

**Proposed Rezoning
2401 Broadway Ave
Public Information Meeting**

Welcome!

Join us to learn more about the Proposed Rezoning for 2401 Broadway Ave.

The City of Saskatoon is pleased to welcome you to the Public Information Meeting for the proposed rezoning for 2401 Broadway Ave.

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



Public Information Meeting

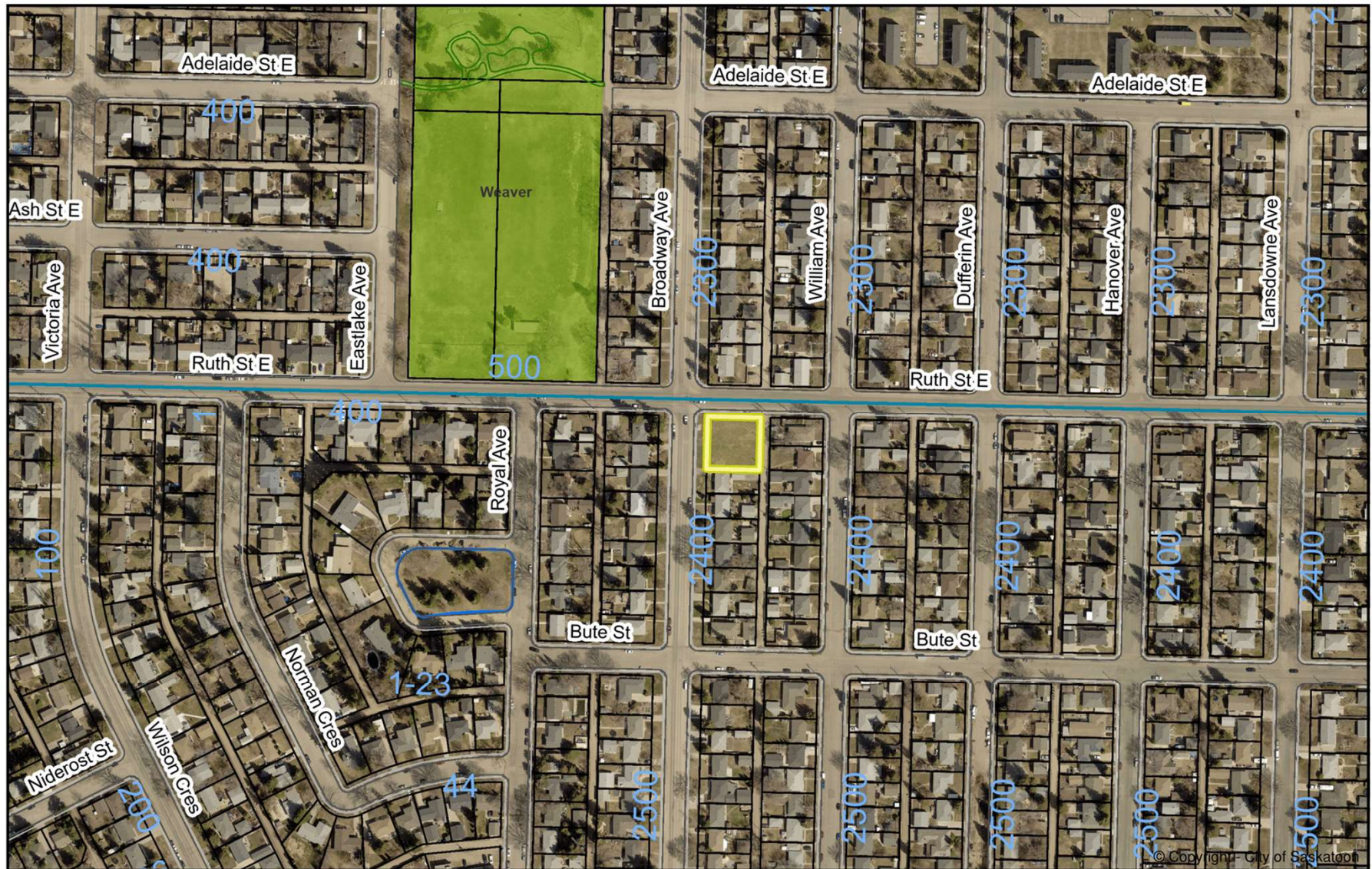
Please sign-in and take a comment sheet.

