

Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 831 5th Avenue North

APPLICATION SUMMARY

Aesthetic Construction has submitted an application to amend [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#), (OCP) Land Use Map and [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The proposed amendment to the OCP Land Use Map to redesignate the site from Low Density Residential to Medium Density Residential and rezone from R2 District to RM3 District subject to a Zoning Agreement will accommodate the specific proposal for a multiple unit dwelling with 6 dwelling units on 831 5th Avenue North.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700 - Official Community Plan Bylaw, 2020 and Bylaw No. 9990 - Zoning Bylaw, 2024, to redesignate 831 5th Avenue North from Low Density Residential to Medium Density Residential and rezone from R2 District to RM3 District subject to a Zoning Agreement, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

The subject site at 831 5th Avenue North, located in the City Park Neighbourhood, is designated as Low Density Residential on the OCP Land Use Map and zoned R2 – Low Density Residential District 2. The site was previously developed with a one-unit dwelling (OUD) which was demolished in 2024 (see Appendix 1). The site is adjacent to the Woodlawn Corridor Growth Plan Area and within the Transit Development Area.

DISCUSSION

Development Proposal

Aesthetic Construction applied to amend the OCP Land Use Map and rezone to an RM3 District subject to a Zoning Agreement (see Appendix 2). The proposed amendments would provide for the development of a multi-unit dwelling (MUD) with six dwelling units, eight on-site vehicle parking spaces, bicycle parking and an on-site waste space (see Appendix 3).

Amendment to the OCP Land Use Map

The applicant is proposing an OCP Land Use Map amendment to redesignate 831 5th Avenue North from Low Density Residential to Medium Density Residential.

Land designated as Low Density Residential has the potential for a range of residential building types (such as one- and two-unit dwellings, street townhouses and low-rise multiple-unit dwellings) and community uses. Land designated Medium Density

Residential has the potential for a range of residential building types (such as dwelling-groups, stacked townhouses, low-rise and mid-rise multiple-unit dwellings) and community uses. Medium Density Residential sites are typically served by collector or arterial streets and are in proximity to Community Focal Points, and/or within the Corridor Growth Area.

Proposed Zoning Agreement

The subject site is being proposed to be rezoned from R2 District to a RM3 District subject to a Zoning Agreement. 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. The proposed terms of the Zoning Agreement (see Appendix 4) include:

- Use of the site to construct a MUD with a maximum of six dwelling units;
- 8 on-site parking spaces and bicycle parking;
- on-site waste space; and
- regulations for building height, setbacks and landscaping.

Policy Review

The City Park Local Area Plan, adopted in 2010, does not support further densification of the neighbourhood. However, the development proposal aligns with the following policies from the OCP:

Section G1 - City Growth

G1.3 Infill Growth

(1) Objectives:

- a. Support the City's goal of accommodating 50% of long-term growth as infill.
- b. Support and encourage a variety of building types and sizes in existing areas, while improving access to employment opportunities, commercial businesses, and services.

(2) Policies:

- e. Promote the intensification of developed urban areas to minimize the urban footprint and accommodate long-term regional growth.

(7) Objectives – Neighbourhood Infill

- a. Support the City's goal of accommodating 10% of total growth within Neighbourhood Infill areas.
- b. Facilitate neighbourhood infill that:
 - (i) helps meet the housing needs of a diverse population;
 - (ii) makes efficient use of civic and community infrastructure;
 - (iii) gradually increases residential densities, where appropriate; and
 - (iv) recognizes the interests of local residents and the impact of development on neighbourhood character and infrastructure

