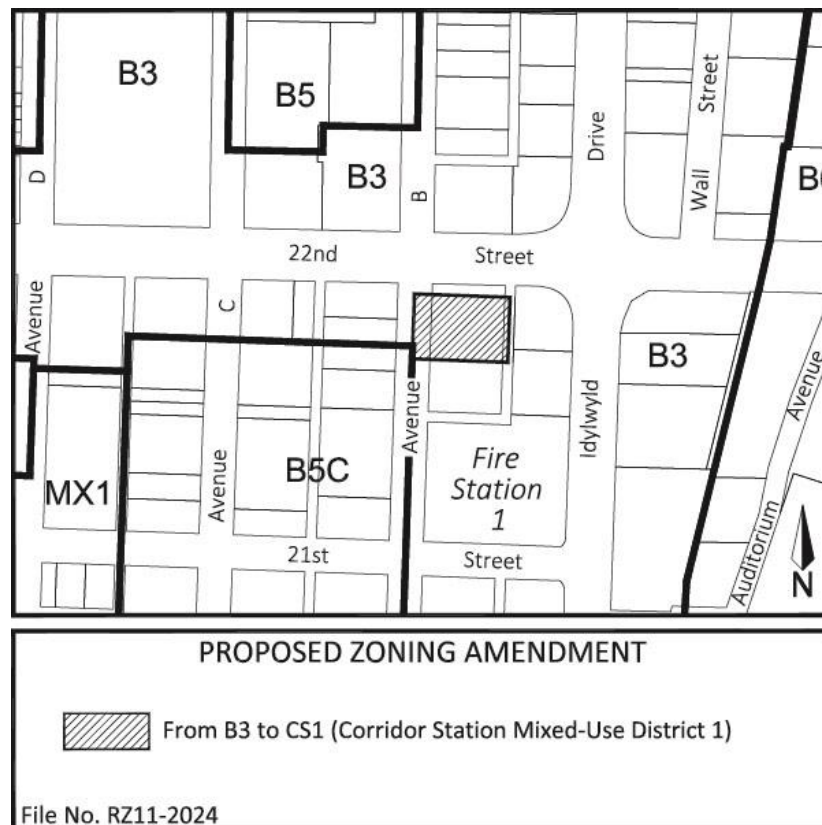


Proposed Zoning Bylaw Amendment – 106 Ave B South

106 Avenue B South within the Riversdale neighbourhood will be considered by City Council for proposed rezoning to CS1 - Corridor Station Mixed-Use 1 District. The proposed rezoning aligns with proposed Corridor Land Use plans which were shared with community and public stakeholders over the past several months.

Proposed Rezoning

The site is currently zoned B3 - Medium Density Arterial Commercial District. The proposed rezoning to the CS1 - Corridor Station Mixed-Use 1 District would facilitate redevelopment for approximately three-to-six storey mixed-use development along a major transportation corridor near key transit station locations in the Corridor Growth Area. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. It encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses. A location map outlining the subject area is below.



What is a Rezoning?

All property in the City of Saskatoon is assigned a zoning designation under the Zoning Bylaw No. 8770, 2009. Specific land uses are permitted, prohibited or discretionary within each zoning designation.

Applications to change the zoning designation of a property may be considered through a rezoning process, which includes review by City Administration and engagement with the surrounding neighbourhood. All rezoning applications require a decision by City Council at a Public Hearing upon the conclusion of the process.

Rezoning applications are evaluated on a case-by-case basis where both the subject site and the surrounding neighbourhood are considered in the review.

Next Steps

Questions and comments on this proposal are invited at this time – see contact information below.

Following this notice, Planning and Development will prepare a report that includes a recommendation on the rezoning application. The proposal will be presented to the Municipal Planning Commission for feedback on Tuesday, June 25, 2024.

The final decision to approve or deny a rezoning application rests with City Council, who will consider the report and recommendation at a Public Hearing on Wednesday, July 31, 2024 at 6:00 PM. Any member of the public is welcome to provide a written submission or address City Council in person, regarding the rezoning application at the Public Hearing.

Questions and Comments

If you have any questions or wish to provide written comments to the Planning and Development Department regarding this application, please contact:

Pamela Brotzel by phone at 306.986.1663 or by email at pamela.brotzel@saskatoon.ca by **5:00 PM on Monday, June 3, 2024.**

The information contained in this notice may also be found on the City of Saskatoon website at saskatoon.ca/engage/station-mixed-use-rezoning

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File No. Z11/24