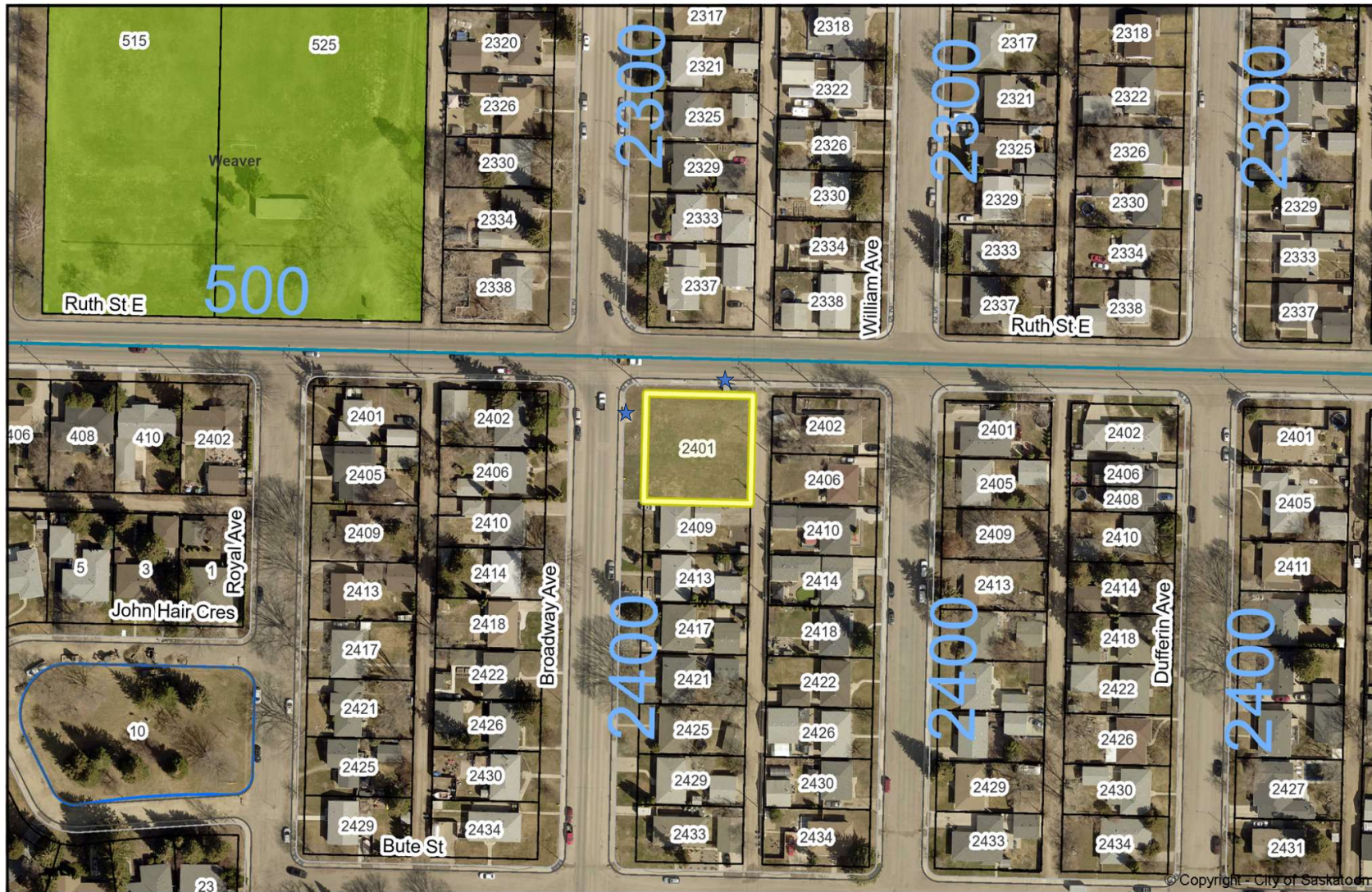
We encourage you to share your feedback, concerns and ideas.

