

City of Saskatoon Development Appeal Application- page 2



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

Applicant Name: EZAJUL CHOWDHURY

Registered Property Owner(s):  
(if different from above): \_\_\_\_\_

Location of Subject Property \_\_\_\_\_

Legal Description

Lot (s) 11 Block 864 Plan No. 102131592

Civic Address: 1527 37th street West

Present Status of Building or Structure Under Appeal:

- Construction not yet begun     Under Construction     Completed

Type of Construction:

- Residential     Commercial     Industrial     Other (specify) Type II Care Home

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

Please See the attached paper.

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)

Please see the attached paper.

BOTH SIDES OF THIS FORM MUST BE COMPLETED

## Description and Reason for Development Appeal

I bought this lot (1524 37<sup>th</sup> St West) from the city of Saskatoon with the intention to build and operate a Type II care home. We received a letter of Intent from Saskatoon Land with time for due diligence and application for discretionary use approval from City Council. Adjacent to the west side of this proposed land there was a lot which was designated for Type II care home and currently care home is operating. On the east side of this proposed land is a park/ playground, very suitable for a care home.

This proposed lot is zoned/designated for residential use. It has been observed that this lot was listed in available inventory for open market sale for a long time. Perhaps because of the irregular size of the lot, nobody was interested to offer. If the zoning of this lot is not changed from residential use, it might remain vacant and thus City of Saskatoon might lose the revenue earning. Hope city of Saskatoon will take positive initiative on my application considering suitability issue and to meet increasing demand for care home for senior citizens

A) There is a pump station on the south-east corner of this lot, which makes this lot an irregular shaped and shorten the width of very front side of this lot to 13.932 meters. As per our care home layout designed, there are two car garages and three car parking spaces with a total of 5 parking spaces in the property. Which satisfy the minimum parking requirement for a type II care home.

B) The very front width of this lot is 13.932 m and rear width is 21.940m long. The average width is 17.936 m and the total area of this lot is big enough for Type II care home.

C) Saskatoon Land has conducted a tender process on September 30, 2020 and sold 3 lots for Residential Care Home Type 2. One of these 3 lots, 754 Bolstad Turn (Aspen Ridge, Lot 28, Block 712, Plan 102207912) has front width of 14.875 m, which is less than the required width (15 m) for Residential Care Home Type 2. Saskatoon land designated and sold this lot for Residential Care Home Type 2 with front width deficiency. On the contrary the total area of our proposed lot is much bigger than the lot which was sold by Saskatoon Land by a tender process for Residential Care Home Type 2.

We hope the City of Saskatoon will consider our proposed lot's 1.068 m front width deficiency and practical suitability for Residential Care Home Type 2 and thus oblige us by granting our development appeal application.