



## **PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION**

Tuesday, November 21, 2017, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall

### **Members:**

**Ms. J. Braden, Chair (Public)**  
**Dr. C. Christensen, Vice-Chair (Public)**  
**Councillor M. Loewen**  
**Mr. N. Anwar (Public)**  
**Mr. D. Bazylak (Saskatoon Greater Catholic Schools)**  
**Ms. D. Bentley (Public)**  
**Mr. S. Betker (Public)**  
**Ms. D. Fracchia (Public)**  
**Mr. J. Jackson (Public)**  
**Mr. S. Laba (Saskatoon Public Schools)**  
**Mr. R. Mowat (Public)**  
**Ms. S. Smith (Public)**  
**Mr. G. White (Public)**

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**Recommendation**

That the agenda be approved as presented.

**3. DECLARATION OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on October 31, 2017 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

- 7.1 Proposed Land Use Policy Map Amendment from Low-Density Residential to Medium-Density Residential and Proposed Rezoning from R2 to RMTN1 - 115 Adolph Crescent [File No. CK 4351-017-011 and PL 4350-Z37/14]** 3 - 12

**Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the proposed amendment to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Sutherland Land Use Policy Map and rezone 115 Adolph Crescent, as outlined in the November 21, 2017 report of the General Manager, Community Services Department, be approved.

**8. REPORTS FROM COMMISSION**

- 8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on November 20, 2017 [File No. CK. 175-16]** 13 - 13

**Recommendation**

That the information be received.

- 8.2 2018 Municipal Planning Commission Meeting Schedule [File No. CK 175-6]** 14 - 14

A calendar with the proposed 2018 Municipal Planning Commission meeting dates is provided.

**Recommendation**

That the 2018 Municipal Planning Commission meeting schedule be approved.

**9. ADJOURNMENT**

---

---

# Proposed Land Use Policy Map Amendment from Low-Density Residential to Medium-Density Residential and Proposed Rezoning from R2 to RMTN1 – 115 Adolph Crescent

## Recommendation

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to amend the Sutherland Land Use Policy Map and rezone 115 Adolph Crescent, as outlined in this report, be approved.

## Topic and Purpose

Applications have been submitted by the Saskatoon Land Division proposing to amend the Sutherland Land Use Policy Map, part of Official Community Plan Bylaw No. 8769, from "Low-Density Residential District" to "Medium-Density Residential District" and to rezone the site from an "R2 – One- and Two-Unit Residential District" to "RMTN1 District – Medium-Density Townhouse Residential District 1" to provide for medium-density multi-unit residential development at 115 Adolph Crescent.

## Report Highlights

1. The proposed zoning amendment will accommodate development of a medium-density multiple-unit dwelling in the form of townhouses or dwelling groups.
2. The proposed Sutherland Land Use Policy Map amendment and rezoning are supported by the Growth Plan to Half a Million (Growth Plan).

## Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by supporting infill development to provide for redevelopment of a site within an established neighbourhood.

## Background

The subject site is located in the Sutherland Neighbourhood and is zoned R2 – One- and Two-Unit Residential District which provides for one- and two-unit dwellings, as well as related community uses. The Sutherland Land Use Policy Map, which is included in Official Community Plan Bylaw No. 8769 (OCP), identifies the subject site as Low-Density Residential.

This site was purchased by the City in the 1980's from the University of Saskatchewan as part of a larger land agreement. The purchase of this site, and the agreement with the University of Saskatchewan was completed with the intention of developing the site in the future. This site is presently vacant and undeveloped (see Attachment 1).

## **Report**

### Official Community Plan and Zoning Bylaw Amendments

An amendment to the Sutherland Land Use Policy Map is required to redesignate the site from Low-Density Residential to Medium-Density Residential to accommodate the proposed rezoning.

The current R2 zoning at 115 Adolph Crescent permits one- and two-unit dwellings, as well as related community uses. The RMTN1 District will accommodate the development of multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms.

