

Welcome!

Public Information Meeting Proposed Rezoning – 400 Block Clarence Avenue S

The City of Saskatoon is pleased to welcome you.

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.



Please sign in and take a comment sheet.

We also encourage you to share your questions and comments by phone or email:

Development.Services@Saskatoon.ca

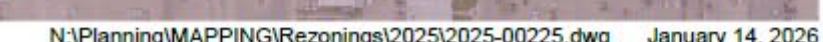
306-975-2645

The City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, 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.

400 Block Clarence Ave S





Application Summary

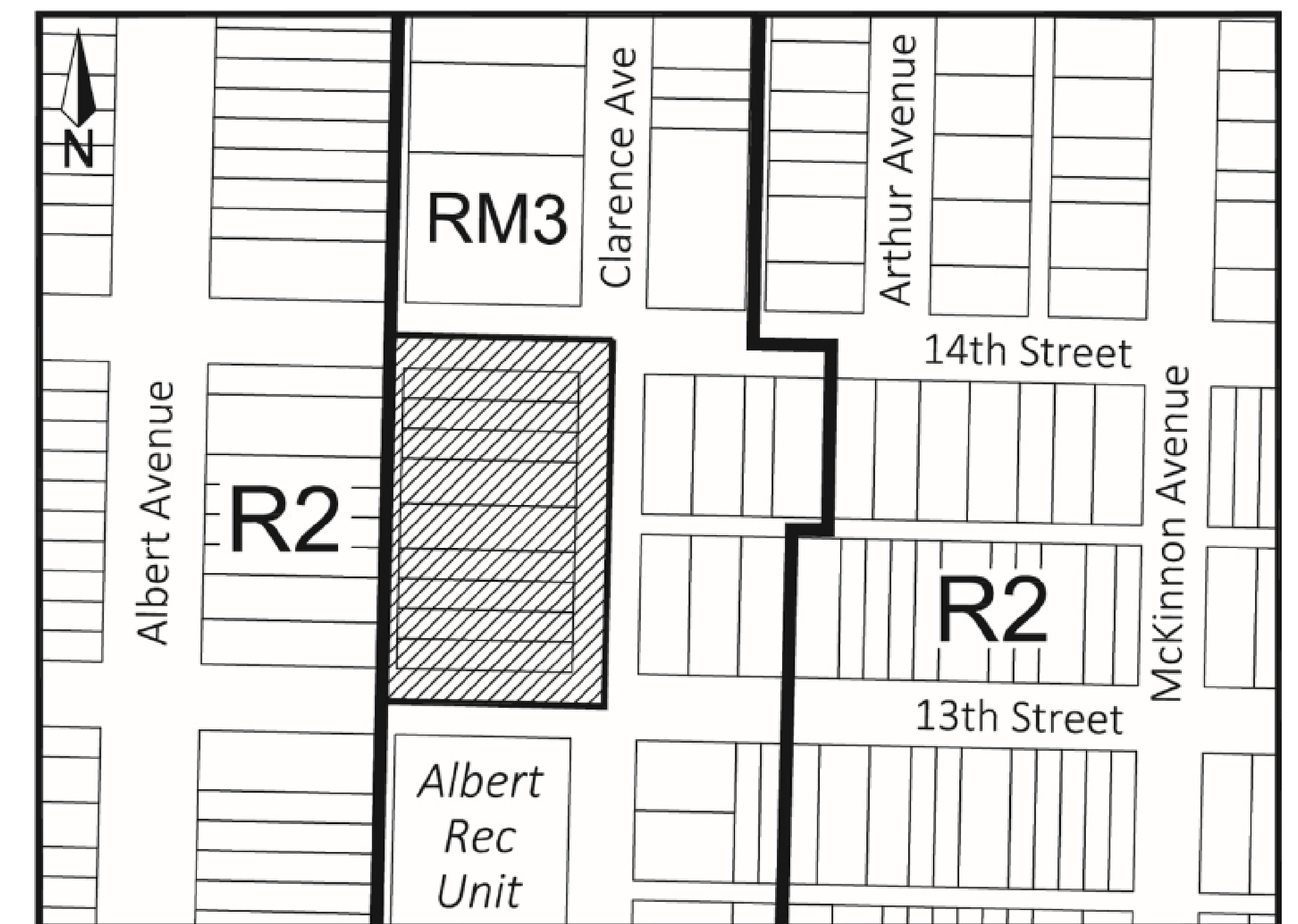
Location

402, 404, 406, 408, 410, 414, 416, 418, and 420 Clarence Ave S

Current Zoning

RM3 – Medium Density Multiple-Unit Dwelling District

- Provides for a variety of residential developments in a medium density form and community uses.
- Maximum building height of four storeys / 15 metres.
- There are currently nine one-unit dwellings on the subject land.