Comments may also be submitted via email to city.planning@Saskatoon.ca or call 306-975-2645 until the City Council Public Hearing.

City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, healthy 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.





All mapping data is provided as a public service by the City of Saskatoon, however, the City makes no warranty, express or implied, as to the accuracy, merchantability or fitness of any mapping image.

For a complete list of the Terms of Use please refer to the following link: [Terms of Use](#)

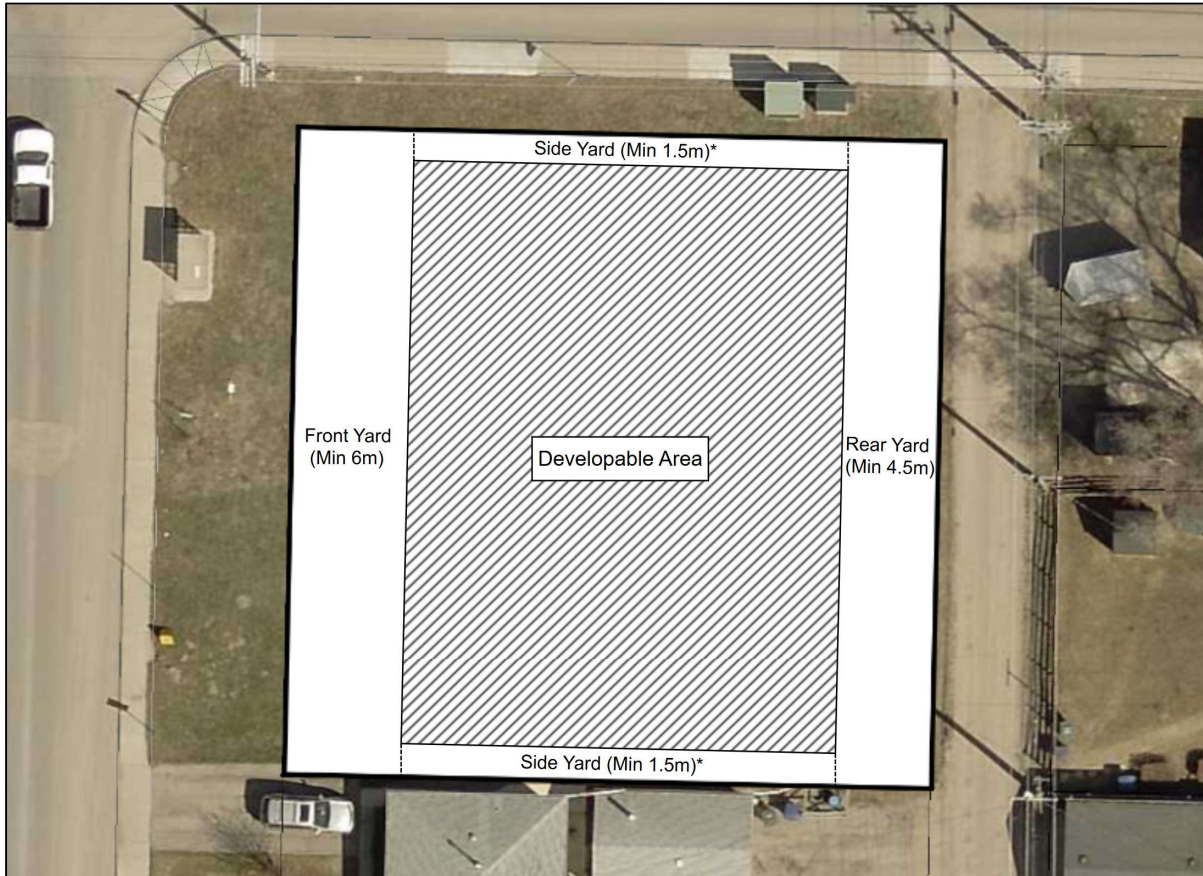
★ = Current Transit Stops



