

# BYLAW NO. 10081

## The Zoning Amendment Bylaw, 2025 (No. 9)

The Council of the City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 9)*.

### Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to amend the B6 District to increase development opportunity by raising developable density, adding flexibility to development standards and aligning standards for high-quality development outcomes.

### 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 after “**Transit Development Area**”:

“**transparent opening**” means glazing or similar finish in a window, door, or other opening that provides the ability to see inside a building. Tints, gradients, and other obscuring properties are acceptable provided they are not opaque and maintain ability to discern the interior space;”.

### Section 5.0 Amended

4. Clause 5.1.16 is amended by adding “B6,” before “B4MX”.

### **Section 6.0 Amended**

5. Clause 6.7.5 is amended by adding the following subclause after subclause (3):
- “(4) The loading space requirements respecting dimensions in Table 6.1(2) and quantities in Table 6.7.5(1) may be varied for a site in the B6 District due to existing site access or existing site layout constraints, subject to the approval of the Development Officer.”.

### **Section 11.0 Amended**

6. Subsection 11.12 is repealed and substituted as set out in the attached Appendix “A”.

### **Coming Into Force**

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

Read a first time this 25<sup>th</sup> day of June, 2025.

Read a second time this 25<sup>th</sup> day of June, 2025.

Read a third time and passed this 25<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
“Cynthia Block”

Mayor

\_\_\_\_\_  
“Adam Tittlemore” “SEAL”

City Clerk

## Appendix “A”

### 11.12 B6 – Downtown Commercial District

#### 11.12.1 Purpose

The purpose of the B6 district is to facilitate a wide range of mixed-use developments consisting of residential, commercial and institutional uses in a high-density, high-quality and pedestrian-oriented form in the Downtown neighbourhood.

#### 11.12.2 Permitted Uses

The permitted uses and minimum development standards in a B6 district are set out in the following table:

| B6 District  | Minimum Development Standards (in Metres) |                             |            |                |                |                        |  |
|--|---|-----------------------------|------------|----------------|----------------|------------------------|--|
|  | Site Width                                | Site Area (m <sup>2</sup> ) | Front Yard | Side Yard      | Rear Yard      | Building Height (Max.) | Amenity Space Per Unit (m <sup>2</sup> ) |
| <b>11.12.2 Permitted Uses</b>  |   |                             |            |                |                |                        |  |
| All uses of buildings and land are permitted except those specifically noted prohibited or discretionary in clauses 11.12.3 and 11.12.4 <sub>1</sub> | 0   | 0                           | 0          | 0 <sub>2</sub> | 0 <sub>2</sub> | Refer to 11.12.6       | 0 <sub>3</sub>                           |

#### 11.12.3 Prohibited Uses

The prohibited uses in a B6 district are:

- Adult entertainment venues
- Adult mini-theatres
- Adult service agency
- All uses of land, buildings and industrial processes that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions
- Arsenals or gunpowder manufacturing or storage
- Building materials storage yards
- Campgrounds
- Carting, express hauling or storage yards
- Chemical manufacturing
- Contractor's offices, workshops and yards
- Crematoriums
- Distilleries
- Gas manufacturing, bulk storage or the filling of bulk gas cylinders
- Independent adult service agency
- Intensive livestock operations and stockyards

- Junk and salvage yards, vehicle wrecking yards and other similar uses
- Lumber yards
- Machine shops
- Manufacturing or treatment of materials goods or products<sup>1</sup>
- Microbrewery – type I
- Mobile home courts
- Municipal public works yard – type I, II, or III
- OUDs
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters and foundries
- TUDs
- Warehouses
- Wholesale milk distribution facilities

#### 11.12.4 Discretionary Uses

The discretionary uses and minimum development standards in a B6 district are set out in the following table:

| <b>B6 District</b>                   | <b>Minimum Development Standards (in Metres)</b> |                             |            |                |                |                        |  |
|--------------------------------------|--|-----------------------------|------------|----------------|----------------|------------------------|--|
|                                      | Site Width                                       | Site Area (m <sup>2</sup> ) | Front Yard | Side Yard      | Rear Yard      | Building Height (Max.) | Amenity Space Per Unit (m <sup>2</sup> ) |
| <b>11.12.4 Discretionary Uses</b>    |  |                             |            |                |                |                        |  |
| Custodial care facilities - type III | 0  | 0                           | 0          | 0 <sub>2</sub> | 0 <sub>2</sub> | Refer to 11.12.6       | 0  |

#### 11.12.5 Notes to Development Standards

- 1 (a) Manufacturing or treatment of goods, products or materials is prohibited, except where there is an on-site retail component for such items and where not more than 40% of the floor area is used for the manufacturing or treatment purposes:
  - (i) the floor area limit does not apply to home crafts and food product manufacturing and processing, provided there is an on-site retail component for such items.
  - (b) Dry cleaners, laundries or businesses utilizing photographic processors must not occupy a floor area exceeding 140 square metres used for that purpose.