Proposed Zoning

RM3 – Medium Density Multiple-Unit Dwelling District subject to a Zoning Agreement

- Provides for a six storey / 21 metre multiple-unit dwelling with 163 dwelling units, 167 vehicle parking spaces, and 78 bicycle parking spaces.
- Agreement proposed to address items such as building height, amenity space, and parking.

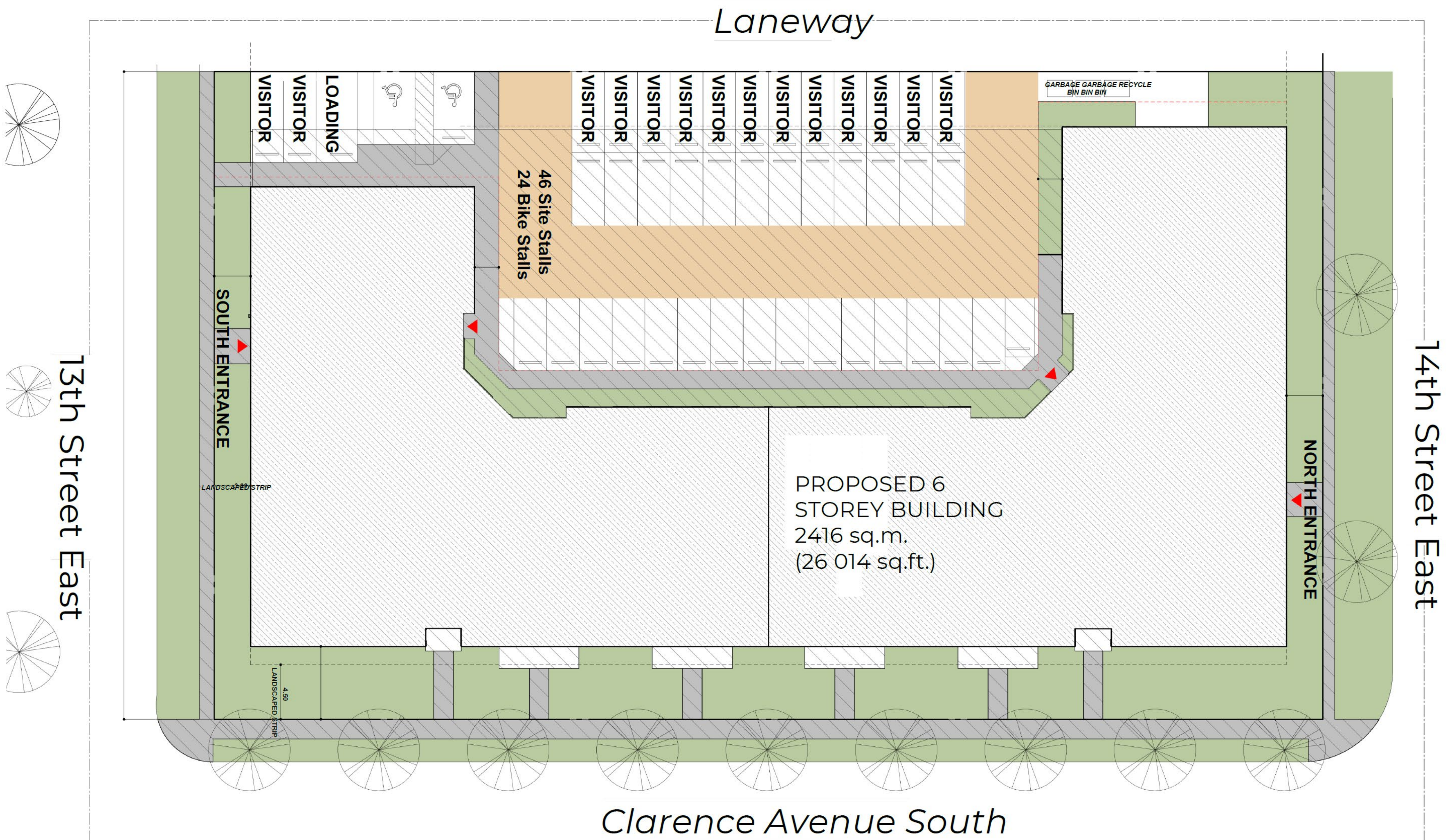
Zoning Comparison

Development Standard*	RM3 District	Proposed Zoning Agreement
Maximum Building Height	15 metres / 4 storeys	21 metres / 6 storeys
Maximum Site Coverage	60%	50%
Minimum Front Yard Setback	6 metres	6 metres
Minimum Side Yard Setback	1.5 metres	3 metres
Minimum Rear Yard Setback	4.5 metres	4.5 metres
Required Vehicle Parking	4 accessible spaces 16 visitor spaces 1 loading space	167 spaces, including 4 accessible spaces 14 visitor spaces 1 loading space
Required Bicycle Parking	8 short-term spaces 82 long-term spaces	78 spaces
Landscaping Strip	Front: 4.5 metres Side: 1.5 metres	Front: 4.5 metres Side: 3 metres
Amenity Space	9 square metres per unit	5 square metres per unit

