

Proposed Rezoning - 1401 11th St W Public Information Meeting

Welcome!

Join us to learn more about the Proposed Rezoning for 1401 11th St W.

The City of Saskatoon is pleased to welcome you to the Public Information Meeting for the proposed rezoning for 1401 11th St W.

As we gather here today, we acknowledge we are on Treaty 6 Territory and the Homeland of the Métis. We pay our respect to the First Nations and Métis ancestors of this place and reaffirm our relationship with one another

Proposed Rezoning - 1401 11th St W

Public Information Meeting

Please sign-in and take a comment sheet.

We encourage you to share your feedback, concerns and ideas.

Comments may also be submitted via email to development.services@Saskatoon.ca or call 306-975-2645 until the City Council Public Hearing.

City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, healthy and safe environment and be treated with fairness and dignity.

Comments that are disrespectful or harmful to staff, the applicants, or other community members will not be tolerated.

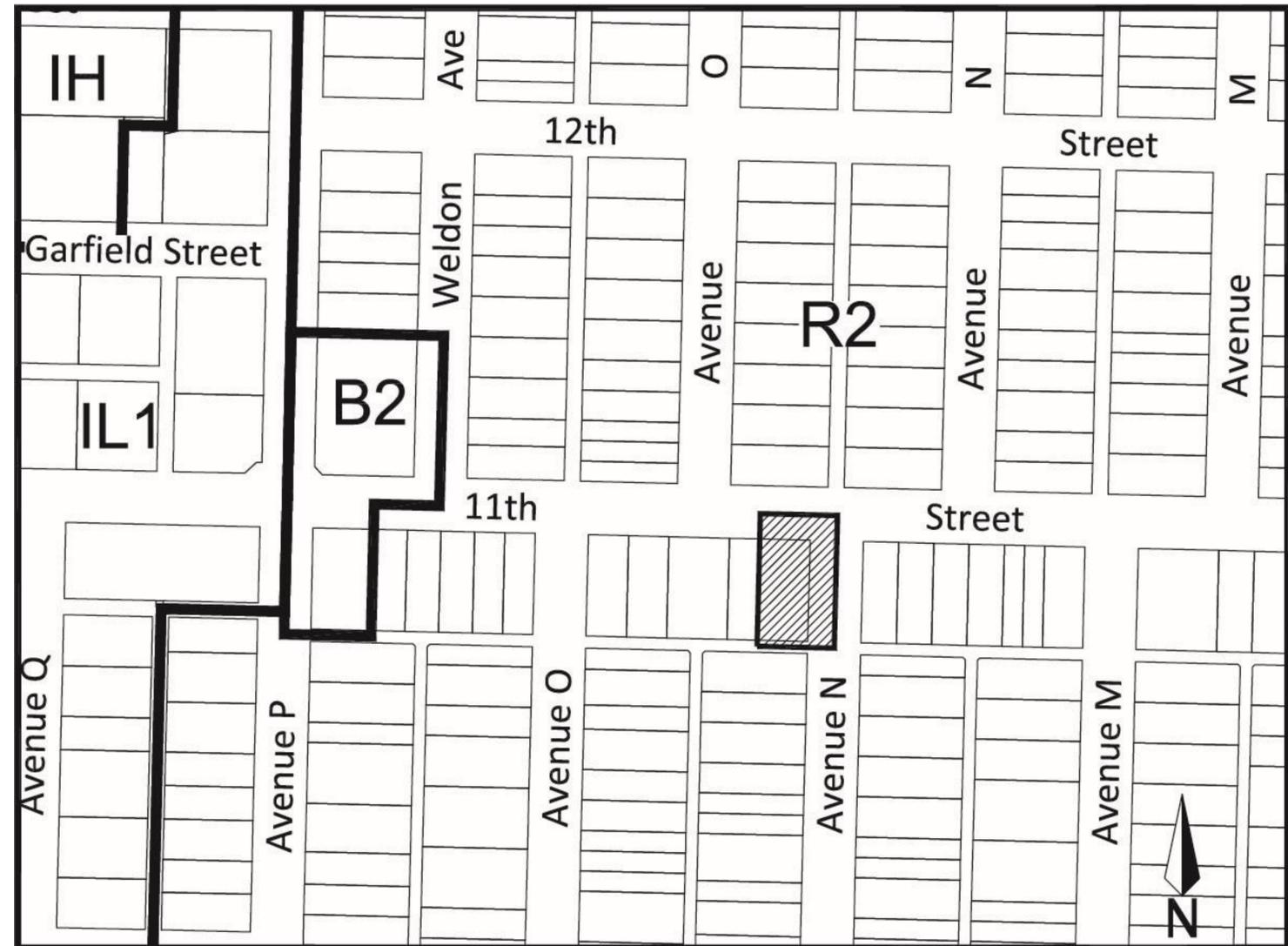
Zoning Bylaw Amendment

Current Zoning:

R2 – One and Two-Unit Residential District: the R2 Zoning District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses.

