

ZONING NOTICE

GROSVENOR PARK, CASWELL HILL, VARSITY VIEW, NUTANA PARK, NUTANA NEIGHBOURHOODS

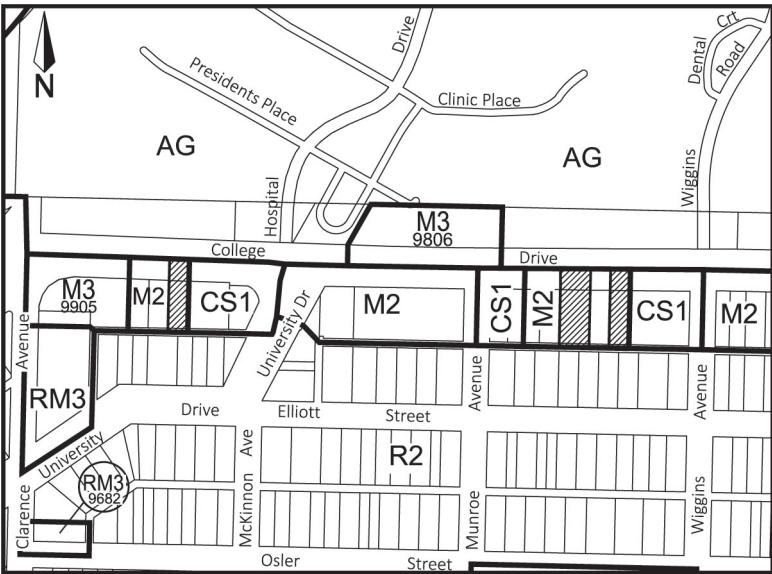
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. #10115, THE ZONING AMENDMENT BYLAW, 2025 (NO. 25)

Saskatoon City Council will consider an amendment to Bylaw No. 9990, Zoning Bylaw, 2024 proposed by City of Saskatoon - Planning and Development Department to rezone 13 sites across 5 neighbourhoods by way of Bylaw No. #10115, The Zoning Amendment Bylaw, 2025 (No. 25).

1026, 1220 and 1226 College Drive in the Varsity View neighbourhood are proposed to be rezoned from M2 - Community Institutional Service District to CS1 - Corridor Station Mixed-Use 1 District.

LEGAL DESCRIPTION

- Lot 35-36, Block 14, Plan F5527
- Lot 45, Block 35, Plan 101356286
- Lot 28-30, Block 35, Plan F5527
- Lot 33-34, Block 35, Plan F5527



PROPOSED ZONING AMENDMENT

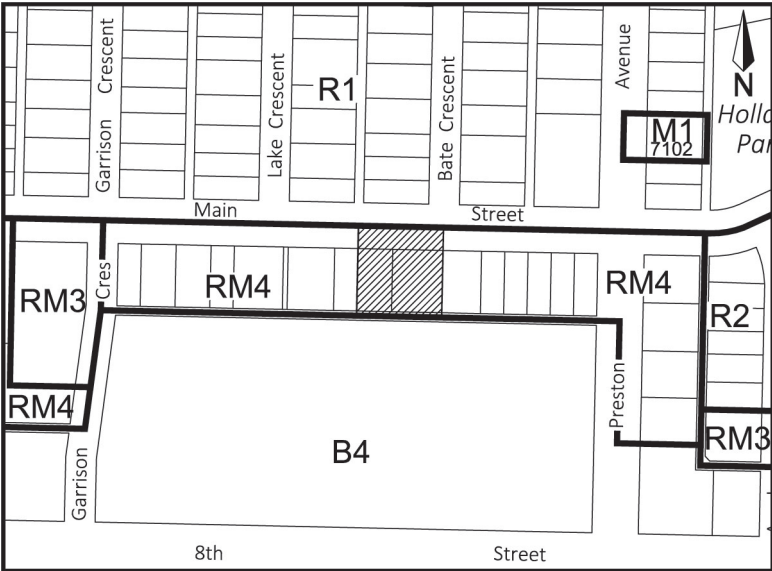
 From M2 to CS1

File No. RZ24-2025


2010 and 2012 Main Street in the Grosvenor Park neighbourhood is proposed to be rezoned from RM4 - Medium/High Density Multiple-Unit Dwelling District to CM1 - Corridor Mixed-Use 1 District.

