



Welcome!

Public Information Meeting Proposed Rezoning – 702 & 706 Victoria Avenue

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

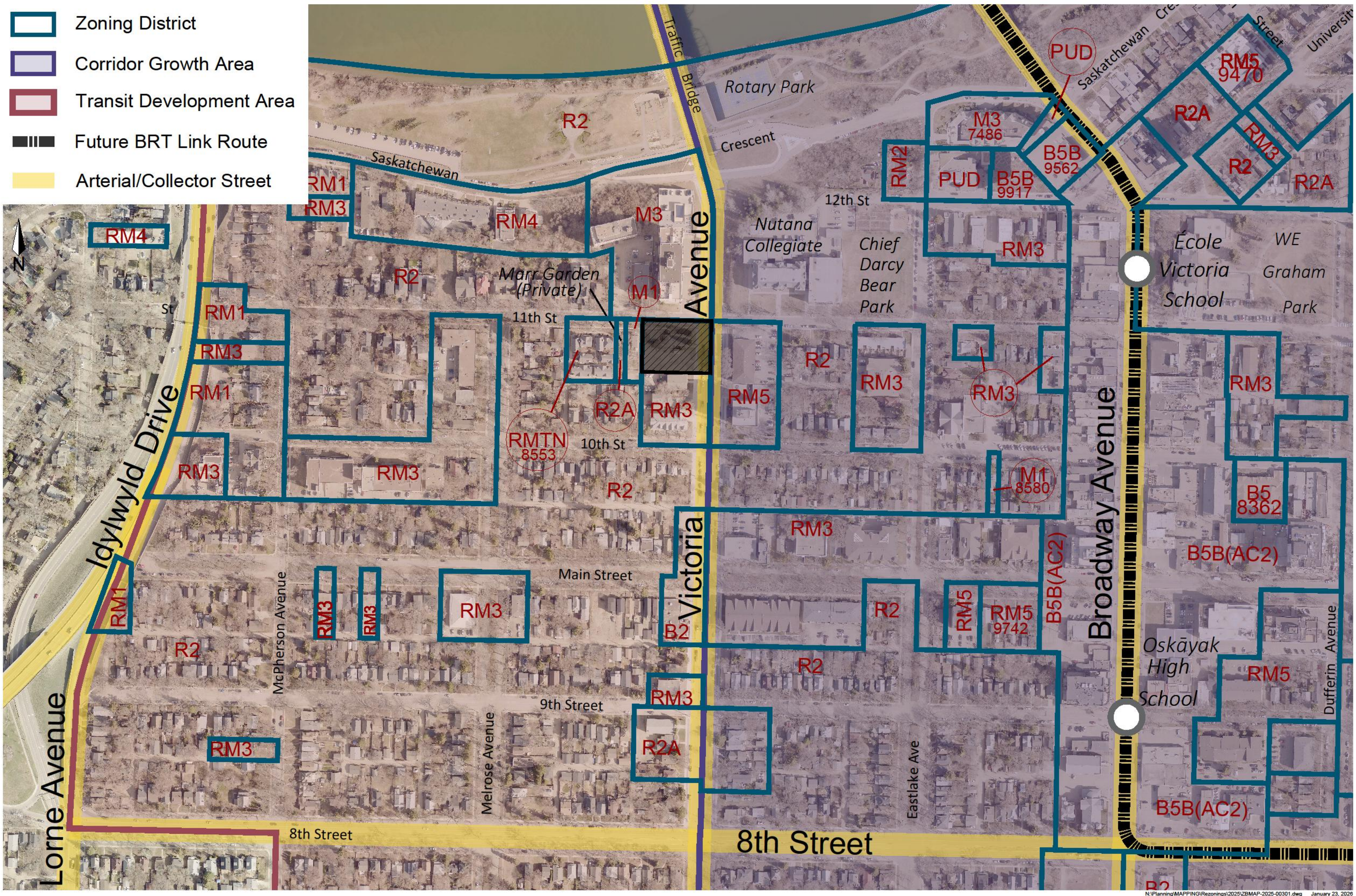
306-975-2645

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.