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Proposed RM4 Development Standards for a Multiple Unit Dwelling



Developable Area above does not represent proposed location. All development still subject to site coverage maximum and other development regulations.

*Side Yard setbacks subject to Notes to the Development Standards (Section 8.13.4).

RM4 – Minimum Development Standards:

Site Width	15m
Site Depth	30m
Site Area (M ²)	550m ²
Setbacks:	
• Front Yard	6m
• Side Yard	1.5m ₁
• Rear Yard (Corner Site)	4.5m
Building Height (Max)	15m
Site Coverage (Max)	50% ₂
Amenity Space Per Unit (M ²)	5m ²

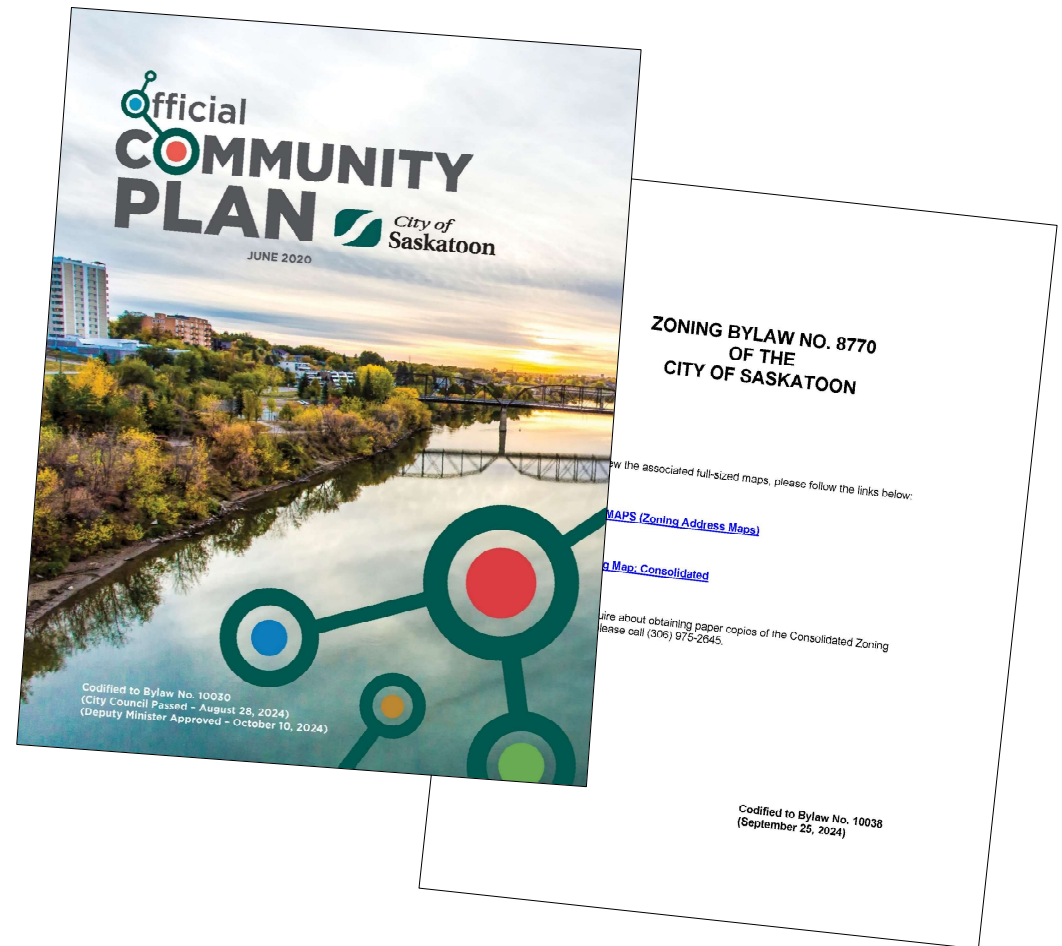
Notes to the Development Standards (Section 8.13.4):

