

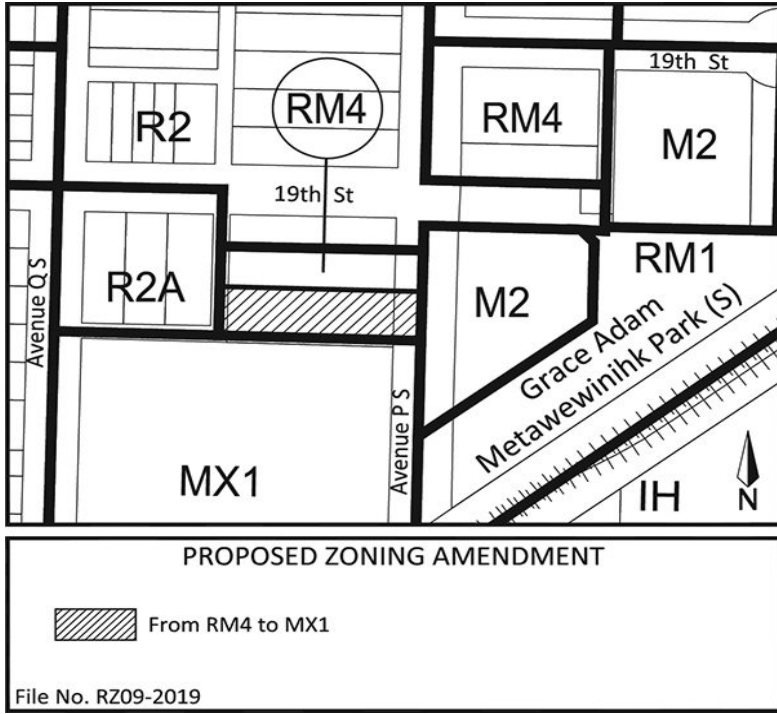
ZONING NOTICE

PLEASANT HILL NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9687

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Stewart Properties to rezone the site located at 411 Avenue P South in the Pleasant Hill neighbourhood. By way of Bylaw No. 9687, The Zoning Amendment Bylaw, 2020 (No. 4), subject lands are proposed to be rezoned from RM4 – Medium/High Density Dwelling District to MX1 – Mixed Use District 1.

LEGAL DESCRIPTION – Lots 10 & 11, Block 4, Plan No. G3978, and Lot 12, Block 4, Plan No. A2086.



REASON FOR THE AMENDMENT – The proposed rezoning would facilitate the development of office uses and dwelling units in the existing multiple unit dwelling. Additional uses prescribed by the MX1 District may also be considered subject to applicable processes and reviews.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His 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 **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

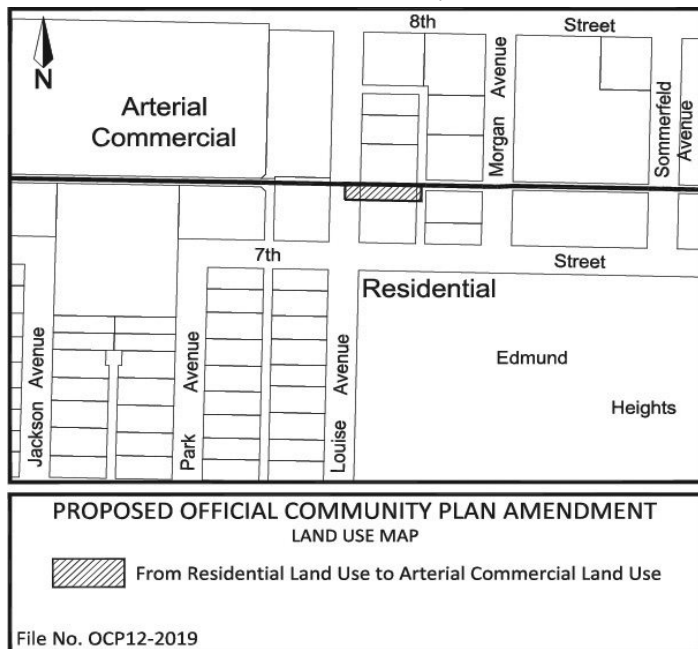
OFFICIAL COMMUNITY PLAN NOTICE

EASTVIEW NEIGHBOURHOOD

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT – BYLAW NO. 9688

Saskatoon City Council will consider an amendment to Bylaw No. 8769, the Official Community Plan Bylaw, proposed by Con-tech General Contractors Ltd. to amend the land use designation of the site located at 1125 Louise Avenue in the Eastview neighbourhood. By way of Bylaw No. 9688, The Official Community Plan Amendment Bylaw, 2020 (No. 2), lands currently designated as Residential are proposed to be designated Arterial Commercial.

LEGAL DESCRIPTION – Lot 29, Block 2, Plan No. G127 and part of Lot 30, Block 2, Plan No. G127.



REASON FOR THE AMENDMENT – Currently, the site is designated part Arterial Commercial and part Residential on the Official Community Plan Land Use Map. The proposed amendment would create an alignment of the land use designation with the existing property line and apply consistent land uses to the whole site.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan and Official Community Plan Land Use Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His 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 **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