LEGAL DESCRIPTION

- Lot 15, Block 194, Plan 101409814
- Lot 10, Block 194, Plan G779
- Lot 14, Block 194, Plan 101409836



PROPOSED ZONING AMENDMENT

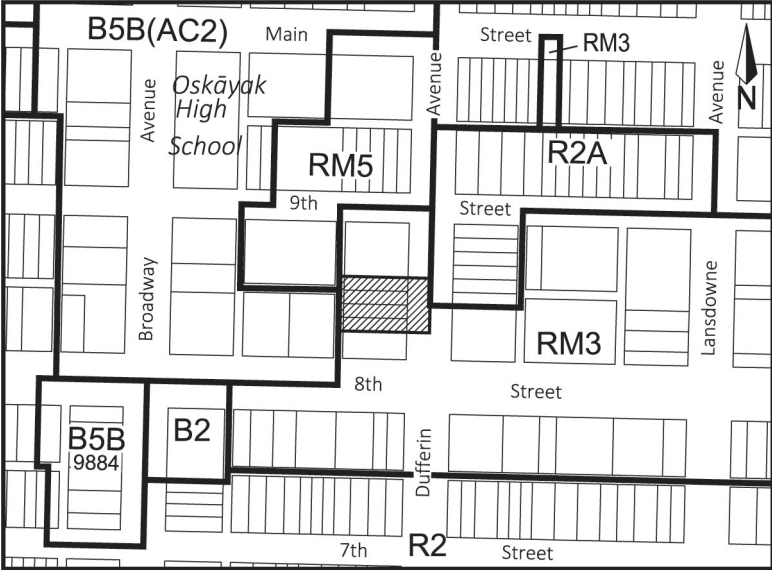
 From RM4 to CM1

File No. RZ24-2025


1010, 1012, 1014 and 1016 Dufferin Avenue in the Nutana neighbourhood is proposed to be rezoned from RM3 - Medium Density Multiple-Unit Dwelling District to CM1 - Corridor Mixed-Use 1 District.

LEGAL DESCRIPTION

- Lot 23-26, Block 80, Plan B1858



PROPOSED ZONING AMENDMENT

 From RM3 to CM1

File No. RZ24-2025

REASON FOR THE AMENDMENT – The proposed amendments support the City of Saskatoon’s goal to increase housing supply near the Link (Rapid Transit) system by enabling new infill opportunities in established neighbourhoods. Rezoning to the CS1 and CM1 Corridor Districts will allow for mixed-use residential development with maximum heights of 27 metres and 22 metres, respectively, while also accommodating a broader range of commercial uses at street level.

INFORMATION – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, 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
Phone: 306-986-1663 (Pamela Brotzel)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, October 29, 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.

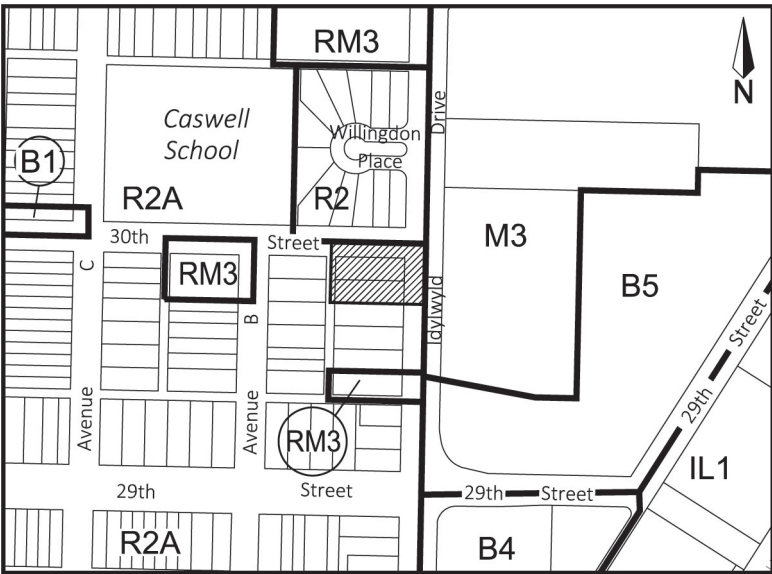
All submissions received by the City Clerk by **5:00 p.m. on Monday, October 27, 2025** will be forwarded to City Council.

