

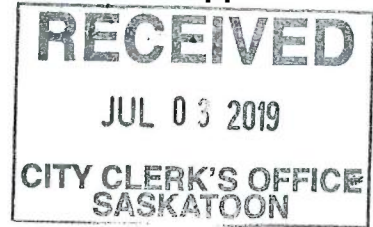


**NOTICE OF HEARING
OPEN TO THE PUBLIC
DEVELOPMENT APPEALS BOARD**

July 23, 2019, 4:00 pm
Committee Room E, Ground Floor, City Hall

(Please contact the City Clerk's Office at 306.975.3240 for further information).

1. **Appeal 17-2019 - Permanent Sign Permit Denial - 409 3rd Avenue South**
Freestanding Signs and Wall Signs (Internally Lit)



City of Saskatoon Development Appeal Application- page 2

THIS PAGE WILL FORM PART OF THE PUBLIC RECORD FOR THE APPEAL

Applicant Name: Ryan Riddell

Registered Property Owner(s):
(if different from above): _____

Location of Subject Property _____

Legal Description

Lot (s) _____ Block _____ Plan No. 102231942

Civic Address: 409 3rd Ave S, Saskatoon, SK

Present Status of Building or Structure Under Appeal:

☐ Construction not yet begun ☒ Under Construction ☐ Completed

Type of Construction:

☐ Residential ☒ Commercial ☐ Industrial ☐ Other (specify) _____

Description of Development Appeal: (example: side yard deficiency, parking deficiency, etc.)

Internal lighting of street identification signage for a new commercial development

Reason for Development Appeal: (as per *The Planning and Development Act, 2007*, applicants have 5 days prior to the appeal hearing date to submit drawings and written materials)

Internally lit signage will help draw interest and attention by the public to this development, adjacent properties also have internally lit signage.

BOTH SIDES OF THIS FORM MUST BE COMPLETED



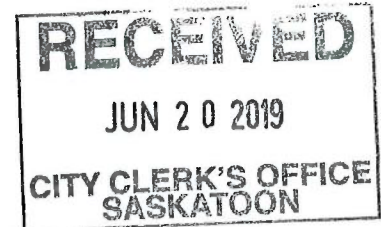
Community Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel (306) 975-2645
fax (306) 975-7712

June 19, 2019

Triovest
800, 1100 1st Street SE
Calgary AB T2G 1B1

**Re: Permanent Sign Permit Denial – River Landing
409 3rd Avenue South, Saskatoon
Freestanding Signs & Wall Signs - Zoning District DCD1**



I refer to the proposed freestanding signs and wall signage for 409 3rd Avenue North for River Landing. This property is zoned DCD1 in the City's Zoning Bylaw 8770. Section 13.1.3.4(c) states that the regulations applicable to Signage Group No. 5 of Appendix A – Sign Regulations will govern the use of signs in DCD1 except that portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited. Regulations governing signs in a DCD1 District are also contained in Appendix C – South Downtown Local Area Design Plan in addition to Appendix A – Sign Regulations.

Based on the drawings submitted and information provided, the following deficiency of internally lit signs has been noted:

- 1) Two (2) Primary Tenant Pylons (S-1.1/S-1.2);
- 2) Three (3) Plaza Dedication signs (S-4.1a/S-4.1b/S-4.1c); and
- 3) Two (2) wall signs (EEX-3.1/EEX-4.1).

Appendix C, Section 2.1.12 states that no internally lit signs, other than for internally lit awnings, shall be permitted. As a result, the Community Services Department cannot approve the proposed signs.

I understand that you may wish to file an appeal regarding this decision. I have attached a Development Appeal brochure and application form as well as an extract from *The Planning and Development Act 2007*, which outlines the procedures for an appeal. If you decide to appeal, please contact the Development Appeals Board Secretary, City Clerk's Office, City Hall at 306-975-3240 within 30 days of the date of this letter. Please note that the required fee for this process is \$50 payable to the City of Saskatoon.

If you have any questions about this information, please contact me.

