

## INFILL MULTI-FAMILY LAND FOR SALE

*Infill multi-family land is for sale  
in the Sutherland Neighbourhood.  
Contact Saskatoon Land today for  
further details!*

**Saskatoon Land**  
201 - 3rd Ave N  
Saskatoon, SK S7K 2H7  
Phone: 306 - 975 - 3278  
Email: [land@saskatoon.ca](mailto:land@saskatoon.ca)  
[saskatoonland.ca](http://saskatoonland.ca)

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## PROPERTY FACT SHEET

City/Town:	Saskatoon
Type:	Land
Zone:	RMTN1
Land Area:	6.85 ac
Civic Address:	115 Adolph Crescent
Possession:	Immediate
Occ:	Vacant
Tax:	\$25,000 (2020 estimate)
List Date:	31/10/2020
Legal:	Plan No. SE 02-37-05-3
Legal2:	ISC Parcel # 119433023
Lease Type:	None
Environmental:	Yes
Nearby Amenities:	Preston Crossing Shopping Centre, Central Ave BID, Future BRT Station

Reserve Price

\$4,116,000.

### Development Controls

i) The existing trees that are planted bordering the rail line will be kept and maintained.

Development on this site will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts.

### GET IN TOUCH

(306)975-3278  
saskatoonland.ca

land@saskatoon.ca

201 - 3rd Avenue North  
Saskatoon, SK S7K 2H7



## SERVICES

Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the price and are the responsibility of the successful purchaser.

The purchaser is required to construct, at the purchaser's cost, the sidewalk along the south side of Adolph Crescent on the north side of the subject property. This sidewalk will begin at the existing sidewalk to the west and connect to the existing Reid Road sidewalk. This sidewalk is approximately 225 metres long.

Please note that on November 18, 2019, City Council approved a resolution that exempts offsite levies for development on appropriately zoned properties located within the Established Neighbourhoods (excluding the U of S lands) on an interim basis. This property (115 Adolph Crescent) lies within an established neighbourhood and is appropriately zoned (RMTN1).

In order to qualify for the exemption the following must occur:

- A subdivision or condominium application is received within the exemption timeframe; or
- A building permit application is received within the exemption timeframe, and a corresponding condo application is received within four years of the initial building permit date of issuance (in order to honour the incentive for projects that begin construction during the exemption timeframe but do not reach the condominium application stage where levies are customarily collected until after the exemption has ended).

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Utilities Department. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.

## ZONING

The parcel is zoned RMTN1 (Medium Density Townhouse Residential) District in the City's Zoning Bylaw. Refer to Attachment 6 for further information. Interested purchasers are advised to consult with the Planning and Development Division at 306-975-2645 as to permitted uses and other details regarding applicable zoning provisions.

Though not mandated by bylaw or legislation, it is strongly encouraged that the successful applicant communicate with nearby residents concerning proposed land use and architectural designs for this site.

