Club and Sidewalk Cafes.	Freestanding commercial buildings shall not exceed 700 m ² each.	
Institutional	Community Centres, Day Care centres, Pre-schools, Financial Institutions, Public Libraries, Medical/Dental/Optical Clinics, Art Galleries, Museums, Independent Schools and Commercial Schools.		
Recreational	Commercial Recreation Uses, Playgrounds, Assembly Halls.	Commercial Recreation Uses within a mixed-use building shall be located at grade and shall not exceed 465 m ² each.	
Residential	Multiple-Unit Dwellings, Dwelling Units, Homestays, Short-term Rental Properties, or Multiple-Unit Dwellings in conjunction with and attached to any other permitted use.		

(2) Paragraph 13.8.6(1)(a) is repealed and the following substituted:

“(a) The following parking requirements shall apply:

- (i) multi-unit residential development: 1 space per dwelling unit;
- (ii) recreational facilities: a report from a qualified Engineer is required to verify number of spaces needed;

- (iii) all other institutional, commercial and office uses: 1 space per 50 square metres of gross floor area;
- (iv) accessible parking spaces: in accordance with section 6 of this Bylaw; and
- (v) visitor spaces for multi-unit residential developments shall be 0.1 spaces per dwelling unit.”

Coming Into Force

5. This Bylaw comes into force on the day of its final passing.

Read a first time this day of , 2024.
Read a second time this day of , 2024.
Read a third time and passed this day of , 2024.

Mayor

City Clerk