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.

827 and 833 Idylwyld Drive North in the Caswell Hill neighbourhood is proposed to be rezoned from R2A - Low Density Residential Infill District to CM1 - Corridor Mixed-Use 1 District.

LEGAL DESCRIPTION

- Lot 1 & 2, Block 7, Plan G4296



PROPOSED ZONING AMENDMENT

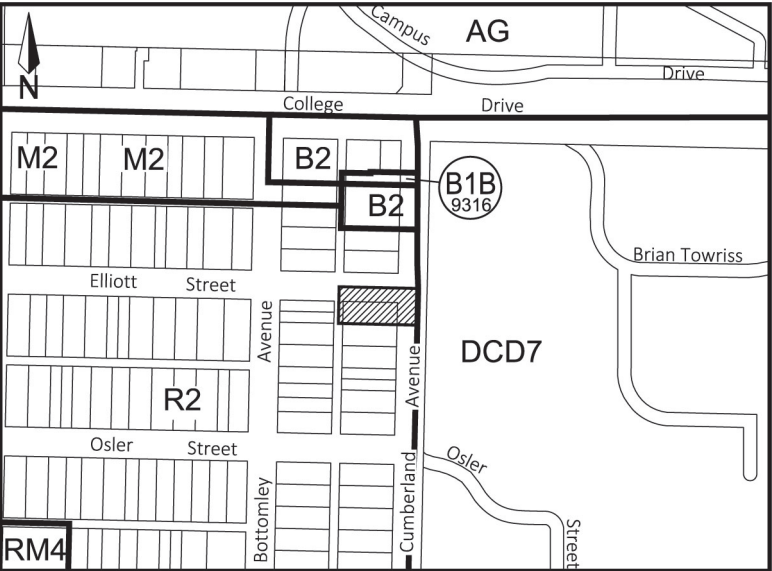
 From R2A to CM1

File No. RZ24-2025


324 Cumberland Avenue North in the Varsity View neighbourhood are proposed to be rezoned from R2 - Low Density Residential District 2 to CM1 - Corridor Mixed-Use 1 District.

LEGAL DESCRIPTION

- Lot 1 & 2, Block 12, Plan G194



PROPOSED ZONING AMENDMENT

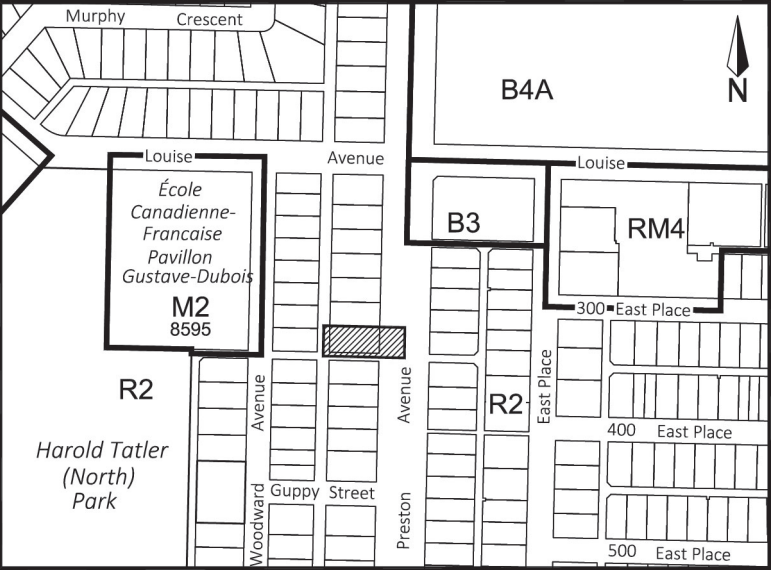
 From R2 to CM1

File No. RZ24-2025

2414 Preston Avenue South in the Nutana Park neighbourhood are proposed to be rezoned from R2 - Low Density Residential District 2 to CM1 - Corridor Mixed-Use 1 District.

LEGAL DESCRIPTION

- Lot 18, Block 359, Plan 59S06254



PROPOSED ZONING AMENDMENT

 From R2 to CM1

File No. RZ4-2025