

Proposed Rezoning – 115 Adolph Crescent

APPLICATION SUMMARY

National Affordable Housing Corporation (NAHC) applied to rezone 115 Adolph Crescent located in the northwest area of the Sutherland Neighbourhood. The subject site is currently undeveloped and zoned RMTN1 – Medium Density Townhouse Residential District 1 and is proposed to be rezoned to RM3 – Medium Density Multiple-Unit Dwelling District. The proposed rezoning would accommodate future residential development on the subject site.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed rezoning of lands located at 115 Adolph Crescent, as outlined in this report, be approved.

BACKGROUND

In January 2018, amendments were passed by City Council to the Official Community Plan Bylaw No. 8769, The Official Community Plan Bylaw, 2009 and [Bylaw No. 8770, Zoning Bylaw, 2009](#), to facilitate amending the subject site's land use designation from Low Density Residential to Medium Density Residential, and to rezone the subject site from R2 – One- and Two-Unit Residential District to RMTN1 – Medium Density Townhouse Residential District 1. As part of this application, a Traffic Review study was undertaken for the Sutherland neighbourhood and adopted by City Council in April 2017. The review included recommendations for traffic calming along Reid Road. A Noise and Vibration engineering study was also completed recommending a 30-metre buffer be provided between future development and the existing railway main line.

DISCUSSION

Amendment to [Bylaw No. 8770, Zoning Bylaw, 2009](#)

The subject site is currently zoned RMTN1 – Medium Density Townhouse Residential District 1 which provides for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as community uses. The applicant is proposing to rezone the site to RM3 – Medium Density Multiple Unit Dwelling which would accommodate a variety of residential developments in medium density form including multiple-unit dwellings and Dwelling groups (see Appendices 1 and 2).

Policy Review

The proposed zoning is consistent with the relevant sections of the OCP and the Medium Density Residential land use designation of the OCP Land Use Map.

The site is immediately adjacent to a railway main line and future development is subject to the [Guidelines for New Development in Proximity to Railway Operations](#) prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

Comments from other Divisions

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

Further items will be addressed at future subdivision, building and development permit applications and may require additional technical study and infrastructure improvements provided at the developer's expense, including:

- Construction of a sidewalk along the northern boundary of the site from the west end of Adolph Crescent to the east end of Reid Road to connect the existing sidewalk network;
- A Building Restrictive Covenant easement will be registered for a 30-metre setback from the railway main line;
- Future subdivision including review of any owing Dedicated Lands and off-site levies;
- A Traffic Impact Assessment (TIA) or Access Impact Study; and
- Watermain and sanitary sewer service extension.

COMMUNICATIONS AND ENGAGEMENT

In May 2024, a notice detailing the proposed rezoning was mailed to 159 property owners located within 150 metres from the subject site, the Ward Councillor and the Community Consultant. Content of the notice was also posted on the Engage Page on the City of Saskatoon website.

In response to the notification, Administration received eight items of correspondence: seven opposed and one in support. General themes of concern included traffic and site access, development in proximity to rail, and potential height of future development.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) 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 Policy No. 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. Fact Summary Sheet
2. Location Map – 115 Adolph Crescent

REPORT APPROVAL

Written by: Robyn Rechenmacher, Senior Planner
Reviewed by: Robyn Rechenmacher, Acting Development Review Manager
Tyson McShane, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2024/PD/MPC/Proposed Rezoning – 115 Adolph Crescent/mt