Proposed Zoning:

RM2 – Low/Medium Density Multiple-Unit Dwelling District: the RM2 Zoning District is to provide for a variety of residential developments in a low to medium density form as well as related community uses.



PROPOSED ZONING AMENDMENT

 From R2 to RM2

File No. RZ19-2023

City of Saskatoon Zoning Bylaw R2 – One and Two-Unit Residential District

Common Permitted Uses

- One, Two-unit and Semi-detached Dwellings
- Accessory Dwelling Units
- Residential Care Homes Type I and Residential Day cares
- Other complimentary community uses

Common Discretionary Uses

- Daycares and Preschools
- Residential Care Home Type II
- Private Schools

Development Standards

- Maximum Building Height of 11 – 8.5 metres depending on the proposed use.
- One, Two-unit and Semi-detached Dwellings:
 - Front yard setback of 6 metres
 - Rear yard setback of 7.5 metres (4.5 metres for corner sites)
 - Side yard setback of 0.75 metres
 - Maximum building height of 8.5 metres (Established Neighbourhood requirement)
- Parking as required by Section 6.0 of the Zoning Bylaw.
- On-Site Waste Spaces as required by Section 5.0 of the Zoning Bylaw.
- Landscaping as required by Section 7.0 of the Zoning Bylaw.

Please see the full list of R2 Permitted and Discretionary Uses and Development Standards using the QR Code.



City of Saskatoon Zoning Bylaw RM2 – Low/Medium Density Multiple-Unit Dwelling District

Common Permitted Uses

- All uses permitted in the R2 Zoning District
- Multiple-unit dwelling containing three to six units
- Multiple-unit dwellings containing seven or more dwelling units
- Other complimentary community uses

Common Discretionary Uses

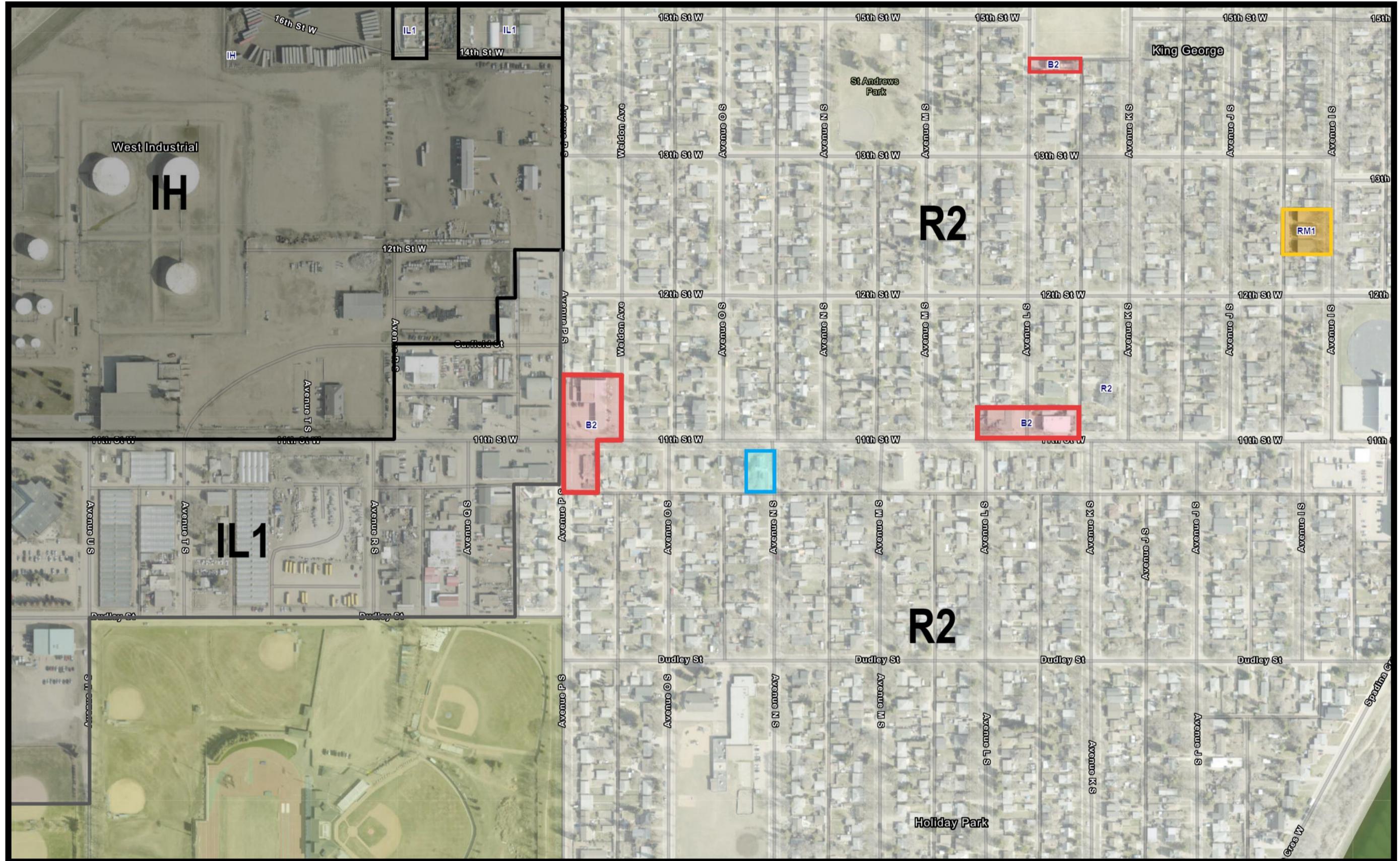
- Daycares and Preschools
- Residential Care Home Type II
- Private Schools