- 2
  - (a) For portions of a building containing dwelling units where a window, door or other opening is provided on any exterior building wall adjacent to a property line without the intervention of a street or lane, a 3 metre setback shall be provided along the entire building length.
  - (b) Notwithstanding Note 2(a), if a building constructed and used for non-residential purposes that is at least 30 years old is converted to dwelling units, no setback is required for the existing building.
- 3 An amenity space of 5m<sup>2</sup> per dwelling unit for all residential uses is required.

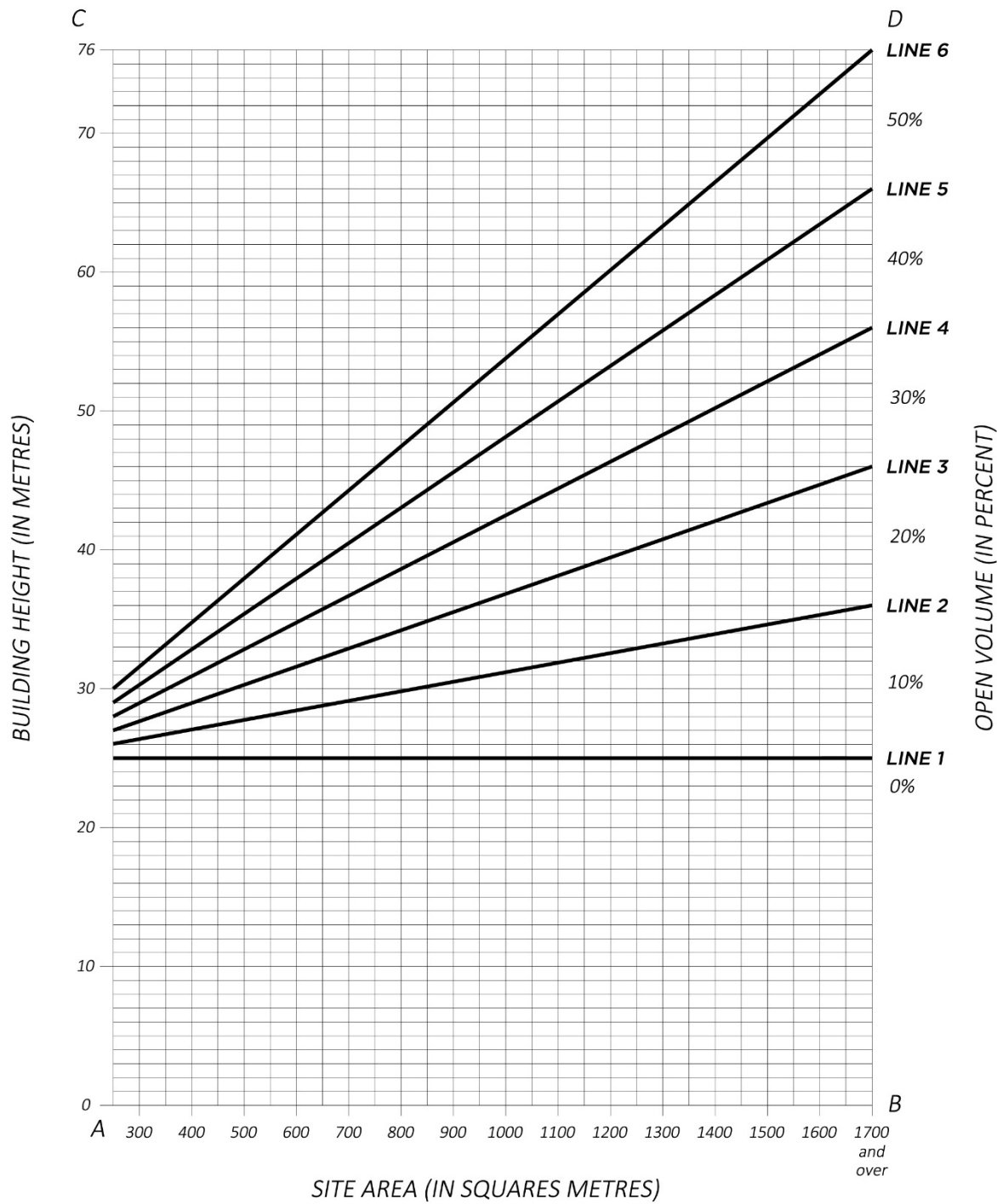
### 11.12.6 Building Height and Form

- (1) In this section:
  - (a) **“building site cube”** means the volume of the cube established by multiplication of the site area by the building height;
  - (b) **“open volume”** means the percentage of the building site cube not occupied by a building.
- (2) The maximum permitted height of a building shall be determined by the site area and by the open volume within the building site cube as shown in Figure 11.12.5.
- (3) The height of a building shall not exceed the number for building height shown on base line A-C, which is the coordinate of the point of intersection of the pertinent line of open volume and the coordinate of the pertinent building site area. The following shall apply in interpreting the graph to determine this figure:
  - (a) the subject site area shall be rounded to the nearest whole number on base line A-B that corresponds to a vertical coordinate;
  - (b) the amount of open volume required will be the percentage stated on base line B-D that applies as follows:
    - (i) for building heights up to and including line 1: no open volume is required;
    - (ii) for building heights above line 1 up to and including line 2: at least 10% open volume is required;
    - (iii) above line 2 up to and including line 3: at least 20% open volume;