- (8) Policies – Neighbourhood Infill
- a. Encourage and support infill development in alignment with targets established by the City in the Growth Plan to Half a Million.
 - b. Encourage and support the gradual development of neighbourhood infill that is consistent with the form and character of existing areas.
 - c. Infill housing may consist of development on vacant or underutilized parcels of land in established neighbourhoods, the conversion of non-residential buildings and sites to residential use, the redevelopment of existing residential properties, or the addition of a garden or garage suite.
 - d. Infill housing proposals which involve an amendment to the Official Community Plan or Zoning Bylaw, or an application for discretionary use, will be evaluated based on the following criteria:
 - (i) the nature of the proposal and its conformance with all relevant sections of the Plan, as well as any established Sector Plans, Concept Plans, Local Area Plans, or Local Area Design Plans;
 - (ii) the need for the form of housing proposed and the supply of land currently available in the general area capable of meeting that need;
 - (iii) the capability of the existing roadway and public transit system to service the proposal, integration with cycling and pedestrian facilities, and adequacy of proposed supply of onsite parking;
 - (iv) the capability of existing community infrastructure, including water and sewer services, parks, schools, other utilities, and community facilities;
 - (v) the compatibility of the proposal with the height, scale, and design of buildings in the surrounding neighbourhood, continuity with nearby residential streetscape and lot designs, and overall compatibility with land uses in the general area;
 - (vi) the adequacy of proposed landscaping and screening, and preservation of existing vegetation;
 - (vii) the preservation and integration of buildings considered to have historical or architectural significance;
 - (viii) the need to provide a range of housing opportunities throughout the city; and
 - (ix) the ongoing need to promote a compact and efficient city form.

The proposed development for 831 5th Avenue North provides a sensitive infill development on a large vacant residential site, supporting intensification of developed urban areas. The proposed MUD with six dwelling units is similar in massing to a four-unit dwelling that would be permitted on the adjacent sites zoned R2 District, providing an appropriate gradation in building form between the site to the north zoned RM3 District (837 5th Avenue North) and the adjacent properties zoned R2 District. The specific site characteristics noted above ensure the development is compatible with the height, scale, and design of buildings in the surrounding neighbourhood. Furthermore, the development can be serviced by existing

infrastructure and onsite parking spaces would be required to be developed through the use of the Zoning Agreement, ensuring adequate on-site parking is provided.

The R2 District currently allows for the development of a MUD of up to four units per site subject to development standards. A development standards comparison provided by the applicant is included (see Appendix 5).

Comments from other Departments

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

COMMUNICATIONS AND ENGAGEMENT

Public Notice was sent in January 2025 to registered property owners within approximately 150 metres of the subject site, the Ward Councillor and the City Park Community Association. The content of this notice was also published on the Engage Page of the City of Saskatoon's website.

A Public Information Meeting was held on March 7, 2025, where a total of 21 individuals attended. At the time of writing this report, Administration has received a total of 14 responses. Comments received in response to the proposal have been summarized in the Engagement Summary Report (see Appendix 6). From the correspondence received and comments made at the Public Information Meeting, main items of concern noted include:

- Additional multiple-unit dwellings being added without adequate infrastructure and neighbourhood amenities;
- Impact on parking;
- Number of multiple units in the City Park neighbourhood;
- Impact on character of the neighbourhood;
- Proposal exceeds the Housing Accelerator Fund Zoning Bylaw amendments permitting four units per site for existing low density residential sites; and
- Increase in the number of rental units in the neighbourhood.

In response to the concerns, administration acknowledged that the proposal exceeds the currently permitted development rights of four units per site and provided clarification that the Zoning Agreement would provide certainty for the provision of on-site vehicle and bicycle parking, on site waste space, landscaping provisions and amenity space.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. 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 No. C01-021, Public Notice Policy, 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. Proposed OCP and Rezoning Amendment Location Maps
3. Site Plan and Renderings of Proposed Development at 831 5th Avenue North
4. Proposed Terms of Agreement for 831 5th Avenue North
5. Development Standards Comparison
6. Engagement Summary

REPORT APPROVAL

Written by: Sarah Adair, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

SP/2025/PD/MPC/Proposed Official Community Plan Land Use Map Amendment and Rezoning by Agreement – 831 5th Avenue North/sk