## I. SITE INFO MAP



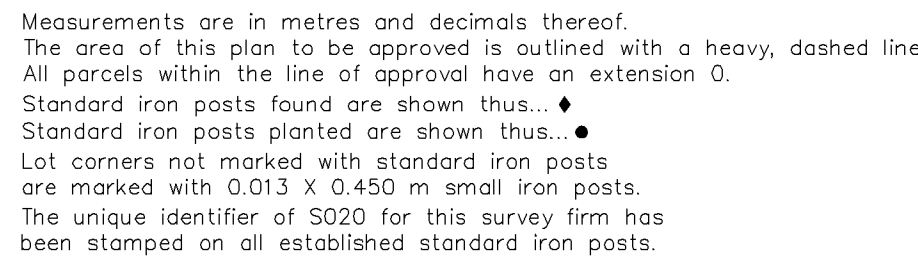
# Site Info Map

115 Adolph Cres  
RMTN1 Sutherland Infill Site



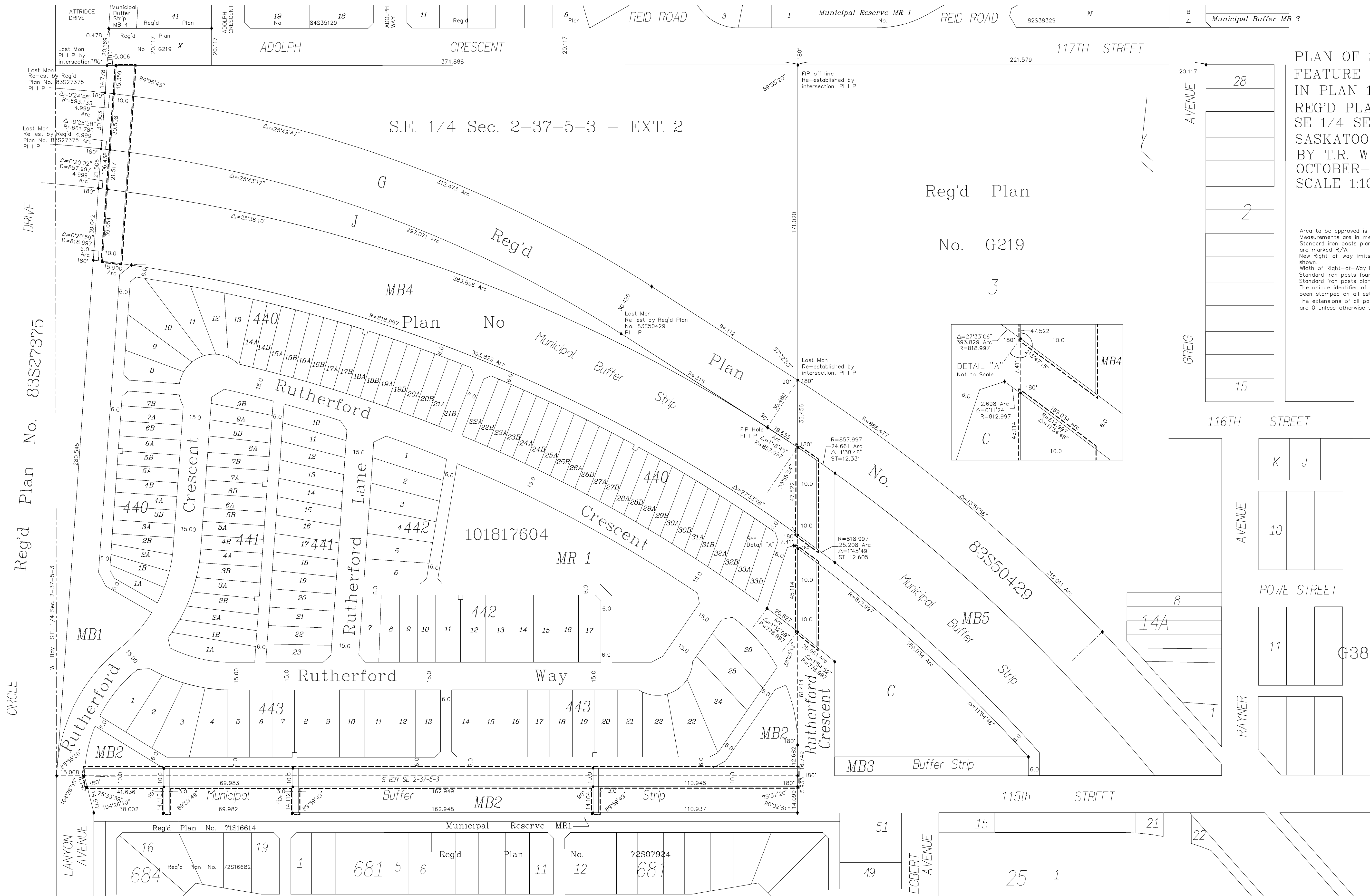
## 2. REGISTERED SURVEY PLAN





### 3. REGISTERED FEATURE PLAN

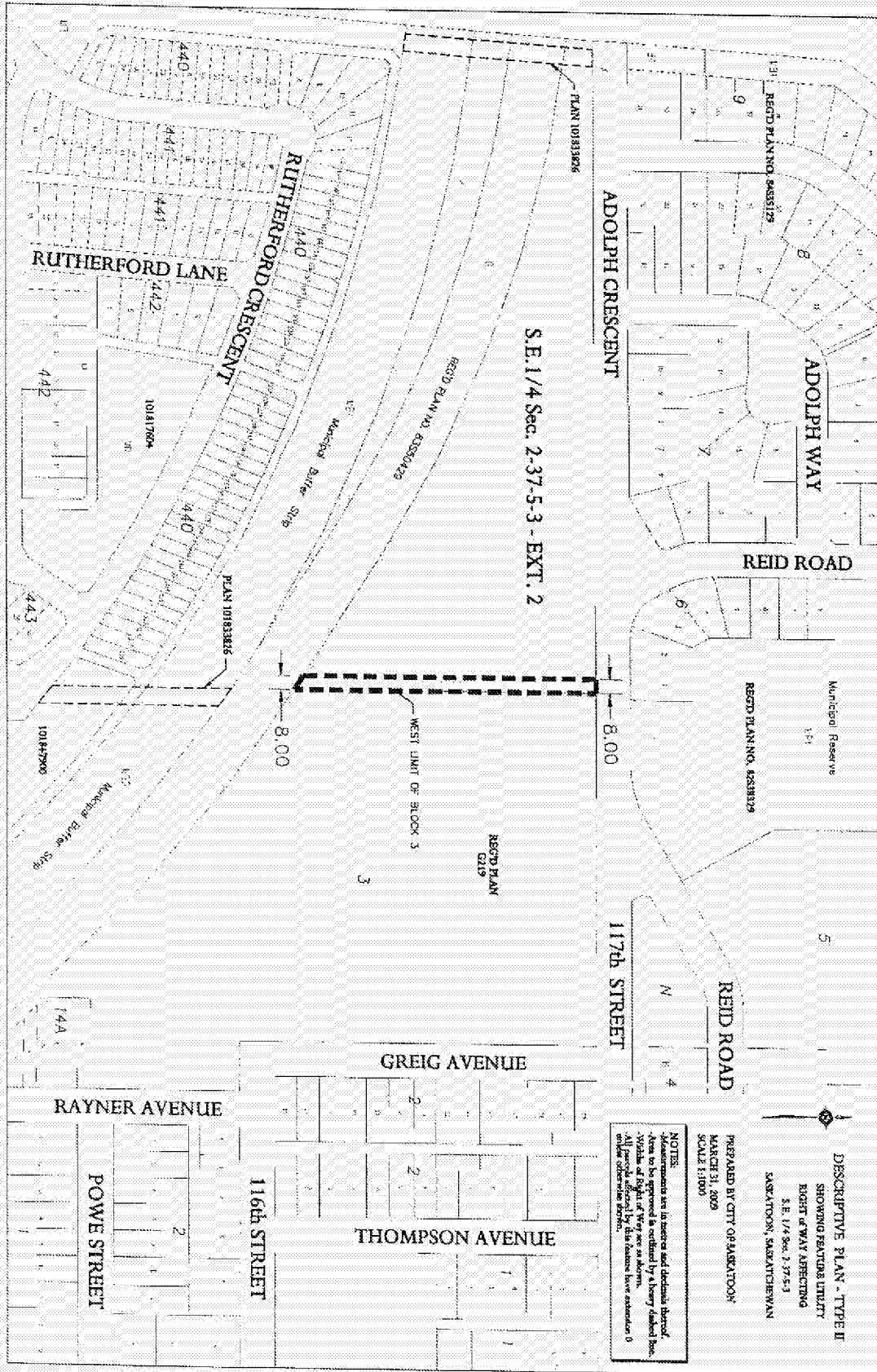




PLAN OF SURVEY SHOWING  
FEATURE UTILITY RIGHT-OF-WAY  
IN PLAN 101817604,  
REG'D PLAN NO. 83S50429 &  
SE 1/4 SEC 2-37-5-3  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
OCTOBER-NOVEMBER 2003  
SCALE 1:1000

Area to be approved is outlined with a heavy dashed line. Measurements are in metres and decimals thereof. Standard iron posts planted on Right-of-way boundaries are marked R/W. New Right-of-way limits are straight lines unless otherwise shown. Width of Right-of-Way is as shown. Standard iron posts found are shown thus unless otherwise indicated. Standard iron posts planted are shown thus... The unique identifier of S020 for this survey firm has been stamped on all established standard iron posts. The extensions of all parcels affected by this feature are 0 unless otherwise shown.