Sincerely,


Megan Heinbigner
Bylaw Inspector
Community Standards Division
megan.heinbigner@saskatoon.ca
Phone: (306) 975-2684

cc: Development Appeal Board Secretary, City Clerks
Triovest, 115 24th Street East, Suite 220, Saskatoon SK S7K 1L5



July 8, 2019

Dear Neighbouring Property Owner:

**Re: NOTICE OF HEARING – DEVELOPMENT APPEALS BOARD
Development Permit Denial – 409 3rd Avenue South
[Appeal No. 17-2019]**

As a neighbouring property owner of the above property you are hereby notified that **Triovest** has filed an appeal under section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a **sign permit for freestanding signs and wall signage**. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to register their comments in writing regarding the bylaw deficiencies for this property.

The property is zoned **DCD1** under *Zoning Bylaw No. 8770* and the appellant is appealing the following deficiencies:

1. Requirement: Section 13.1.3.4© of the Zoning Bylaw states that the regulations applicable to Signage Group 5 of Appendix A-Sign Regulations will govern the use of signs in DCD1 except that portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited.

Section 2.1.12 of Appendix C-South Downtown Local Area Design Plan states that no internally lit signs, other than for internally lit awnings, shall be permitted.

Proposed: Based on the information submitted, the following internally lit signs are proposed:

- Two (2) primary tenant signs
- Three (3) plaza dedication signs
- Two(2) wall signs

Deficiency: No internally lit signs are permitted on the site.

The Appellant is seeking the Board's approval for a sign as proposed.

The Development Appeals Board will hear the appeal:

Date and Time: Tuesday, July 23, 2019, at 4:00 p.m.

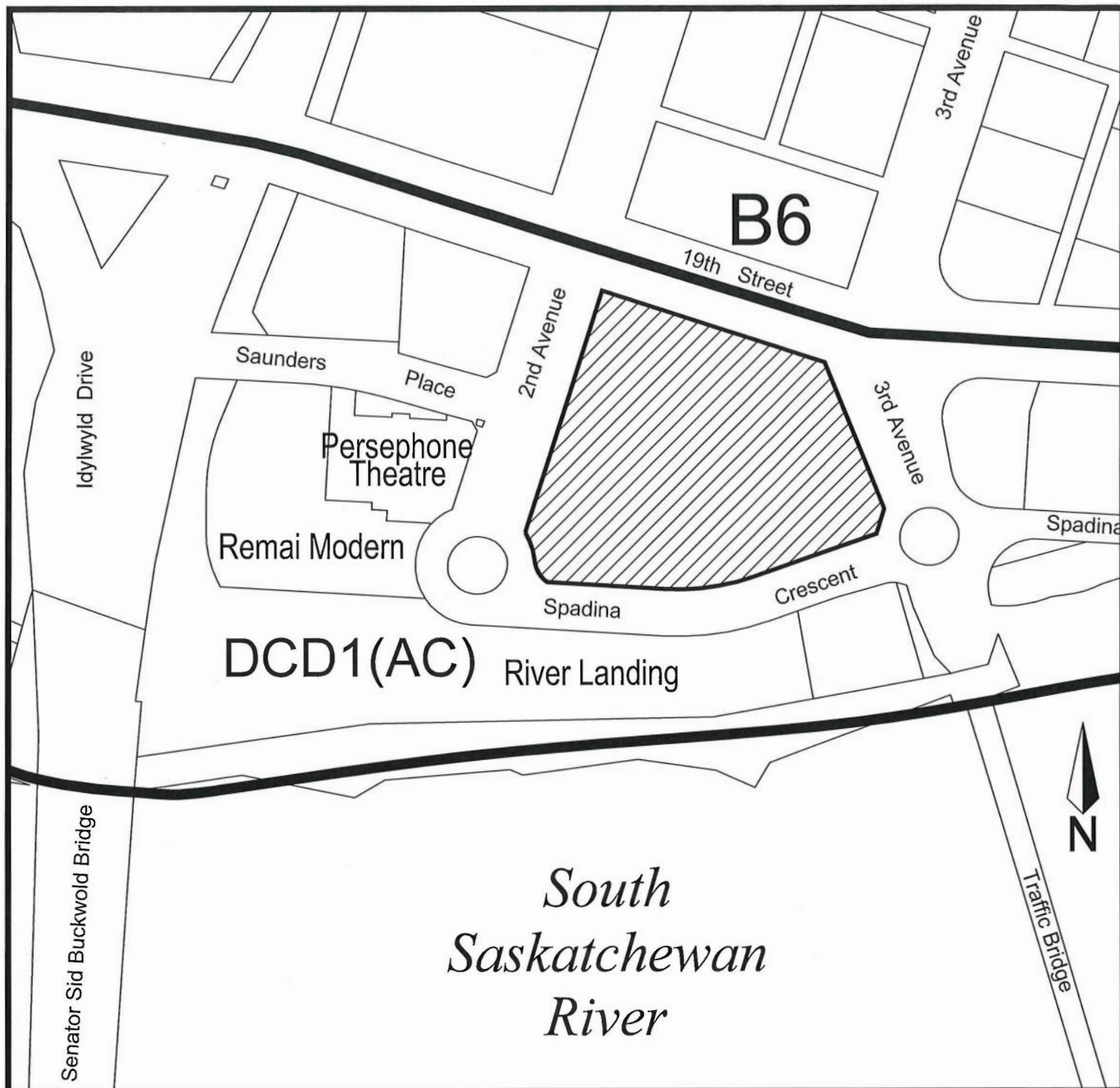
Location: Committee Room E, Ground Floor, South Wing, City Hall
(Enter through door #1 or #1A at 4th Avenue North)