1. The minimum side yard shall be 1.5 metres or 25% the height of the side wall of the building that is closest to the side site line, whichever is greater.
2. Site coverage may be increased to 60% on a corner site.

What is a Rezoning?

What is a Rezoning?

- All properties in the City of Saskatoon are assigned a land use through the Official Community Plan and a zoning district through the Zoning Bylaw.
- Applications to change the land use and/or zoning district may be considered through a process that includes technical and policy review, and engagement with the surrounding neighbourhood.
- Land Use Applications are reviewed and decided upon by City Council at a Public Hearing Meeting.

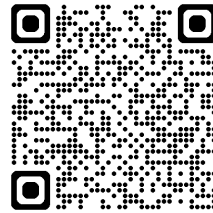


Zoning Bylaw

Current Zoning

R2 - Low Density Residential District 2

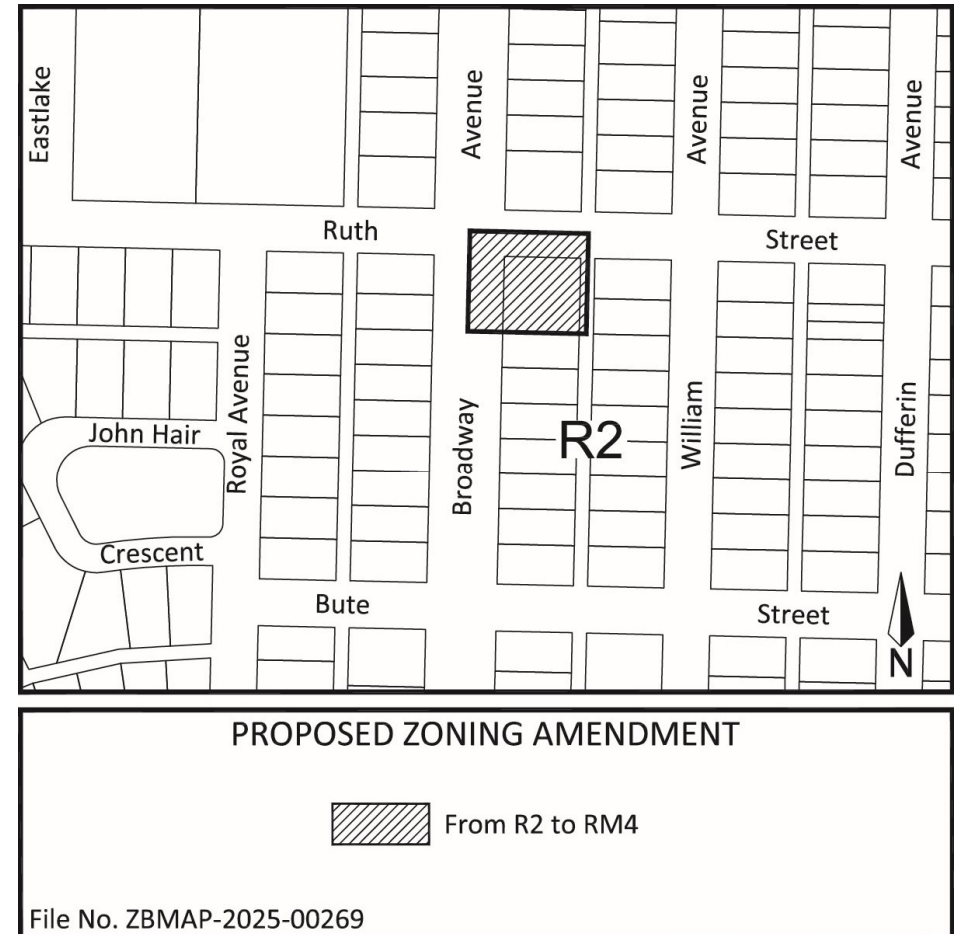
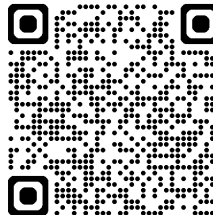
The purpose of the R2 district is to provide for residential development in the form of one- to four-unit dwellings as well as related community uses.