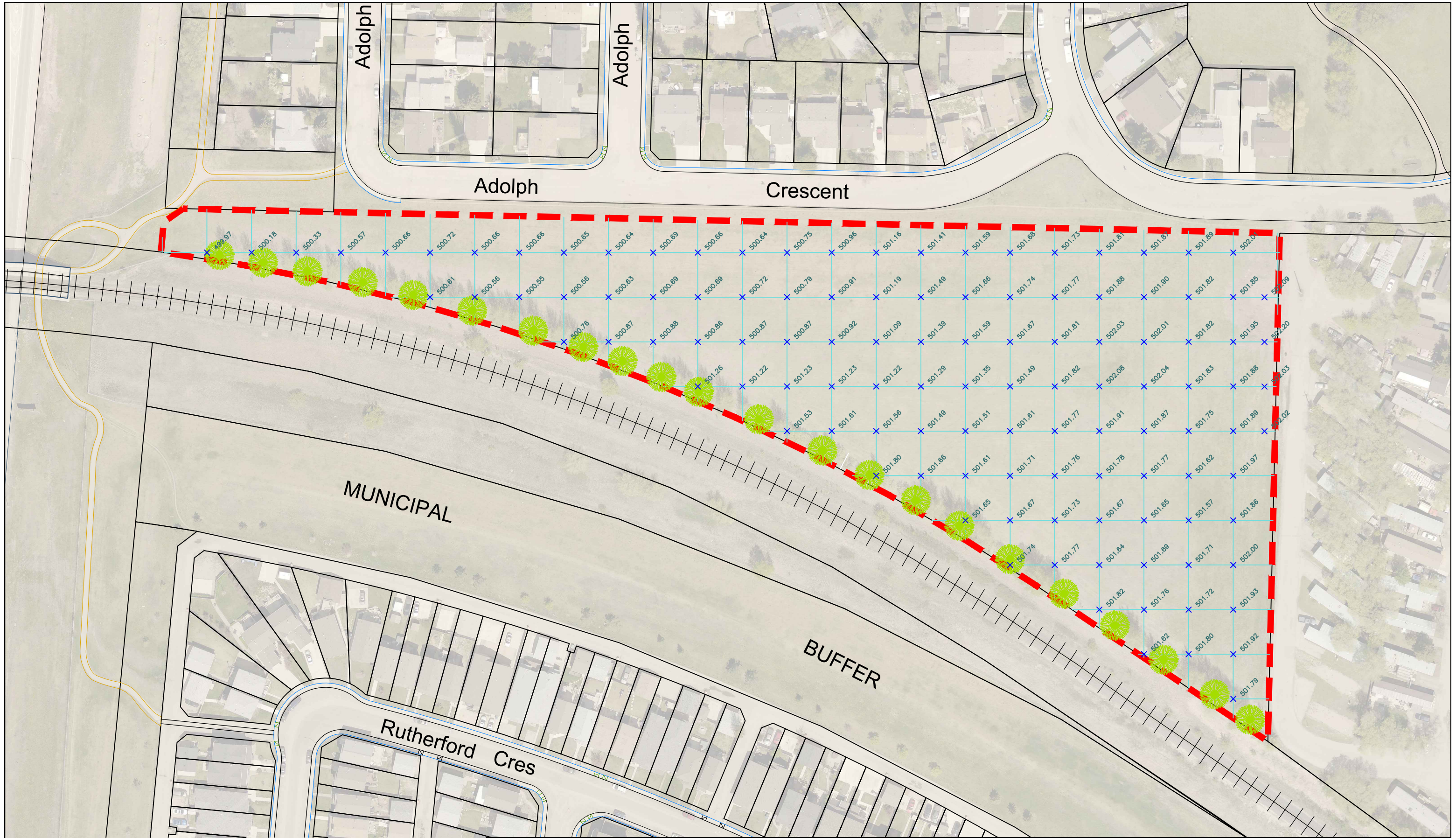
PROS: £10.99/week  
 Delivery: £6.99 per 2kg





## 4. EXISTING ELEVATIONS MAP





Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice. Parks and buffer renderings are for illustrative purposes only and does not represent what will be constructed.



Scale:  
NTS

Drawn By:  
AMR

Date:  
2018 - AUGUST

File No.