Development Standards

- Maximum Building Height of 11 – 8.5 metres depending on the proposed use.
- Multiple-unit dwellings:
 - Front yard setback of 6 metres
 - Rear yard setback of 6 metres
 - Side yard setback of 1.5 metres (3-6 units), or 3 metres (7 or more units)
 - Maximum building height of 10 metres
- Rear and Front yard setback of 6 metres.
- Parking as required by Section 6.0 of the Zoning Bylaw.
- On-Site Waste Spaces as required by Section 5.0 of the Zoning Bylaw.
- Landscaping as required by Section 7.0 of the Zoning Bylaw.

Please see the full list of RM2 Permitted and Discretionary Uses and Development Standards using the QR Code.





All mapping data is provided as a public service by the City of Saskatoon, however, the City makes no warranty, express or implied, as to the accuracy, merchantability or fitness of any mapping image.

For a complete list of the Terms of Use please refer to the following link: [Terms of Use](#)



Next Steps for Development Review Applications

Following the public engagement Development Review will prepare an Engagement Summary that will be uploaded to the Engage Page.

saskatoon.ca/engage/1401-11th-st-west



Comments are requested by 5:00 pm on June 6th, 2024. Please submit any comments or questions to robyn.rechenmacher@saskatoon.ca or call 306-986-2061.

Information on the future Municipal Planning Commission and Council Public Hearing dates will be shared on the Engage Page.

