

BYLAW NO. 10084

The Zoning Amendment Bylaw, 2025 (No. 12)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 12)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to regulate the location and condition of surface parking in the B6, MX2 and M4 zoning districts.

Zoning Bylaw Amended

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

Section 2.0 Amended

4. Section 2.0 is amended by adding the following definitions after the definition of “**surface parking**”:

“**surface parking lot**” means a site in the Downtown used for parking motor vehicles on a permanent or temporary basis, with or without compensation, that is located at grade level, is not enclosed or located within a parking structure, and is not located in conjunction with a principal building on the site;”.

Section 4.0 Amended

5. (1) Subclause 4.7.1(1) is amended by adding the following paragraph after paragraph (r):

“(s) temporary surface parking lot;”.

- (2) Subclause 4.7.2(1) is amended by adding the following paragraph after paragraph (n):

“(o) temporary surface parking lot.”.

- (3) Clause 4.7.4 is amended by adding the following subclause after subclause (6):

- “(7) The evaluation of discretionary use applications for a permanent surface parking lot shall have due consideration for the following:
 - (a) the impact of the use on the quality of the streetscape of the block face including the degree to which the prominence of the surface parking area is mitigated;
 - (b) the design and quality of the site’s street-fronting edges and how they contribute to a pedestrian-friendly public realm.”.
- (4) Subclause 4.7.5(2) is amended by:
 - (a) striking out “.” at the end of the sentence and substituting “.”; and
 - (b) adding the following paragraph after subclause (2):
 - “(a) a discretionary use application for a temporary surface parking lot may be approved for an initial period of up to four (4) years and may be extended for an additional period of up to two (2) years.”.

Section 5.0 Amended

- 6. Subclause 5.3.21(1) is repealed.

Section 6.0 Amended

- 7. (1) Subsection 6.1 is amended by adding the following clause after clause (3):
 - “(4) A temporary surface parking lot is not subject to the requirement of clauses (2) and (3).”.
- (2) Subclause 6.1.1(3) is amended by adding “and temporary surface parking lots” after “parking lots”.

Section 7.0 Amended

- 8. (1) Clause 7.2(2) is amended by adding “and unless otherwise stated in this Bylaw,” after “required,”.
- (2) Clause 7.3(1) is amended by: adding “Unless otherwise specified in this Bylaw,” at the beginning of the clause.

- (3) The table contained in 7.7.3 is amended by striking out the column heading “M4” and substituting “M4_{2,3, 4}”.
- (4) Clause 7.7.4 is amended by adding the following note after note 1:
 - “2 Within the M4 district, surface parking must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.
 - 3 Within the M4 district, for commercial parking lots located at grade level, parking stations located at grade level, permanent surface parking lots and surface parking that are accessory to a principal use, the following landscaping standards shall apply:
 - (a) the required landscaping area may be distributed along street-facing property lines in a flexible manner, provided that the overall landscaping meets the required area;
 - (b) hard landscaping may exceed the 25% maximum where the area is developed for the use of pedestrians, including plazas, seating areas, or other amenity spaces that are active or provide visual interest, but in no case may the area exceed 50%; and
 - (c) the landscaping plan for a permanent surface parking lot shall be endorsed by a registered member of the Saskatchewan Association of Landscape Architects.
 - 4 The landscaping requirements do not apply to a temporary surface parking lot.”.
- (5) Note 7 in clause 7.7.6 is repealed and the following substituted:
 - “7 Within the B6 district, the landscaping requirements shall apply to sites used for service stations, public garages, commercial parking lots or parking stations located at grade level, permanent surface parking lots, and surface parking that is accessory to a principal use.
 - 8 For commercial parking lots or parking stations located at grade level, permanent surface parking lots and surface parking that is accessory to a principal use, the following landscaping standards shall apply:

- (a) the required landscaping may be distributed along street-facing property lines in a flexible manner, provided that the overall landscaping meets the required area;
 - (b) hard landscaping may exceed the 25% maximum where the area is developed for the use of pedestrians, including plazas, seating areas, or other amenity spaces that are active or provide visual interest, but in no case may the area exceed 50%;
 - (c) the landscaping plan for a permanent surface parking lot shall be endorsed by a registered member of the Saskatchewan Association of Landscape Architects.”.
- (6) The table contained in 7.7.9 is amended by striking out the “MX2” column and substituting the following:

“

MX2_{2,3}
3
1.5
1.5

”.

- (7) Clause 7.7.10 is amended by adding the following note after note 2:
- “3 Within the MX2 district, the landscaping requirements shall apply to sites used for service stations, public garages, commercial parking lots or parking stations located at grade level, permanent surface parking lots, and surface parking that is accessory to a principal use.
 - 4 For commercial parking lots or parking stations located at grade level, permanent surface parking lots and surface parking that is accessory to a principal use, the following landscaping standards shall apply:
 - (a) the required landscaping may be distributed along street-facing property lines in a flexible manner, provided that the overall landscaping meets the required area;

- (b) hard landscaping may exceed the 25% maximum where the area is developed for the use of pedestrians, including plazas, seating areas, or other amenity spaces that are active or provide visual interest, but in no case may the area exceed 50%;
- (c) the landscaping plan for a permanent surface parking lot shall be endorsed by a registered member of the Saskatchewan Association of Landscape Architects.”.

Section 9.0 Amended

9. The table contained in clause 9.4.3 is amended by adding the following row after the row outlining development standards for “Office complexes”:

“

Surface parking lots	15	30	450	3 ₅	1.5 ₆	3 ₇	-	-
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Section 11.0 Amended

10. (1) Clause 11.12.3 is amended by adding the following prohibited uses after “Steel mills, blast furnaces, smelters and foundries”:

- “
- Surface parking lots located on sites fronting or adjacent to 21st Street or 2nd Avenue”.

- (2) The table contained in clause 11.12.4 is amended by adding the following row after the row outlining development standards for “Custodial care facilities – type III”:

“

Surface parking lots	0	0	0	0 ₂	0 ₂	Refer to clause 11.12.6	0
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”

Section 13.0 Amended

11. The table contained in clause 13.7.4 is amended by adding the following row after the row outlining development standards for “Service stations”:

“

Surface parking lots	-	-	-	-	-	8
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Coming Into Force

12. 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