Proposed Zoning

RM4 - Medium/High Density MUD District

The purpose of the RM4 district is to provide for a variety of residential developments in a medium to high density form as well as related community uses.



Rendering of Proposed Development



This aerial photograph shows a proposed building placement on a residential lot. The lot is bounded by a street to the left and a driveway to the right. The proposed building is a large, brown rectangle labeled "Proposed Building Placement". The setbacks are indicated by arrows and text boxes:

- Proposed Side Setback: 1.5m**: Indicated by an arrow pointing to the top edge of the building.
- Proposed Rear Setback: 4.5m**: Indicated by an arrow pointing to the right edge of the building.
- Proposed Front Setback: 6m**: Indicated by an arrow pointing to the bottom edge of the building.
- Proposed Side Setback: 13.8m**: Indicated by an arrow pointing to the left edge of the building.

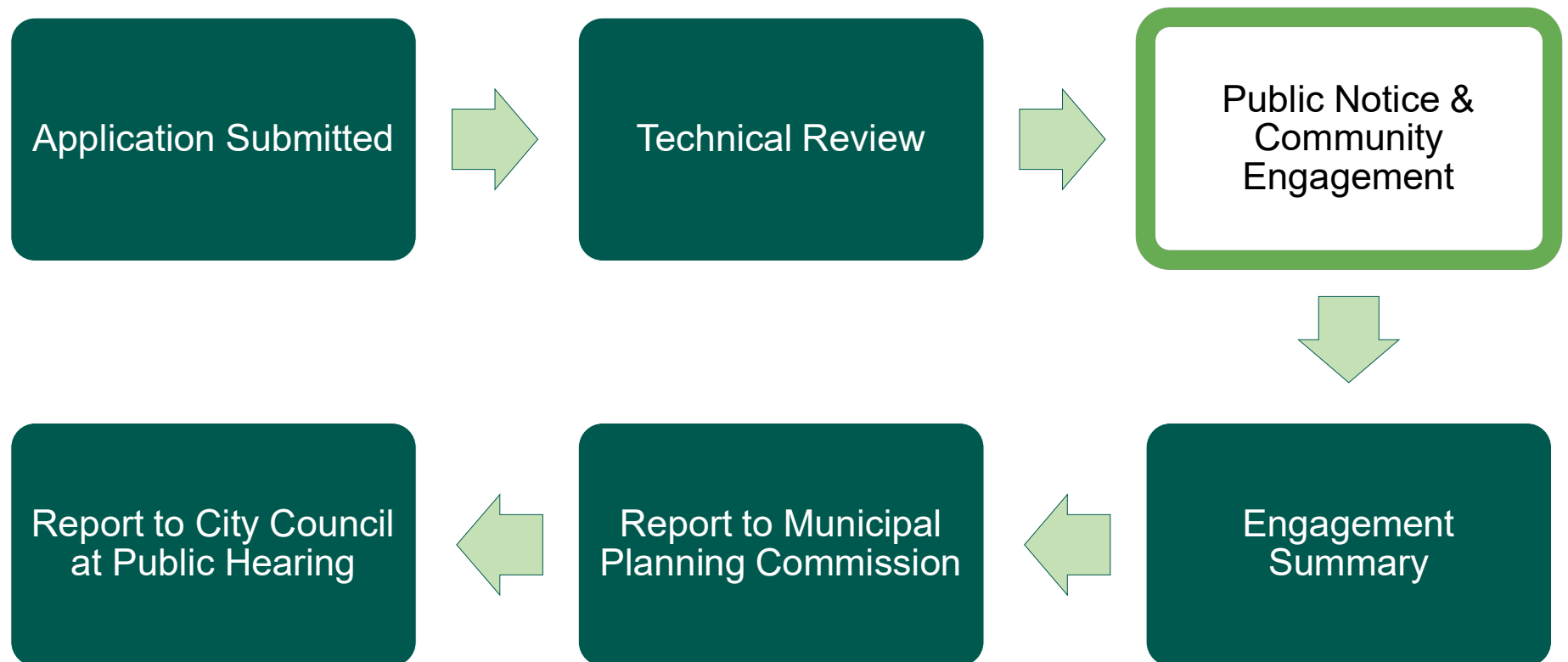
Four green circular tree symbols are shown along the left side of the lot, between the building and the street. A white car is visible on the street to the left, and a dark car is visible on the driveway to the right. The surrounding area includes other residential buildings and a fence.