-  Zoning District
-  Corridor Growth Area
-  Transit Development Area
-  Future BRT Link Route
-  Arterial/Collector Street



Rezoning Application Summary

Location

702 & 706 Victoria Avenue

Current Zoning

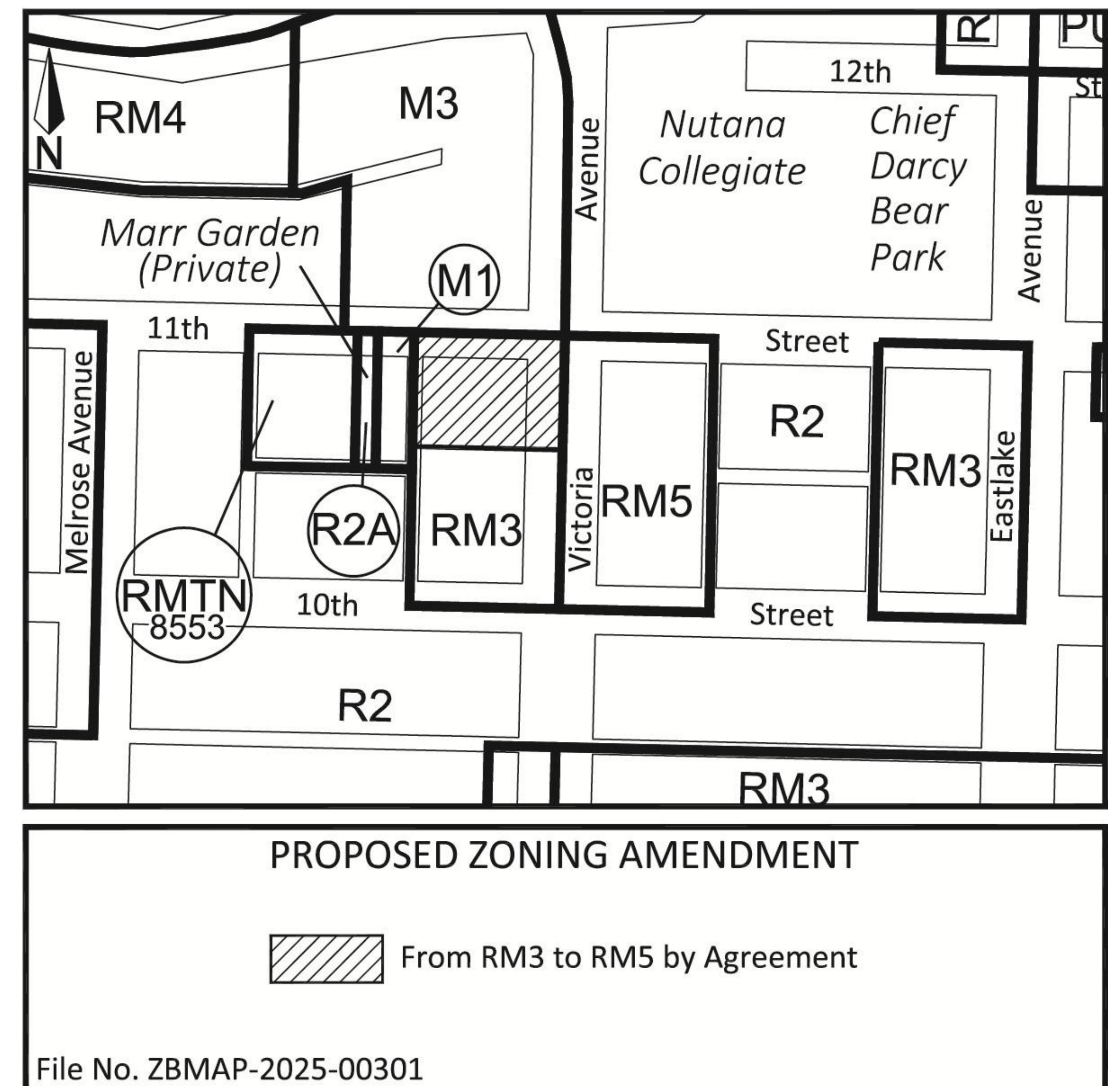
RM3 – Medium Density Multiple-Unit Dwelling District

- Provides for a variety of residential developments in a medium density form and community uses.
- Maximum building height of four storeys / 15 metres.

