

BYLAW NO. 10083

The Zoning Amendment Bylaw, 2025 (No. 11)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 11)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to amend the Appendix D: Density Bonus Provisions to broaden the opportunity for bonusing and align the eligible development features with strategic goals.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 9990 is amended in the manner set forth in this Bylaw.

Appendix “D” Amended

4. Appendix “D” – Density Bonus Provisions is repealed and substituted as set out in the attached Appendix “A”.

Coming Into Force

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

Read a first time this _____ day of _____, 2025.

Read a second time this _____ day of _____, 2025.

Read a third time and passed this day of , 2025.

Mayor

City Clerk

Appendix “A”

**Appendix D
to
Zoning Bylaw No. 9990**

Density Bonus Provisions

Density Bonus Provisions

1. General Provisions

- (1) Zoning districts which allow for a density bonus are outlined in the applicable zoning district.
- (2) The provisions of the Zoning Bylaw apply to all facilities, services and matters as set out in section 2.
- (3) Density bonus provisions may be combined to increase the amount of additional building height beyond the maximum building height outlined in the applicable zoning districts.
- (4) The property owner may be required to enter into a density bonus agreement which may be registered as an interest on the title of the subject property.
- (5) A density bonus, or where applicable, a payment in lieu of public space is subject to the approval of the General Manager, Community Services Division.

2. Permissible Density Bonus

A density bonus exceeding the maximum building height may be granted when the following facilities, services or matters meet the criteria set out below in which case, the corresponding formula will be used to calculate the allowable density bonus.

- (1) Public Space or Contribution to Public Realm:
 - (a) Public spaces must:
 - (i) be provided on-site, on the exterior of the principal building;
 - (ii) be accessible, conveniently located, and open for public use and enjoyment;
 - (iii) consist of no more than two areas on-site;
 - (iv) be designed with pedestrian comfort and safety in mind, incorporating appropriate dimensions, sightlines, surface treatments, lighting and weather protection;
 - (v) include amenities such as seating, display areas, landscaping, water features and gathering spaces;

(vi) consist of space which is no less than 10% of the total site area;

(b) A payment equivalent to the market value of undeveloped land in the Downtown, may be considered in lieu of public spaces as a contribution to the Streetscape BID Reserve to be used for improvements to the public realm.

(c) Formula:

An additional 7.0 metres or 20% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(2) Public Art

(a) Public art is subject to the review and approval of the Public Art Advisory Committee and must:

(i) be publicly accessible;

(ii) be permanently suspended, attached to a wall or other surface, or otherwise integrated into a development;

(iii) represent a minimum of 1% of the value of construction for the overall development;

(b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(3) Parking Structure

(a) Parking spaces within a parking structure must:

(i) be publicly accessible;

(ii) be conveniently located and identifiable;

(iii) consist of no less than 10% of the total number of parking spaces, and in no case fewer than 10 spaces;

- (b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(4) Sustainable Certification

- (a) Achieving energy savings beyond those required by the National Energy Code for buildings or obtaining certification for sustainable building practices by a recognized rating system, such as a Zero Carbon Building Performance Standard, Leadership in Energy and Environmental Design (LEED), Building Research Establishment Environmental Assessment Methodology (BREEAM), or equivalent.

- (b) Formula:

Additional building height may be permitted as outlined in the following table:

Certification:	Density Bonus:
Achieve Tier 2 NECB and/or LEED Silver	an additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.
Achieve Tier 3 NECB and/or LEED Gold	an additional 7.0 metres or 20% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.
Achieve Tier 4 NECB, LEED Platinum, and/or Zero Carbon Building	an additional 10.5 metres or 30% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(5) Heritage Conservation

- (a) Heritage conservation may include the retention of significant heritage elements or the preservation of historic site characteristics:
- (i) heritage elements or sites must align with *The Standards and Guidelines for the Conservation of Historic Places in Canada*.

(b) Formula:

An additional 7.0 metres or 20% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(6) Grade Level Public Walkway

(a) A public walkway may be indoor or outdoor and must:

- (i) be at grade-level public and enhance connectivity of the public sidewalk system by providing a direct and meaningful route between streets or key destinations;
- (ii) be convenient, accessible and pedestrian-friendly;
- (iii) be designed with comfort and safety in mind by incorporating appropriate dimensions, sightlines, surface treatments, lighting, weather protection and other amenities;

(b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(7) Bicycle Parking Spaces

(a) Bicycle parking spaces must:

- (i) be available for use by either the tenants of a development or the general public;
- (ii) be conveniently located, secure, and covered or enclosed within a building;
- (iii) include amenities to serve its users, which may include lockers, bicycle repair stations, change rooms or showers;
- (iv) consist of no less than 0.5 bicycle parking spaces per residential unit and 1 bicycle parking space per 500 square metres of floor area for all other uses and in no case fewer than 10 bicycle parking spaces. Bicycle parking spaces already required in the Zoning Bylaw do not count towards the density bonus provision;

(b) Formula:

An additional 3.5 metres or 5% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(8) Affordable Housing

(a) Residential units that are affordable to low-income households with incomes at or below the Saskatchewan Household Income Maximums while spending no more than 30% of their income on housing or set at the maximum funding available under the shelter benefit. The residential units must be owned and operated by a recognized housing provider and remain affordable for a minimum of 20 years.

(b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site for every 10% of residential units in the building dedicated to affordable housing, whichever is greater, as outlined below:

- (i) 10% of residential units are affordable = additional 3.5 metres or 10% of building height;
- (ii) 20% of residential units are affordable = additional 7.0 metres or 20% of building height; and
- (iii) 30% of residential units are affordable = additional 10.5 metres or 30% of building height.