CORRIDOR PLANNING PROGRAM

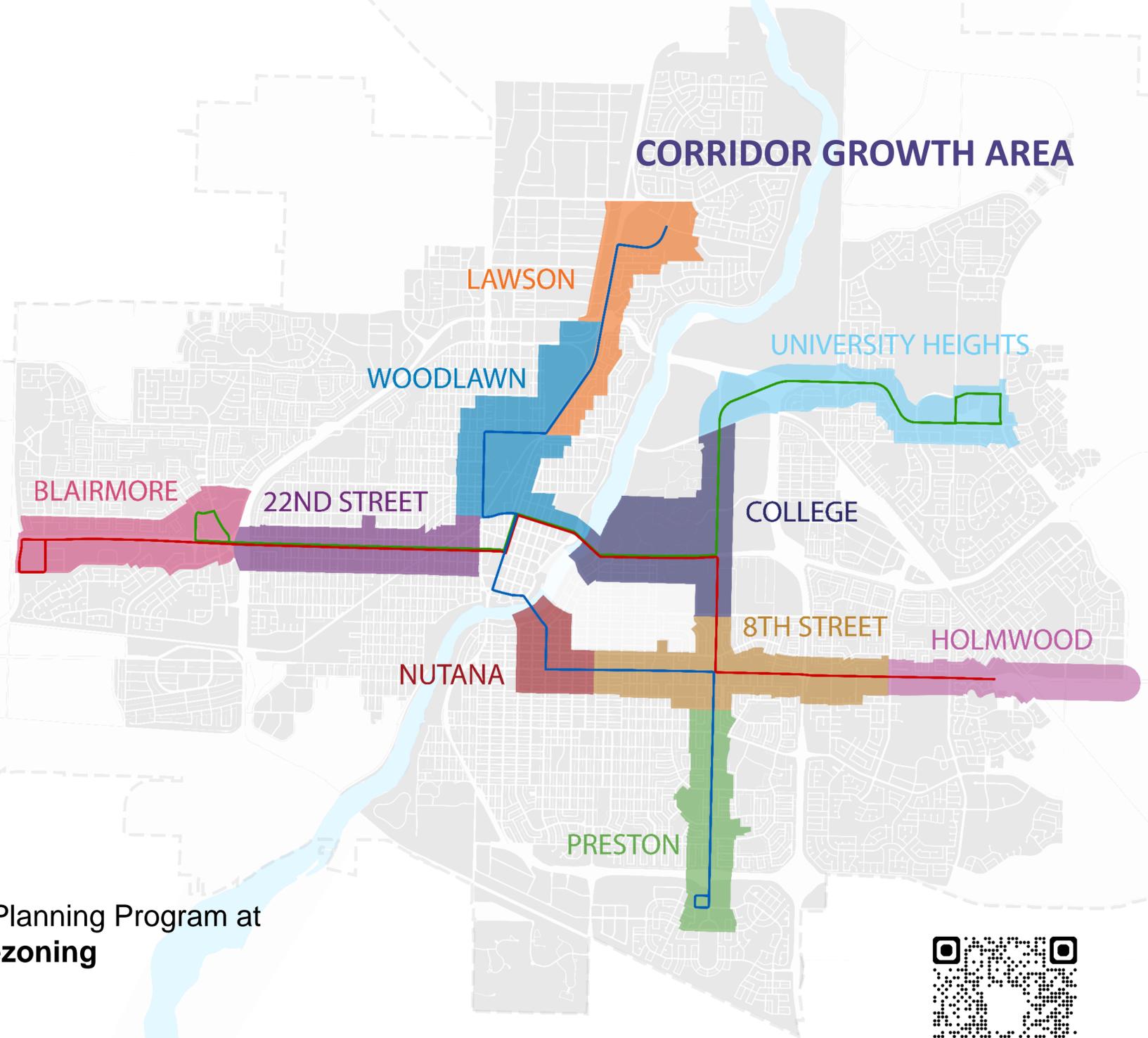
BACKGROUND

The goal of the Corridor Planning program is to transform major streets (corridors) across Saskatoon into places for people, by creating a framework for future development near these corridors, in the “**Corridor Growth Area.**”

This includes re-thinking how corridors are planned for the long term, like how the land is used, how public space is created and how buildings are designed.

Guided by various long-term plans including the Official Community Plan (2020), Corridor Transformation Plan (2020), and the Growth Plan to Half a Million (2016), City Council has directed that these Corridor Plan Areas need to be places where people can live, work and play, not just drive through.

Please review the latest updates for the Corridor Planning Program at [saskatoon.ca/engage/corridor-land-use-and-rezoning](https://www.saskatoon.ca/engage/corridor-land-use-and-rezoning)



THE HOUSING ACCELERATOR FUND (HAF)

The Housing Accelerator Fund supports municipalities in boosting housing supply by requiring municipalities to undertake transformational initiatives regarding local land use planning and development approvals.

To learn more about HAF or to sign up for updates, please visit saskatoon.ca/HAF

Proposed changes will be brought forward to City Council for consideration in June 2024 including:

- Permitting up to four dwelling units on all residential sites
- Permitting four storey residential development within 800m of a planned Bus Rapid Transit Station

Changes to remove minimum parking requirements city-wide are planned to be brought forward in July 2024.

The Housing Accelerator Fund seeks to:

- Respond to the increasing demand for housing
- Improve housing affordability
- Expand the diversity of housing options

