



Welcome!

Public Information Meeting Proposed Rezoning – 204 5th Avenue North

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.



ENGAGE



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.

Location

204 5th Avenue North

Current Zoning

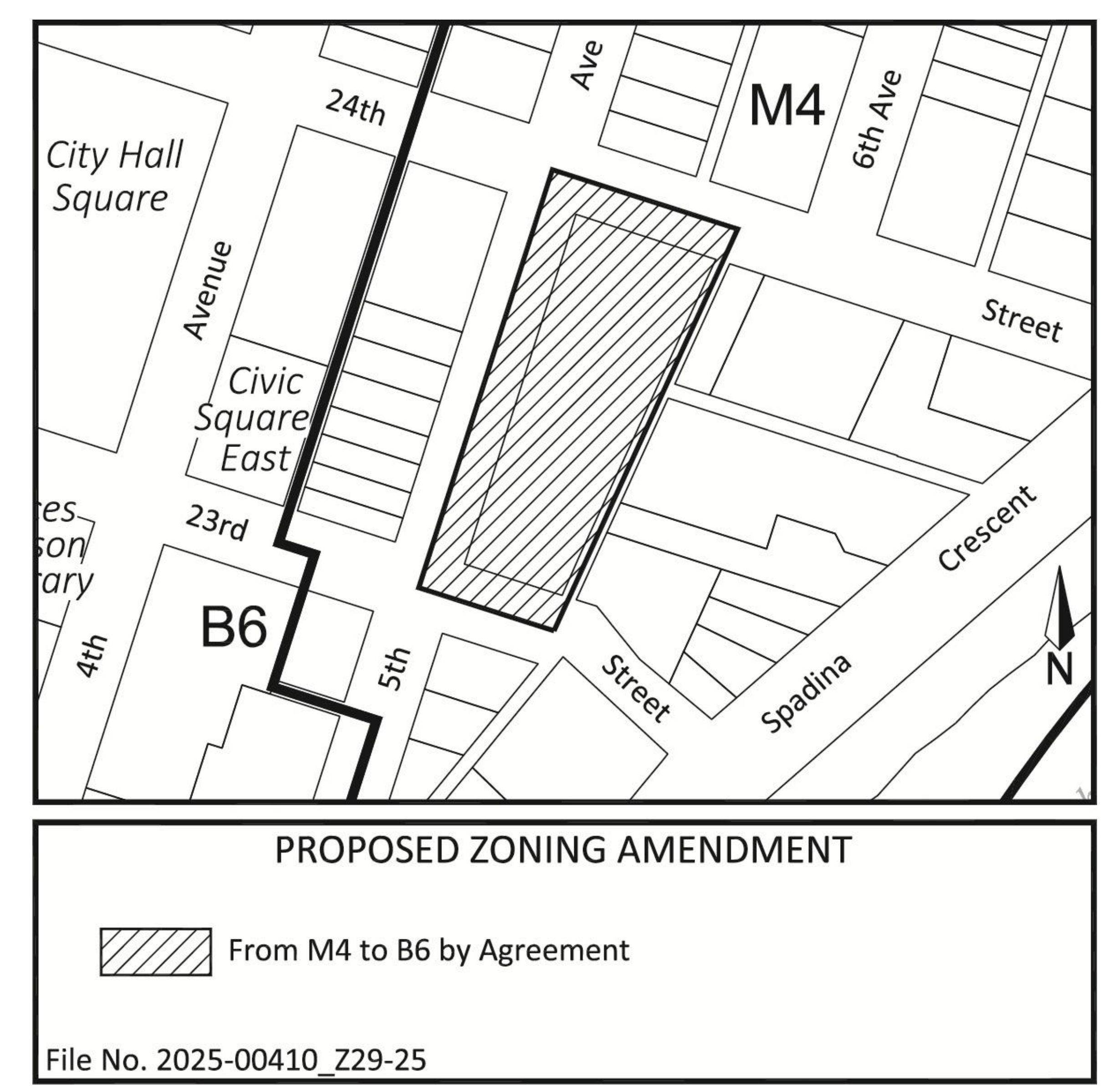
M4 – Core Area Institutional Service District

- Provides for a wide range of institutional, office and community activities, as well as high density residential uses in the Downtown
- Retail stores not permitted

