

Discretionary Use Application – Multiple Unit Dwelling – 501 Avenue H South

APPLICATION SUMMARY

Saskatchewan Housing Corporation applied for Discretionary Use approval, to develop a Multiple Unit Dwelling consisting of four dwelling units, at 501 Avenue H South in the Riversdale Neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that, at the time of the Public Hearing, the Discretionary Use Application, submitted by the Saskatchewan Housing Corporation, requesting approval to develop a Multiple Unit Dwelling for a maximum of four units, at 501 Avenue H South, be approved, subject to the following conditions:

- 1) The applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
- 2) The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw), 501 Avenue H South is zoned R2A - Low Density Residential Infill District (see Appendix 1 and 2). The purpose of R2A District is to provide for residential development in the form of one- and two-unit dwellings, while facilitating certain small-scale conversions and infill developments as well as related community uses. A Multiple Unit Dwelling for a maximum of four units is considered a Discretionary Use in R2A District.

There are currently ten Discretionary Uses in the Riversdale neighbourhood (see Appendix 3).

DISCUSSION

Discretionary Use approval was previously issued in 1984 for a Multiple Unit Dwelling at this site. In 2020, the previous building was demolished, following a structural fire, which left the site vacant for 24 consecutive months and resulted in the expiration of the previous Discretionary Use approval.

The proposed Multiple Unit Dwelling to be developed by Saskatchewan Housing Corporation would replace the previous development by providing for a total of four dwelling units on the currently vacant site.

Zoning Bylaw Requirements

The Zoning Bylaw defines a Multiple Unit Dwelling as:

“a building or a portion thereof designed for or occupied as three or more dwelling units, but not including a motel, hotel, converted dwelling, street townhouse or townhouse.”

The on-site parking requirement prescribed in the Zoning Bylaw for a Multiple Unit Dwelling in R2A District is “1 space per dwelling unit.” Based on a proposal for four dwelling units, four parking spaces are required. Plans submitted in support of the application meet the parking requirements on site (See Appendix 4).

Comments from Other Departments

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

COMMUNICATIONS AND ENGAGEMENT

The following methods were used to communicate this application to area residents and the public:

- Notice was posted on the City of Saskatoon’s Engage Page on June 23, 2023;
- Notification letters were mailed to property owners within 150 metres of the site on June 23, 2023, and emailed to the Ward Councillor and Community Association on July 5, 2023; and
- A development sign will be placed on site in conformance with [Council Policy C01-021, Public Notice Policy](#).

At the time of writing this report, Administration received one correspondence which was in support of the application. No additional correspondence has been received at this time.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice Policy, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site.

APPENDICES

1. Location Map – 501 Avenue H South
2. Fact Summary Sheet – 501 Avenue H South
3. Discretionary Use Heat Map – Riversdale Neighbourhood
4. Site Plan – 501 Avenue H South
5. Elevations – 501 Avenue H South

REPORT APPROVAL

Written by: Tyler Kopp, Planner

Reviewed by: Anthony Andre, Acting Development Review Manager
Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023PD/MPC/Discretionary Use Application – Multiple Unit Dwelling – 501 Avenue H South/mt