PUBLIC NOTICE

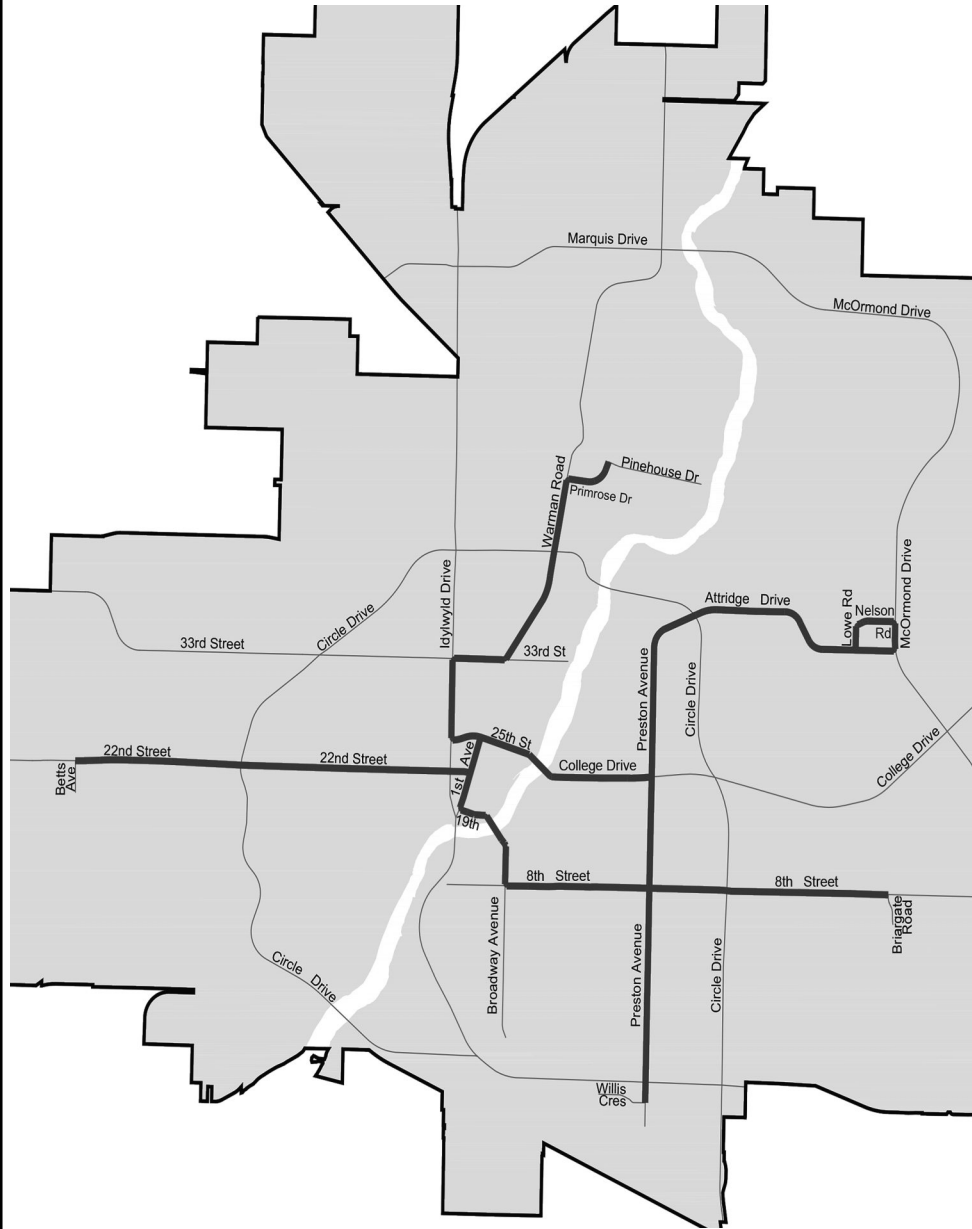
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9685

Saskatoon City Council will consider an amendment to Bylaw No. 8770, the Zoning Bylaw. By way of Bylaw No. 9685, The Zoning Amendment Bylaw, 2020 (No. 3), the minimum amount of on-site parking required for multiple-unit dwellings located along high-frequency transit corridors is proposed to be reduced.

The current minimum parking requirement for multiple-unit dwellings ranges from 1 to 1.5 spaces per dwelling unit, depending on the zoning district. The proposed amendment would reduce the minimum requirement to 0.9 spaces per dwelling unit and 0.75 spaces per small dwelling unit (a small dwelling unit is 56 m² / 600 sq. ft. or smaller).

No changes are proposed to the minimum amount of visitor parking required on a site for multiple-unit dwellings (0.125 spaces per dwelling unit, or 1 space per 8 dwelling units).

The proposed amendment applies only to multiple-unit dwellings on properties located directly adjacent to identified high-frequency transit corridors. The high frequency transit routes are shown on the map below.



Proposed Changes to Multiple-Unit Dwelling (MUD) Minimum On-Site Parking Requirements Along High-Frequency Transit Corridors

Zoning Districts Permitting MUDs	Existing Minimum Parking Requirements	Proposed Minimum Parking Requirements
RM2 RM3 RM4 RM5	1.5 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 56 m ² or less	0.75 spaces per dwelling unit with a floor area of 56 m ² or less, plus 0.125 visitor spaces per dwelling unit and 0.9 spaces per dwelling unit with a floor area greater than 56 m ² , plus 0.125 visitor spaces per dwelling unit
M2 M3 B4A (discretionary)	1.5 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 50 m ² or less	
B4MX	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit	
B5	1.25 spaces per dwelling unit, plus 0.125 visitor spaces per dwelling unit; 1 space per dwelling unit with a floor area of 50 m ² or less	
B5C R2A (discretionary) RM1	1 space per dwelling unit	
MX1 B5B B1B B2	1 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit	
M4	1 space per 2 dwelling units	No change proposed
B6	No parking required	

REASON FOR THE AMENDMENT – The proposed amendment supports an implementation priority of the Growth Plan to Half a Million and the Corridor Planning Program by encouraging transit-oriented development along high-frequency corridors.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw or the Zoning Bylaw may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-986-3668 (Lee Smith)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment and all persons who are present at the City Council meeting and wish to speak on **Monday, March 23, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His 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 **10:00 a.m. on March 23, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.