### Growth Plan to Half a Million

The Growth Plan identifies that growth will be accommodated in new suburban neighbourhoods, strategic infill areas, and neighbourhood infill areas. This proposal provides for an opportunity for neighbourhood infill development to balance city growth.

### Sutherland Local Area Plan

The Sutherland Local Area Plan, adopted by City Council in February 1999, references a desire for single-family infill over multi-unit dwellings for undeveloped sites such as 115 Adolph Crescent. It also recommended that new developments blend well with the existing neighbourhood. Since the adoption of the Sutherland Local Area Plan, there have been shifts in household demographics and the real estate market. The Sutherland Local Area Plan did not anticipate the growth of the City that has occurred over the past several years. This development provides an opportunity to develop infill housing on a scale that is appropriate with the existing residential area.

The City of Saskatoon *Neighbourhood Profiles 15<sup>th</sup> Edition* – December 2016 indicates that there are 2,610 dwelling units in the Sutherland neighbourhood. Of these units, 45% are multiple-unit dwellings, 16% are two-unit dwellings, and 39% are one-unit dwellings. In comparison to the City as a whole, 39% are multiple-unit dwellings, 8% are two-unit dwellings, and 53% are one-unit dwellings. The proposed development will accommodate approximately 65 to 100 units, and this development will not significantly increase the proportion of multiple-unit dwellings in the neighbourhood.

### Compatibility with Adjacent Land Uses

The OCP amendment and rezoning would be consistent with the objectives and policies contained in Section 5.2 - Infill Housing Development of the OCP. The RMTN1 District is intended to accommodate medium-density residential development that is compatible with the adjacent residential areas, which include one- and two-unit dwellings, a mobile home court, and other multiple-unit dwelling developments.

### Other Studies

A Traffic Impact Study was prepared by Associated Engineering on the impact that this development would have on traffic in the area. The study concluded that the proposed

development would not contribute to the existing conditions along Reid Road and at the intersection of Reid Road and Central Avenue.

The Sutherland Neighbourhood Traffic Review was adopted by City Council on April 24, 2017. The review included recommendations for traffic calming along Reid Road. The review did not identify improvements to the intersection of Reid Road and Central Avenue; however, the Transportation Division has noted that they will be doing a review of the intersection following completion of the North Commuter Parkway Bridge.

As this site is located in proximity to a rail line, a Noise and Vibration Study was prepared by Golder Associates Ltd. The Federation of Canadian Municipalities and the Railway Association of Canada guidelines for residential development recommends implementation of noise mitigation if the development is constructed within 30 metres of the mutual property line. The development will be setback 42 metres, and noise levels at this distance are below the guideline; therefore, there is no need for mitigation. The elevation of the railway track would limit the effectiveness of a noise barrier, and it would not block noise from the railway tracks.

#### Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing (see Attachment 2).

#### **Options to the Recommendation**

City Council could choose to deny the proposed amendments which would maintain current zoning. This option is not recommended as the proposed rezoning would facilitate a development opportunity on vacant properties that supports the objective of the Growth Plan and is compatible with surrounding land uses.

#### **Public and/or Stakeholder Involvement**

An initial public information meeting related to these amendments was held on May 20, 2015, at École Forest Grove School. Notice of the meeting was provided to property owners within 75 metres of the site, as well as the Sutherland/Forest Grove Community Association. Approximately 20 members of the public were in attendance. Those in attendance expressed concerns with traffic in the area, parking pressures, as well as the noise and vibration that would be experienced due to proximity to the railway tracks and to the form of development proposed. Staff provided information on the form of development that could occur under the RMTN1 District. In response to the traffic concerns expressed, the Saskatoon Land Division had a Traffic Impact Study prepared. In response to concerns expressed regarding the noise and vibration due to the proximity to the railway tracks, the Saskatoon Land Division had a Noise and Vibration Analysis prepared by Golder Associated Ltd.