Proposed Zoning

B6 – Downtown Commercial District, subject to a Zoning Agreement

- Accommodate a mixed-used development with variations from the M4 regulations, including:
 - Permitting the “retail store” land use
 - Increasing the development density permitted on the site
 - Adjustments to side and rear building setbacks
- Zoning Agreement would establish site-specific regulations for how the property can be developed and used

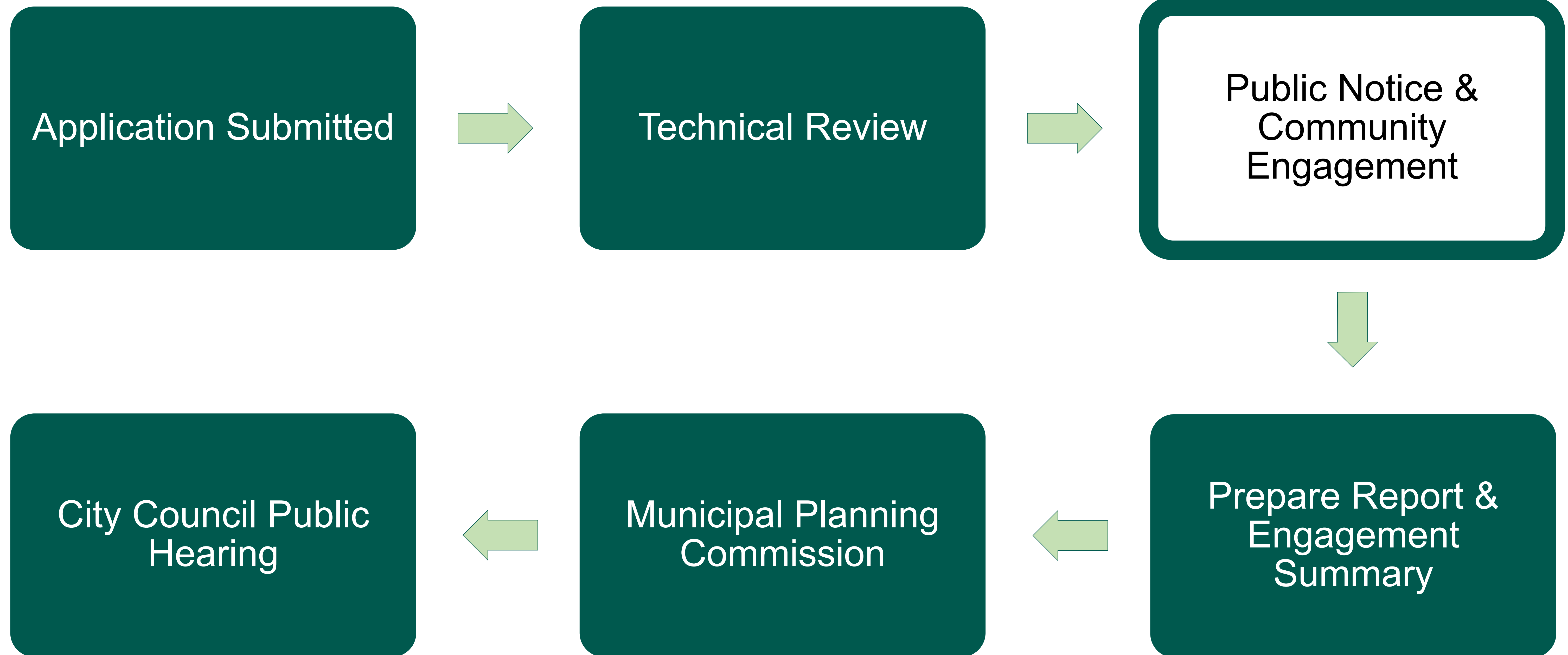




- All property in the City of Saskatoon is assigned a zoning designation under Zoning Bylaw No. 9900. Within each zone, different land uses are either permitted, discretionary, or prohibited and are subject to certain development standards.
- Applications to change the zoning of a property are evaluated on a case-by-case basis where both the subject site and the surrounding neighbourhood are considered in the review.
- In some instances, a Zoning Agreement is used when a specific development is proposed as part of a rezoning application.
- A Zoning Agreement is a regulatory tool used to address a specific development proposal and may address the use of land, buildings, form of development, site layout and general external design.



Application Process





Feedback is requested by Friday, May 22, 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/204-5th-avenue-north