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Application Process





ENGAGE

Timeline

June 26, 2024

City Council authorized Administration to receive proposals for the sale of four city owned properties which includes 2401 Broadway Avenue.

July 30, 2025

Incentives to support the development of 25 affordable units 2401 Broadway Ave were approved by City Council.

Rezoning Application was submitted to rezone the property from R2 to RM4 to accommodate the development of 25 affordable housing units.

October 28, 2025 (Tentative)

Proposed Rezoning Application will be considered by the Municipal Planning Commission

November 19, 2025 (Tentative)

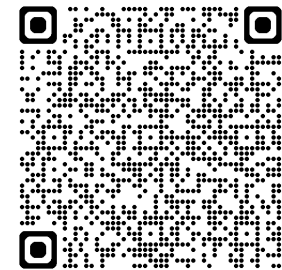
Proposed Rezoning Application will be considered by City Council at a Public Hearing

Dates for when the application will be considered by both the Municipal Planning Commission and City Council are currently tentative. Please refer to the applications Engage Page for updated timelines.

Development of City-Owned Properties

- Development of City-owned land properties for the purpose of creating new affordable housing is an initiative under the City's Housing Action Plan.
- Four properties were offered for sale through an open market process, including 2401 Broadway Avenue.
- Incentives to support the development of 25 affordable units were approved by Council on July 30, 2025.
- Grant incentives are funded through the Housing Accelerator Fund.

For more information on the Development of City-Owned Properties, please scan the QR code below:



Affordable Housing means housing units that are affordable to low-income households with incomes below the Saskatchewan Household Income Maximums (SHIM) while spending no more than 30 % of their income on housing.

2025 Saskatchewan Housing Income Maximum (SHIM) - Low

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
No Disability	\$47,000	\$58,500	\$70,000	\$86,000
Disability (115% of No Disability)	\$54,000	\$67,300	\$80,500	\$98,900

2025 Maximum Monthly Rent (MMR) – No Disability SHIM - Low

Unit Type	0 (bachelor)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
MMR	\$710	\$1,180	\$1,460	\$1,750	\$2,150

2025 Maximum Monthly Rent (MMR) – Disability SHIM - Low

Unit Type	0 (bachelor)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
MMR	\$820	\$1,360	\$1,680	\$2,010	\$2,470

For more information on the Attainable Housing Program and Resources, please scan the QR code below:



Next Steps

Comments and Questions may be submitted using the contact information below:

City.Planning@Saskatoon.ca

306-975-2645

Please see the City of Saskatoon Engage webpage at
www.saskatoon.ca/engage/2401-broadway-avenue