* Partial list of Development Standards for multiple-unit dwellings



Proposed Site Plan

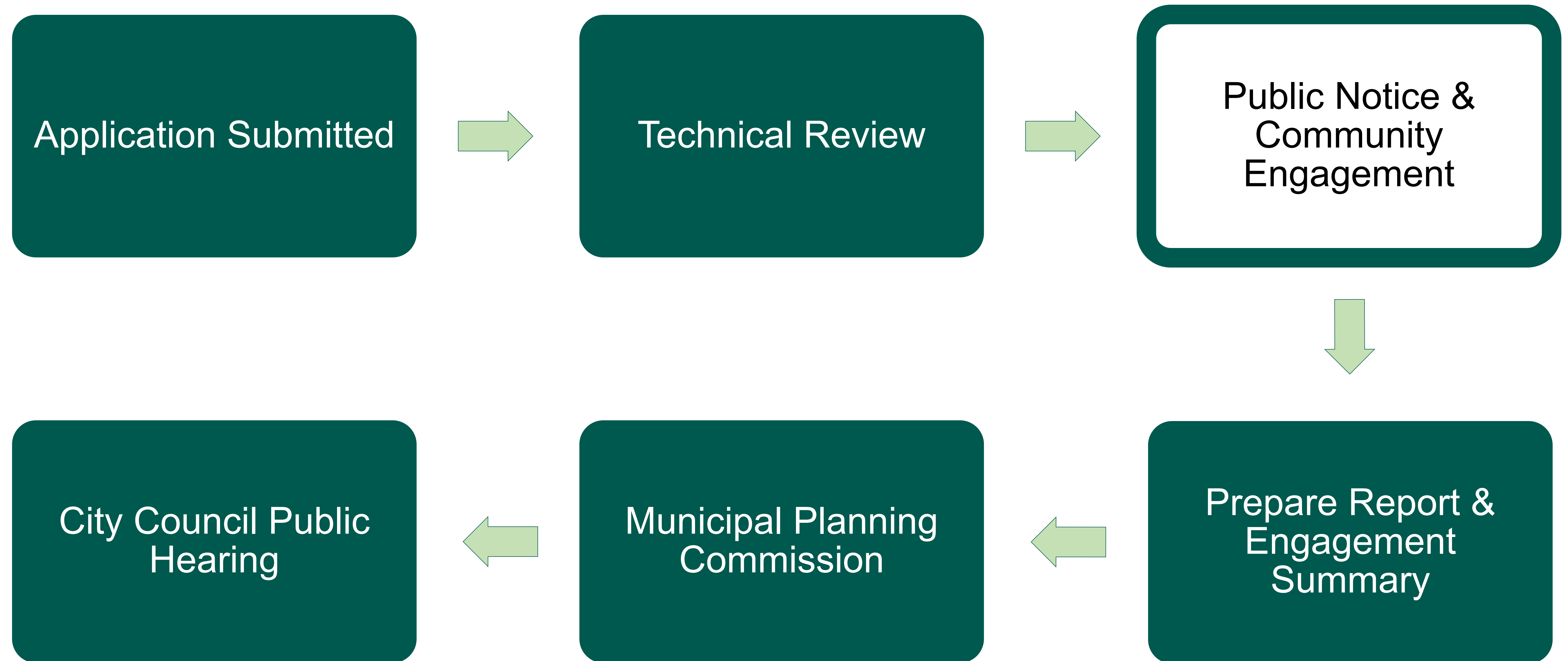




Background

- All property in the City of Saskatoon is assigned a zoning designation under Zoning Bylaw No. 9900. Within each zone, different land uses are either permitted, discretionary, or prohibited and are subject to certain development standards.
- Applications to change the zoning of a property are evaluated on a case-by-case basis where both the subject site and the surrounding neighbourhood are considered in the review.
- In some instances, a regulatory tool called a Zoning Agreement is used when a specific development is proposed as part of a rezoning application.
- A Zoning Agreement is a binding legal agreement that, if approved by City Council, is tied to the land and ensures that only the proposal put forward by the applicant can be constructed on the property. The Agreement may specify permitted uses of the land and standards respecting building form, site layout, and other considerations.

Application Process



Next Steps

Feedback is requested by Tuesday, February 17, 2026

- Questions and comments can be submitted to Development.Services@Saskatoon.ca or 306-975-2645
- Following public engagement, Planning and Development will prepare an engagement summary and report to be provided to City Council
- Application information is available at saskatoon.ca/engage/400-block-clarence-ave-s