A second public information meeting was held on October 11, 2017, at École Forest Grove School. Notice of the meeting was provided to property owners within 75 metres

**Proposed Official Community Plan Amendment – Sutherland Land Use Policy Map Amendment from Low-Density Residential to Medium-Density Residential and Proposed Rezoning from R2 to RMTN1 – 115 Adolph Crescent**

---

of the site, as well as to the Sutherland/Forest Grove Community Association. Twenty members of the public and the Ward Councillor were in attendance. The purpose of the meeting was to provide information on the Traffic Impact Study and on the Noise and Vibration Analysis that were prepared. Concerns, similar to those expressed at the May 2015 meeting were raised. Of particular concern was the intersection of Central Avenue and Reid Road. The Transportation Division will be reviewing this intersection following completion of the North Commuter Parkway Bridge. The Saskatoon Land Division provided information on the density and form of development that could occur. In regard to parking concerns, it was noted that the RMTN1 District contains regulations for on-site parking while the existing zoning does not.

A full summary of the comments, questions, and discussion at the meeting is included as Attachment 3.

**Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

**Due Date for Follow-up and/or Project Completion**

No follow-up is required.

**Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, 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.

**Attachments**

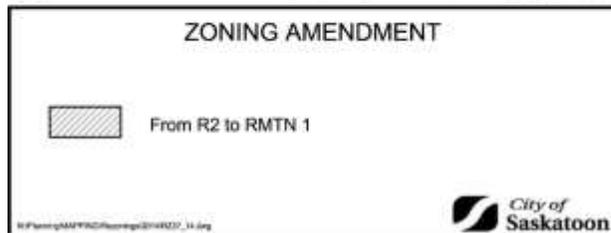
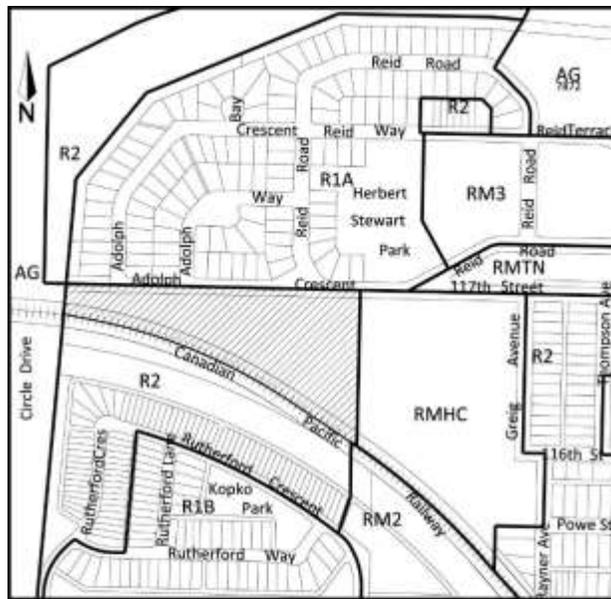
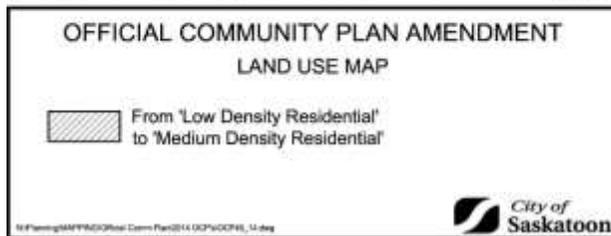
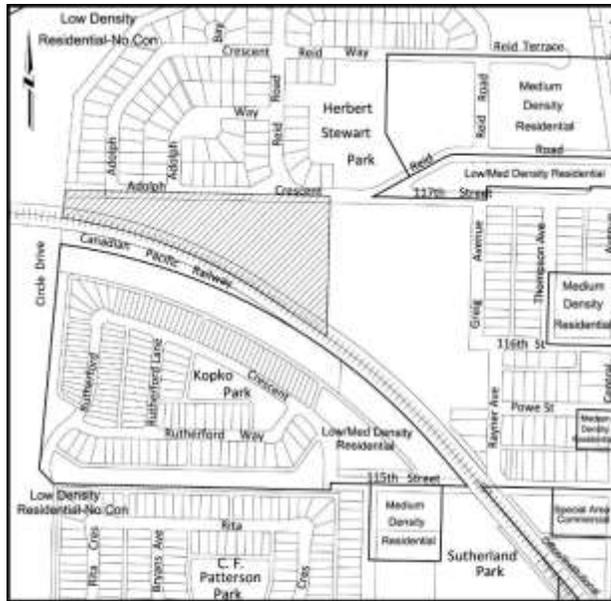
1. Location Maps
2. Comments from Other Divisions Regarding the Proposed Official Community Plan and Zoning Bylaw Amendments – 115 Adolph Crescent
3. Community Engagement Summary