**EXISTING SITE ELEVATIONS**

INFILL PROJECT - ADOLPH CRESCENT



## 5. ZONING DISTRICT

## 8.9 RMTN1 – Medium Density Townhouse Residential District 1

### 8.9.1 Purpose

The purpose of the RMTN1 District is to provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

### 8.9.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.9.2 Permitted Uses</b>										
(1) Dwelling groups <sub>1</sub>	30	30	900	6	6 <sub>5</sub>	6 <sub>5</sub>	6 <sub>5</sub>	12	40% <sub>6</sub>	9 <sub>4</sub>
(2) Street townhouses	6	30	180	6 <sub>7</sub>	1.5 <sub>2</sub>	7.5	7.5	12	40% <sub>3</sub>	-
(3) Residential care homes - Type I	6	30	180	6	1.5	7.5	7.5	12	40%	-
(4) Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
(5) Family child care homes	Refer to General Provisions Section 5.33									
(6) Home based businesses	Refer to General Provisions Section 5.29									
(7) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(8) Adult day care - Type I	Refer to General Provisions Section 5.35									
(9) Elementary and high schools	30	30	900	6	3	7.5	4.5	12	40%	

### 8.9.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.9.3 Discretionary Uses</b>										
(1) Child care centres and preschools	6	30	180	6	1.5	7.5	7.5	12	40% <sub>3</sub>	
(2) Residential care homes - Type II	15	30	450	6	1.5	7.5	7.5	12	40% <sub>3</sub>	
(3) Community centres	30	30	900	6	6	6	6	12	40%	
(4) Bed and breakfast homes	Refer to General Provisions Section 5.31									
(5) Adult day care - Type II	6	30	180	6	1.5	7.5	7.5	12	40% <sub>3</sub>	
(6) Special needs housing <sub>1</sub>	30	30	900	6	6	6	6	12	40% <sub>3</sub>	
(7) Private school	15	30	450	6	3	7.5	4.5	12	40	

(Revised – Bylaw No. 8929 – May 9, 2011)



#### 8.9.4 Notes to Development Standards

- 1 For multiple unit dwellings and townhouses, in dwelling groups:
  - (a) Each dwelling shall have primary access directly to the outside,
  - (b) There shall be no more than 18 dwelling units in a building, and
  - (c) There shall be no more than nine dwelling units side by side along any one building elevation.
- 2
  - (a) No side yard shall be required for an attached street townhouse dwelling with two shared common walls;
  - (b) A side yard not less than 1.5 metres throughout shall be provided for an attached street townhouse dwelling with only one common wall, provided, however, that on a corner site where the side yard adjoins a street, the side yard shall be a minimum of 2.3 metres in width throughout.
- 3 Site coverage for street townhouses may be increased to 50% where the increased site coverage is used exclusively for required enclosed parking.
- 4 An amenity space with a minimum area of 90m<sup>2</sup>, or 9m<sup>2</sup> for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.
- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.
- 6 Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 45%.
- 7 A front yard of not less than 3 metres in depth throughout shall be provided for street townhouse sites which front on to a local street as defined in the City of Saskatoon's Street Classification System and which have access to a rear lane.

#### 8.9.5 Signs

The regulations governing signs in an RMTN1 District are contained in **Appendix A - Sign Regulations**.

### **8.9.6 Parking**

- (1) Except as provided in clause (2), the regulations governing parking and loading in an RMTN1 District are contained in **Section 6.0**.
- (2) Where a street townhouse site has access to a rear lane, no parking shall be permitted in the front yard and no vehicular access to the site shall be permitted from the front street.

### **8.9.7 Landscaping**

- (1) For dwelling groups, a landscaped strip of not less than 4.5 metres in depth throughout shall be provided along the entire length of all site lines which abut or adjoin a street, and shall be used for no purpose except landscaping and necessary driveway access to the site.
- (2)
  - (a) For street townhouses, a landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.
  - (b) Notwithstanding subsection (a), where Section 8.9.4.7 provides for a front yard requirement for a street townhouse that is less than 4.5 metres, the entirety of any required front yard shall be landscaped and shall be used for no purpose except landscaping and necessary driveway access to the site.
- (3) For street townhouses on corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- (4) Where an RMTN1 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

### **8.9.8 Special Provision for Marquees or Canopies**

- (1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.