- (iv) above line 3 up to and including line 4: at least 30% open volume;
    - (v) above line 4 up to and including line 5: at least 40% open volume; and
    - (vi) above line 5 up to and including line 6: at least 50% open volume;
  - (c) where the intersection of the site area and the pertinent open volume line does not occur on a horizontal coordinate of base line A-C that corresponds to a whole number, the permitted building height shall be derived from the next higher horizontal coordinate.
- (4) A building may exceed the maximum building height permitted for a site by any of the six lines of open volume where a density bonus has been granted in accordance with the provisions contained in Appendix D – Density Bonus Provisions, and where the required amount of open volume for the pertinent line has been provided.

Open Volume Graph

Figure 11.12.5



- (5) Buildings that exceed 15 metres in height will require a wind mitigation study from a qualified engineer or architect that demonstrates methods and features that will minimize wind at grade level to the satisfaction of the Development Officer. Wind mitigation features may include, but are not limited to, building step backs, building articulation, or canopies.
- (6) For buildings over 25 metres in height, a step back or related feature that disrupts the wall relief is to be provided on all street-facing facades between 10 metres and 25 metres in height.
- (7) For buildings that exceed 12 metres in height, the façade must consist of different elements for the base, middle and top portions of the building. Articulation of the façade or a change in material may satisfy this requirement, subject to the satisfaction of the Development Officer.
- (8) Rooftop mechanical equipment shall be integrated within the building or adequately screened from view.

#### **11.12.7 Street Interface**

- (1) Buildings fronting onto streets within the Active Use Core identified in the Official Community Plan shall provide at least 65% of grade level frontage for uses that serve and attract the general public, including commercial, retail, and service type uses and building common areas such as lobbies, multi-purpose spaces, and other amenity areas.
- (2)
  - (a) A minimum of 40% of the surface area of the ground floor of all street-facing building facades shall contain transparent openings.
  - (b) Notwithstanding paragraph (a), on sites with multiple street-facing frontages, the surface area of transparent openings may be reduced on a street-facing façade, provided that:
    - (i) the equivalent area is provided on a separate street-facing façade;
    - (ii) articulation of the façade that provides change in material, texture, and/or form is provided in lieu of the transparent openings; and
    - (iii) in no case may a façade facing 21<sup>st</sup> Street or 2<sup>nd</sup> Avenue contain less than 40% transparent openings.



- (3) For sites with a frontage of 21 metres or greater along any street, active frontages on the ground floor of all street-facing facades shall be provided through clearly defined storefronts or articulation of vertical divisions or bays in the façade that provide a similar appearance.
- (4) Where a building is set back from a street-facing property line, the space created should be dedicated to pedestrian activities including plazas, seating areas, landscaping, public art, bicycle parking, a drop off area or other uses that are active or provide visual interest. The space shall not be used for vehicle parking.
- (5) On corner sites, a corner setback triangle shall be provided at grade level of not less than 4.5 m<sup>2</sup> in area, where the sides of the triangle along the street frontage and flankage are not less than 2.0 metres.
- (6) At least one public entrance shall be provided on all street-facing facades.
- (7) Drive-throughs are prohibited.
- (8) Materials associated with low-cost construction, such as vinyl siding and standard grades of cement block, as well as darkly tinted glass, are discouraged on facades that face public rights-of-way.

#### **11.12.8 Signs**

The regulations governing signs in a B6 district are contained in Appendix A – Sign Regulations.

#### **11.12.9 Parking**

The regulations governing parking and loading in a B6 district are contained in section 6.0, subject to the following:

- (a) parking structures must be screened with architectural treatments on all street-facing façades and façades that can be viewed from a street, regardless of setback distance. Architectural treatments may include architectural screening or cladding resembling a building façade, subject to the satisfaction of the Development Officer.
- (b) parking structures must incorporate elements of an active frontage and must provide uses that serve and attract the general public for a minimum of 50% of the ground floor frontage along the building's street-facing frontage where immediately adjacent to a street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

### **11.12.10 Landscaping**

The regulations governing landscaping in a B6 district are contained in section 7.0.

### **11.12.11 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B6 district are contained in clause 5.2.6.

### **11.12.12 Site Plan Control**

- (1) A site plan control application must be submitted for any development with more than one principal building in the B6 District.
- (2) In addition to the requirements of Section 4.12, site plan control applications in the B6 District must demonstrate that the site will be developed in an integrated manner where pedestrian movement is prioritized, including:
  - (a) avoiding conflict between vehicular and pedestrian traffic and giving the right of way to pedestrians whenever possible;
  - (b) vehicle access to the site from the front street only where there is no access from a lane or flanking street; and
  - (c) no internal roadways except those necessary to provide direct access to parking facilities.