**Report Approval**

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Proposed Official Community Plan Amendment – Sutherland Land Use Policy Map from Low-Density Residential to Medium-Density Residential and Proposed Rezoning from R2 to RMTN1 – 115 Adolph Crescent/gS/ks

Location Maps for 115 Adolph Crescent



**Comments from Other Divisions**  
**Regarding the Proposed Official Community Plan and**  
**Zoning Bylaw Amendments - 115 Adolph Crescent**

Transportation and Utilities Department

1. This rezoning will increase the storm flow from the site. Adjacent storm sewers are already full for a two- to three-year storm event. The storm sewer does not have capacity for this additional storm water. Therefore, on-site storm water is required to match the original concept storm water flows for a two-year storm event.
2. The owner shall provide future purchasers with Rail Guidelines for new development (Guidelines for New Development in Proximity to Railway Operations, Prepared for the Federation of Canadian Municipalities and the Railway Association of Canada).
3. Upon future sale, offsite levies will be payable on this site based on City Council-approved rates at that time.
4. The required fire flow for site as an RMTN1 development is 120 L/s. This flow should be available from adjacent hydrants.
5. The adjacent sanitary sewer system has no capacity issues under dry flow and should be able to accommodate the sanitary flows for this rezoning.
6. A requirement of subdivision will be the construction of a sidewalk from the west end of Adolph Crescent to the east of the site.

*Note: The Saskatoon Land Division has been informed of, and agrees to, the above requirements.*



## **Community Engagement Summary Proposed Land Use Policy Map Amendment from Low-Density Residential to Medium-Density Residential and Proposed Rezoning from R2 to RMTN1 – 115 Adolph Crescent**

The Community Services Department has received applications for a land use map amendment and rezoning at 115 Adolph Crescent.

Two public meetings were held regarding the proposed land use map amendment and rezoning on May 20, 2015, and October 11, 2017.

### Summary of May 20, 2015 Public Information Meeting

#### Project Description

A public information meeting was held at École Forest Grove School on May 20, 2015, at 7 p.m., regarding proposed land use and zoning amendments for 115 Adolph Crescent. The meeting provided property owners with the opportunity to learn more about the proposed development, the land use amendment and rezoning process, and to have the opportunity to comment on the proposal and ask any questions.

#### Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on May 5, 2015. Notices were also sent to the Sutherland Community Association, the Community Consultant, and the Ward Councillor.

The purpose of the meeting was to inform and consult with nearby property owners. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by Saskatoon Land (the Applicant) and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the land use amendment and rezoning use process and general zoning regulations.



## Summary of Community Engagement Feedback

The meeting was attended by 20 members of the public. City staff provided opening remarks on the rezoning process and the purpose of the proposed land use change and rezoning. The applicant provided information on the development.

A question and answer period and general discussion followed. Concerns raised, as well as questions and general points of discussion, were:

- The form of development proposed and its impact on adjacent properties, as well as comments of whether the form would be compatible with the existing neighbourhood;
- Attendees referenced the Sutherland Local Area Plan that was completed in 1999 and referenced a desire for single-family development over multi-family development;
- There were concerns regarding development adjacent to the rail line, including general safety and noise and vibration that would be experienced by future residents;
- There were concerns regarding increased traffic in the area as a result of the proposed development. There were particular concerns with the intersections at Reid Road and Adolph Crescent, and Reid Road and Central Avenue;
- Parking is already congested due to other multiple-unit dwellings in the area; and
- The area should be used as a park instead of developing the site for housing.

