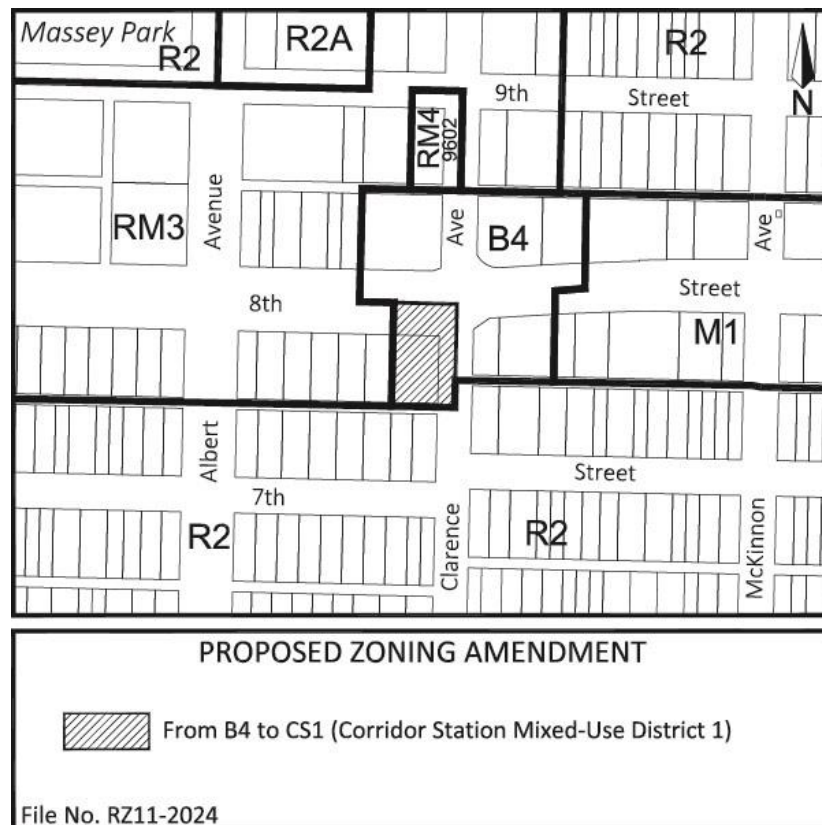


## Proposed Zoning Bylaw Amendment – 928 8th Street East

928 8th Street East within the Haultain 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 B4 - Arterial and Suburban 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](mailto: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](https://saskatoon.ca/engage/station-mixed-use-rezoning)**

Please note that our Engage Pages no longer support Microsoft Internet Explorer 11 (IE11); we recommend the use of an alternate browser, such as Google Chrome, Microsoft Edge, or Safari.

File No. Z11/24