Anyone wishing to obtain further information or view the file on this matter can contact the Secretary at (306) 975-2780.

Development Appeals Board
Appeal 17-2019

If you wish to provide written comments regarding this matter you are required to submit a letter including your name and full address to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email **development.appeals.board@saskatoon.ca**. Please note that your letter and written comments are a public document and will be provided to the parties of the appeal in advance of the hearing.

Penny Walter, Secretary
Development Appeals Board



DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 409 3rd Avenue South

LOT: YY

BLOCK:

PLAN: 102231942



LEGEND

Proposed Sign Locations

Required: The South Downtown Local Area Design Plan states that no internally lit signs, other than for internally lit awnings, shall be permitted.

Proposed: A total of seven internally lit signs have been proposed on this site, including free-standing and wall signs.

Deficiency: Internally lit signs are not permitted.

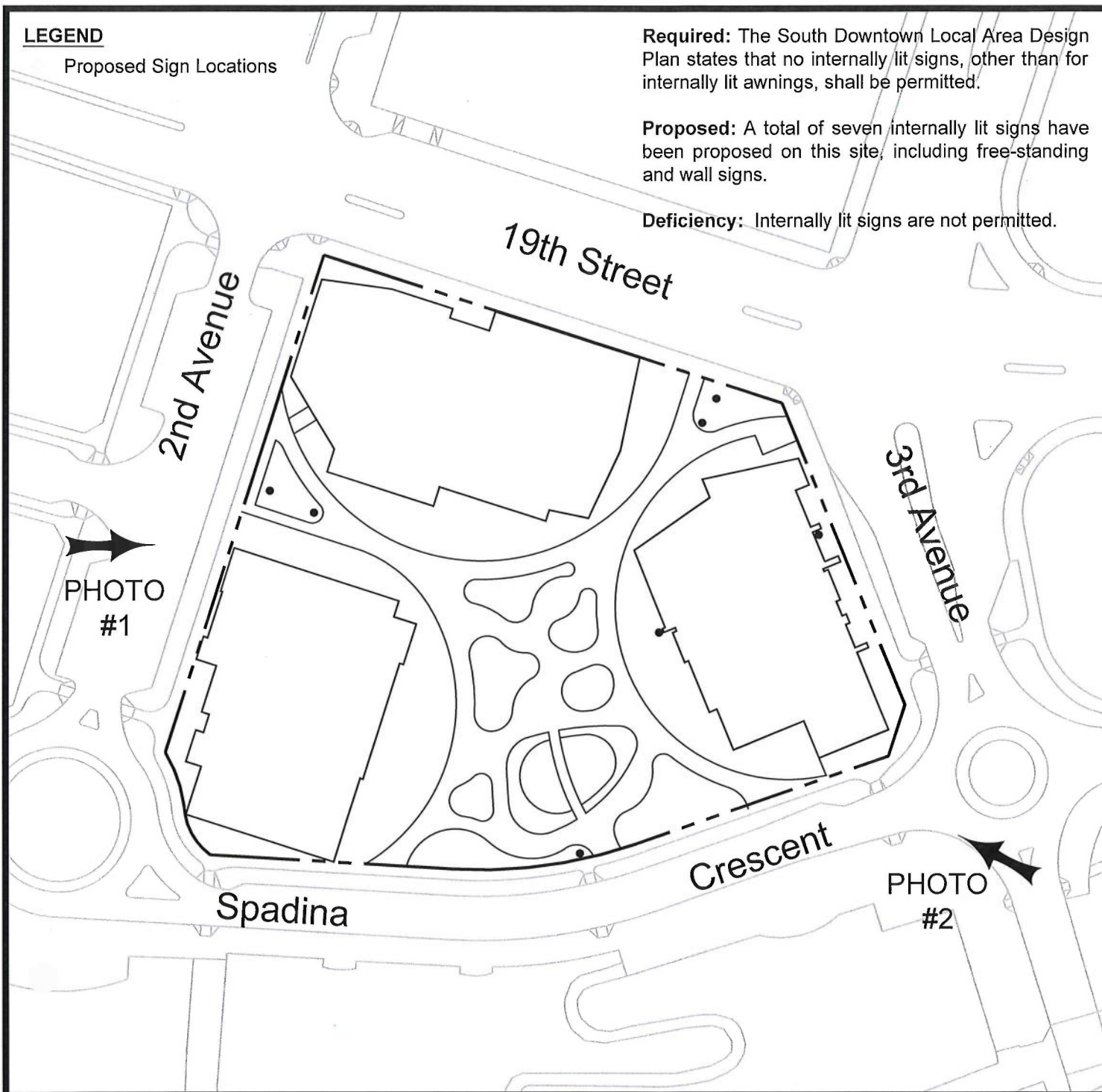
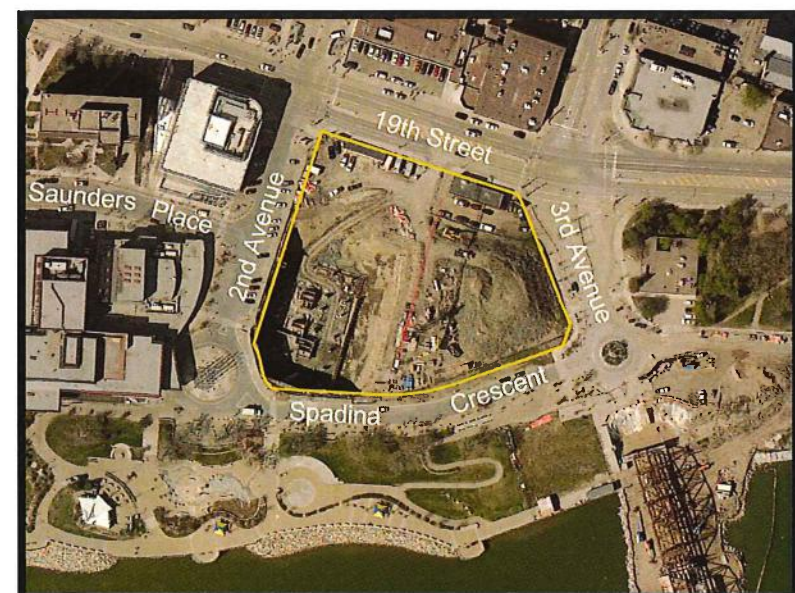


PHOTO 1



PHOTO 2



2017 AERIAL PHOTOGRAPHY

DEVELOPMENT APPEAL - SITE PLAN

ADDRESS: 409 3rd Avenue South

LOT: YY

BLOCK:

PLAN: 102231942

