

## Walter, Penny

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**Subject:** FW: Comments - Alan Wallace - Downtown Zoning Changes  
**Attachments:** B6 Comments to Council.docx

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>  
**Sent:** Monday, June 16, 2025 10:02 AM  
**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>  
**Subject:** Comments - Alan Wallace - Downtown Zoning Changes

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, June 16, 2025 - 09:58

Submitted by user: [REDACTED]

Submitted values are:

**I have read and understand the above statements.:** Yes

**I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.:** No

**I only want my comments shared with the Mayor or my Ward Councillor.:** No

**Date:** Monday, June 16, 2025

**To:** Her Worship the Mayor and Members of City Council

**Pronouns:** He/him/his

**First Name:** Alan

**Last Name:** Wallace

**Phonetic spelling of first and/or last name:** wallis

**Phone Number :** [REDACTED]

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

**Address:** [REDACTED] LeMay Crescent

**Ward:** Ward 5

**Name of the organization or agency you are representing (if applicable):** Wallace Insights

**What do you wish to do ?:** Submit Comments

**What meeting do you wish to speak/submit comments ? (if known)::** Public Hearing - June 25, 2025

**What agenda item do you wish to comment on ?:** Downtown Zoning Changes

**Comments:**

I wish to submit written comments to the Zoning Hearing to consider the Downtown Zoning regulations.

**Will you be submitting a video to be vetted prior to council meeting?:** No



## Downtown Zoning Review

June 16, 2025

In 2023, I was pleased to be invited to be a part of the Downtown Zoning Review Steering Committee. The committee was tasked with reviewing the many options for changing the zoning regulations for Downtown. The objective was to modernize Saskatoon's zoning regulations which are in place in Downtown.

The first thing to understand is that Saskatoon already has a very open and flexible zoning district which is applied to most of Downtown (B6 zoning). However, the current regulations do not reflect some of the modern trends in Canada, terminology and regulations appeared to be dated (e.g. Open Volume).

Downtown Saskatoon is arguably the most important place in our city. Our downtown skyline, amenities and interface with the river defines Saskatoon. The updated zoning regulations for downtown are very important and should help to revitalize this important place. In particular, new approaches for dealing with surface parking lots are long overdue and necessary. The proposed regulations are reasonable and reflect best practices by applying development standards to unimproved surface parking lots which have remained unimproved for far too long.

I want to commend Mr. Brent McAdam and the planners who assisted him for taking the necessary time and thoughtful approaches to modernizing the downtown zoning districts. The steering committee was kept well informed at all times and presented with several options on each topic.

I would urge City Council to approve the proposed changes to the proposed zoning districts for downtown.

### Wallace Insights

Alan Wallace, RPP, MCIP  
Planning Director



Encl. – None