Following this meeting, the developer, Saskatoon Land, had two studies prepared:

- 1) Traffic Impact Study done by Associated Engineering; and
- 2) Adolph Crescent Noise and Vibration Analysis by Golder Associated Ltd.

## Summary of October 11, 2017 Public Information Meeting

### Project Description

A public information meeting was held at École Forest Grove School on October 11, 2017, at 7 p.m., regarding proposed land use and zoning amendments for 115 Adolph Crescent. The meeting provided the City an opportunity to present owners and residents with information regarding the Traffic Impact Study and the Noise and Vibration Analysis.



## Community Engagement Strategy

Notices were sent out on September 26, 2017, to property owners within a 75 metre radius of the subject site, Sutherland Community Association, the Community Consultant, and the Ward Councillor.

The purpose of the meeting was to provide neighbouring residents and property owners with information from further studies conducted in response to concerns that were raised at the May 20, 2015 Public Information Meeting. Information on the next steps in the rezoning process was also provided.

## Summary of Community Engagement Feedback

The meeting was attended by 20 members of the public and the Ward Councillor. City staff provided information regarding the application and a summary of the May 20, 2015 meeting. Information was also provided on the City of Saskatoon Growth Plan and the recommendations made in the Sutherland Neighbourhood Traffic Review. Saskatoon Land provided information on the traffic impact study and noise and vibration analysis.

A question and answer period and general discussion followed. The general points of discussion were:

- The form of development, number of units, and design of internal roadways.

Administrative Response: The development could have 65 to 100 units and the internal roadway design has not been developed;

- A major traffic concern was identified at the intersection of Reid Road and Central Avenue, and 117<sup>th</sup> Street and Central Avenue; another concern targeted traffic shortcutting through the neighbourhood.

Administrative Response: A review of the Reid Road and Central Avenue intersection will be done following completion of the North Commuter Parkway. The Transportation Division has installed traffic calming measures along Reid Road.

- Parking is already an issue in the area as there are already multiple-unit dwellings located in the area.

Administrative Response: The RMTN1 District contains regulations that provide for on-site parking. If the site was developed under the R2 district, it would not contain parking regulations.



- Reason why the application is being brought forward as RMTN1 to allow for multiple-unit dwelling development.

Administrative Response: The applicant, Saskatoon Land, will be selling the site to a developer. This application is in line with the Growth Plan and provides an opportunity for infill development.

## Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Notices will be sent to property owners within 75 metres of the subject site and the Sutherland/Forest Grove Community Association notifying them of the date that MPC will be considering the application. Property owners within 75 metres of the subject site and the Sutherland/Forest Grove Community Association will again be notified of the public hearing once a date has been set. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews the proposal and recommends approval or denial to City Council.	November 21, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously, will be provided with direct notice of the public hearing.	November 21 to December 18, 2017
Public Hearing – Public hearing will be conducted by City Council, with an opportunity provided to interested persons or groups to present. The proposal will be considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	December 18, 2017
City Council Decision – may approve or deny proposal.	December 18, 2017

Prepared by:  
 Paula Kotasek-Toth, Senior Planner  
 Planning and Development  
 October 30, 2017

## **UPDATE ON REPORTS TO COUNCIL**

---

The Chair will provide an update on the following items previously considered by the Commission and which were considered by City Council at its meeting held on DATE:

- Proposed Rezoning from R1A to RMTN – Lewin Crescent – Lewin Way – Cornish Road – Stonebridge Neighbourhood
- Proposed Land Use Policy Map Amendment from Low-Density Residential to High-Density Residential and Rezoning by Agreement – From R2A to RM5 by Agreement – 631 and 637 University Drive

# Municipal Planning Commission - Meetings Dates 2018

JANUARY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

MARCH						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

APRIL						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MAY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JUNE						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JULY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

OCTOBER						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

NOVEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

DECEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

 Municipal Planning Commission Meeting
  Stat Holiday - City Hall Closed