

Proposed Amendment to Zoning Agreement – 1236 20th Street West

APPLICATION SUMMARY

Saskatoon Dawah and Community Centre submitted an application to amend the existing Zoning Agreement for 1236 20th Street West, which forms part of [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The purpose of the amendment is to add “place of worship” and “independent school” to the permitted uses on the property.

RECOMMENDATION

That this report 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 this report from Community Services Division, dated April 29, 2025, be approved.

BACKGROUND

The subject site is located in the Pleasant Hill Neighbourhood and was formerly the St. George’s Parish Hall. The Official Community Plan Land Use Map designates the site as “Community Facility”, which has the potential for institutional, educational, recreational, cultural and community uses. The subject site is zoned M3 – General Institutional Service 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 address the use of land, buildings, form of development, site layout and general external design. The subject site was rezoned to a M3 District subject to a Zoning Agreement in February 2013. The Zoning Agreement accommodated the repurposing of the long-standing community facility to house community and not-for-profit agencies focused on providing educational support services and enhancing quality of life in the neighbourhood. The Zoning Agreement was subsequently amended in October 2014 to accommodate changes to the building and site layout. Development of the property did not proceed as proposed.

DISCUSSION

Saskatoon Dawah and Community Centre acquired 1236 20th Street West and have been making improvements to the building and site. In December 2024, they applied to amend the existing Zoning Agreement to provide for additional uses.

Existing Zoning Agreement

The existing Zoning Agreement permits the following uses on the site:

- Community centre;
- Day care centre; and
- Offices limited to those where clients attending the subject property are incidental and secondary to the principal office use.

The Zoning Agreement also contains the following development standards:

- Minimum 40 on-site parking spaces and one loading space;
- No minimum building setbacks;
- Maximum gross floor area of 5000 m²;
- 1 metre landscape strip along eastern property line; and
- No wall or fence to exceed a maximum 2 metres along the front property line adjacent 20th Street West.

Request to Amend Zoning Agreement

The applicant has requested to amend the Zoning Agreement to permit the following additional land uses:

- Place of worship; and
- Independent school.

The Zoning Bylaw defines a place of worship as:

“a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.”

An independent school is defined as:

"a facility which meets Provincial requirements for education or training and which does not secure the majority of its funding from taxation or any governmental agency and may include vocational schools."

A site plan of the applicant's proposal (see Appendix 2) shows the layout of the site, including the existing building, fenced outdoor play area, drop off zone, vehicle and bicycle parking and landscaping. While the site plan is provided with this report for information, it is not proposed to be attached to the Agreement which is consistent with the previous iterations of the Agreement. This provides the applicant flexibility to develop the site, provided compliance with the text of the Agreement (see Appendix 3) and other applicable regulations of the Zoning Bylaw is maintained.

Proposed Capacity Limits

In reviewing this application, Transportation identified concerns regarding the additional traffic patterns that could be introduced on the surrounding street network through the addition of an independent school to the site in combination with the day care centre that is already permitted. To address this concern in the near term and allow the application to move forward, the applicant agreed to the following mitigation measures within the Agreement:

- Capacity limits of 32 children for the day care centre and 40 students for the independent school, and
- The addition of a second site access from the rear lane, in addition to the existing one on 20th Street West.

Transportation is satisfied that with these measures in place expected traffic patterns will not be a concern. However, the applicant has expressed their intention to grow the capacity of their operations over time. An amendment to the Zoning Agreement will be required to increase the capacities and Transportation will require submission and acceptance of a traffic impact assessment at that time.

Comments from Other Departments

Other than the concerns from Transportation that prompted changes to the proposal, no other 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 to property owners and other stakeholders in the following ways:

1. A public notice was mailed to 191 property owners within approximately 150 metres of the subject site in February 2025, and a public comment period was open until March 19, 2025;
2. An Engage Page for the application was included on the City of Saskatoon's website in February 2025 with information on the proposed changes, the application process and anticipated timeline; and
3. Email notification was sent to the Ward Councillor (Ward 2), Community Development, Pleasant Hill Community Association and Riversdale Business Improvement District in February 2025.

To date, one supportive email from a representative of the Ukrainian Catholic Cathedral of St. George 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 – 1236 20th Street West
2. Site Plan
3. Proposed Changes to Zoning Agreement

REPORT APPROVAL

Written by: Brent McAdam, City Centre Planner
Reviewed by: Darryl Dawson, Development Review Section Manager
Melissa Austin, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

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