

Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue

APPLICATION SUMMARY

Northstar Innovative Developments Inc. submitted an application to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#) (OCP), Land Use Map and rezone the southern 10.66 meters (35 feet) of 1902 Broadway Avenue. The southern 10.66 meters (35 feet) of the site is designated as Residential on the OCP Land Use Map and zoned R2 - Low Density Residential District 2. The proposed amendments would redesignate the area to Neighbourhood Node on the OCP Land Use Map and rezone to B2 – District Commercial District. The amendments would provide for a consistent land use designation and zoning on the site to accommodate future development.

RECOMMENDATION

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in this report of the Community Services Division, dated March 25, 2025, be approved.

BACKGROUND

The subject site at 1902 Broadway Avenue is located in the Queen Elizabeth Neighbourhood and is currently undeveloped. The southern 10.668 meters (35 feet) of the site is currently designated as Residential on the OCP Land Use Map and is zoned R2 – Low Density Residential District 2. The northern portion of the site is designated as Neighbourhood Node and is zoned B2 – District Commercial District (see Appendices 1 and 2).

Historically, a residence was developed on the southern portion of the site in the mid 1950's and a service station was developed on the northern portion of the site in the mid 1960's. In 1973 a permit was issued to remove the residence from the southerly portion of the site and discretionary use approval was granted by City Council to use the area zoned R2 District as a parking station. The service station ceased operations in 1997 and the site was redeveloped as a retail garden centre that operated until 2015. The site has since remained vacant.

DISCUSSION

Northstar Innovative Developments Inc applied to amend the OCP Land Use Map and rezone the site to facilitate redevelopment of the site. The proposed amendments include:

- An OCP Land Use Map amendment to redesignate the southern 10.66 meters (35 feet) of the site from Residential to Neighbourhood Node to aligning with the land use designation of the northern portion of the site (see Appendix 1).

Land designated as Residential has the potential for residential development and community uses compatible within a neighbourhood setting. The proposal provides for the land to be re-designated as Neighbourhood Node, which has the potential for a mix of low density residential, commercial, institutional, and community uses that are compatible within a neighbourhood setting. Neighbourhood Nodes serve the basic needs of the surrounding one to three neighbourhoods, providing a focal point of commercial development. These are to be walkable, pedestrian-friendly sites typically located near major intersections and served by collector streets.

- A rezoning of the southern 10.66 meters (35 feet) of the site from R2 – Low Density Residential District 2 to B2 – District Commercial District (see Appendix 2). This proposed rezoning will change the southern portion of the site to B2 – District Commercial District to aligning with the existing zoning of the northern portion of the site. The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods.

Policy Review

The proposed amendments are consistent with the intent of the land use objectives and policies for Neighbourhood Node contained in Section F2.2(4) of Bylaw No. 9700, The Official Community Plan Bylaw, 2020. The amendments are also in alignment with the community focal points objectives and policies contained in Section G1.2 of the OCP.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In January 2025, a notice was sent to registered property owners within approximately 150 metres of the subject land, the Ward Councillor and the Queen Elizabeth Exhibition Haultain Community Association. The content of this notice was also posted on the Engage Page of the City of Saskatoon's website.

At the time of writing this report, Development Review received five responses looking for information on what potential developments could occur. Information was provided, and no further questions were received. After receiving the information, three individuals expressed support for the proposed amendments, while two did not provide a stance.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Official Community Plan Land Use Map Amendment
2. Proposed Rezoning Location Map
3. Fact Summary Sheet

REPORT APPROVAL

Written by: Nicole Levine, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

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