

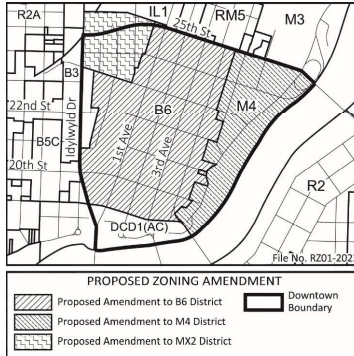
ZONING NOTICE

DOWNTOWN NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENTS – Bylaws 10081, 10082, 10083, and 10084

Saskatoon City Council will consider amendments to Bylaw No. 9990, Zoning Bylaw, 2024 respecting the Downtown:

- Bylaw No. 10081, The Zoning Amendment Bylaw, 2025 (No. 9) proposes amendments to the B6 – Downtown Commercial District;
- Bylaw No. 10082, The Zoning Amendment Bylaw, 2025 (No. 10) proposes amendments to the MX2 – Downtown Warehouse Mixed Use District;
- Bylaw No. 10083, The Zoning Amendment Bylaw, 2025 (No. 11) proposes amendments to Appendix D: Density Bonus Provisions; and
- Bylaw No. 10084, The Zoning Amendment Bylaw, 2025 (No. 12) proposes new regulations for Downtown surface parking.



REASON FOR THE AMENDMENTS – The City of Saskatoon is undertaking the Downtown Zoning Review to align zoning regulations with strategic directions for the Downtown, reflect current building practices, emphasize flexibility and encourage development, while ensuring a high-quality built environment.

Detailed information regarding the project and proposed amendments is available at saskatoon.ca/downtownzoning.

Proposed Amendments to B6 District

- Update the zone's purpose statement.
- Increase building height and density allowances.
- Simplify and reduce residential setbacks.
- Adjust the requirement to divide building façades into distinct components of a base, middle and top.
- Require screening of rooftop mechanical equipment.
- Adjust requirements for ground floor active uses.
- Add flexibility for transparent openings.
- Add flexibility for corner setback triangles and expand where it applies.
- Require a public building entrance on each street-facing façade.
- Break up long ground floor façades with architectural features.
- Allow multiple principal buildings on a site, provided the layout prioritizes pedestrians.
- Prohibit drive-throughs.
- Add flexibility for loading spaces on constrained sites.
- Allow more small-scale, artisan and food processing and manufacturing.
- Exempt the conversion of older buildings to residential uses from setback requirements.

Proposed Amendments to MX2 District

- Update the zone's purpose statement.
- Add a maximum building height of 27 metres.
- Move day care centres, preschools, commercial schools and independent schools from discretionary to permitted.
- Prohibit low-density primary dwellings.
- Reduce the allowable retail store floor area.
- Introduce new rules concerning articulation of building façades and the activation of setback areas for pedestrian friendly purposes.
- Prohibit drive-throughs.
- Add rules for architectural screening of above-ground parking structures and ground floor active uses.
- Add flexibility for loading spaces on constrained sites.

Proposed Amendments to Density Bonus Provisions (B6 and MX2)

- Enable bonusing in the B6 District to exceed any building height permitted by the regulations, not just to exceed the 76-metre maximum.
- Enable bonusing in the MX2 District to exceed the new 27-metre maximum.
- Refine and update the existing bonusing provisions and formulas.
- Add new eligible bonusing provisions and formulas for bicycle parking, affordable housing, and grade-level public walkways.

Proposed Surface Parking Regulations (B6, MX2, and M4)

- Introduce new surface parking land uses for a temporary and permanent surface parking lot.
- Prohibit these land uses on sites fronting or adjacent to 21st Street or 2nd Avenue in B6 District.
- Make these land uses a discretionary use elsewhere in B6 District, and in MX2 District and M4 District.
- Make temporary lots subject to time-limited discretionary use approval.
- Identify development standards for a temporary and permanent surface parking lot.
- Introduce landscaping requirements for surface parking that serves another principal use on the same site.

INFORMATION – Questions regarding the proposed amendments, arrangements to review the proposed amending Bylaws, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department

Web: saskatoon.ca/downtownzoning

Email: downtownzoning@saskatoon.ca

Phone: (306) 975-2645

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, June 25, 2025 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/writetocouncil. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:

Her Worship the Mayor and Members of City Council

c/o City Clerk's Office, City Hall

222 Third Avenue North, Saskatoon, SK S7K 0J5

All submissions received by the City Clerk by **5:00 p.m. on Monday, June 23, 2025**, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website at saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.