Proposed Zoning

RM5 – High Density Multiple-Unit Dwelling District, subject to a Zoning Agreement

- Accommodates a six storey / 23 metre multiple-unit dwelling.
- Zoning Agreement would establish site-specific regulations for how the property can be developed and used.

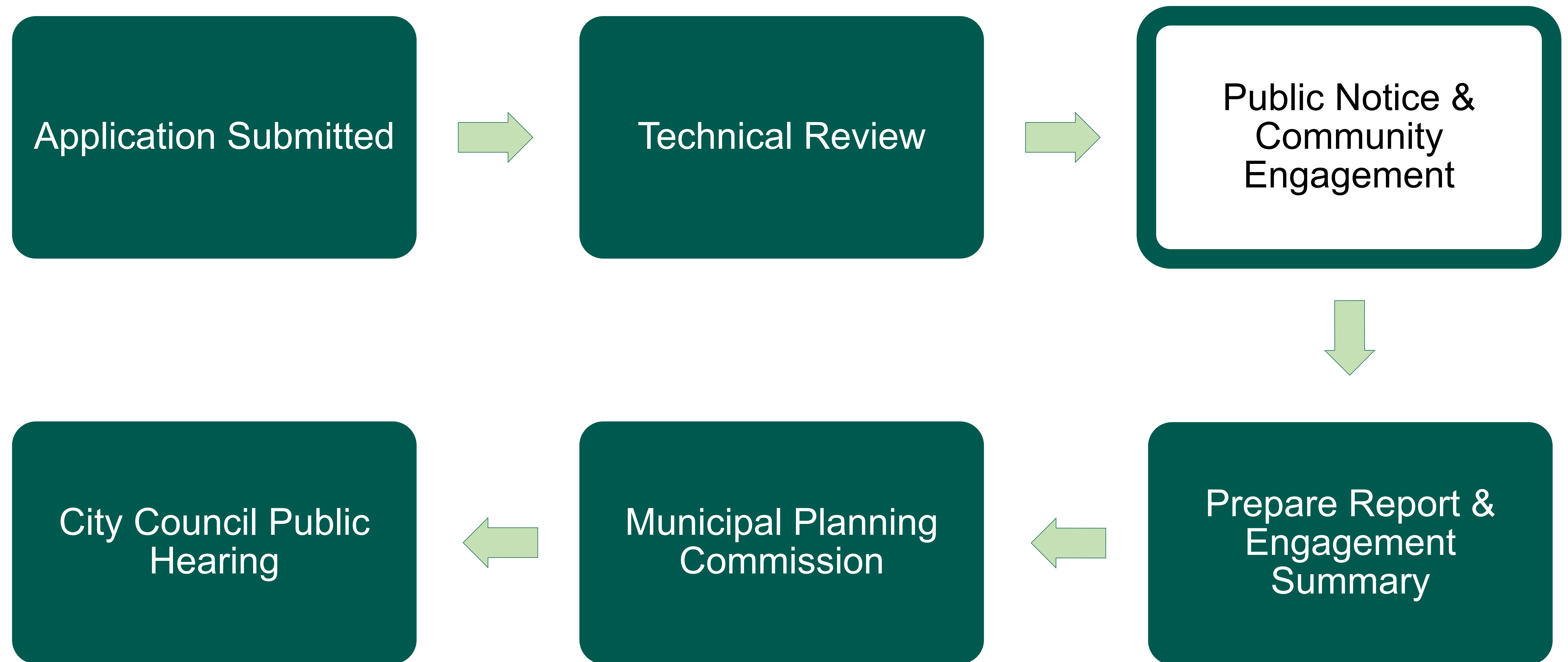




Background

- 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 10, 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, with a recommendation on the application.
- Application information is available at: saskatoon.ca/engage/702-706-victoria-avenue

