

City of Saskatoon Development Appeal Application- page 2

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

Applicant Name: Darren Miller

Registered Property Owner(s):
(if different from above): Jeff Howsam

Location of Subject Property

Legal Description

Lot (s) 3 Block 498 Plan No. 63S10510

Civic Address: 2302 22nd Street

Present Status of Building or Structure Under Appeal:
 Construction not yet begun Under Construction Completed

Type of Construction:
 Residential Commercial Industrial Other (specify) Commercial

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

Revise required lawn ground cover (soft) landscaping to hard surface landscaping (landscape rock).

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)

The development is a new Wendy's fast food outlet, a very family oriented restaurant. The purpose of hard landscaping is to make vagrancy and / or loitering less convenient on the site, including reducing waste (such as illicit drug needles), for a safer environment.

BOTH SIDES OF THIS FORM MUST BE COMPLETED



Application Form
DEVELOPMENT APPEAL APPLICATION

Applicant Information

Date of Application: _____

Name of Applicant: Darren Miller 102100587 Saskatchewan Ltd.

Address: P.O. Box 9002 Saskatoon SK Postal Code: S7K 7E7

Home Telephone: _____ Work Telephone: 306-229-9450 E-mail: darren.miller@shaw.ca

Applicant's Interest in the Property: Owner Tenant Option to Buy
 Owner's Representative Other: _____

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

Name: Jeff Howsam North Star Development

Address: 8205 51st Street Saskatoon SK Postal Code: S7K 0X8

Home Telephone: _____ Work Telephone: 306-222-6999 E-mail: jhowsam@live.com

Location of Subject Property

Legal Description: Lot (s) 3, Block 498, Plan No. 63S10510 [G180]

Civic Address: 2302 22nd Street W

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.)

Revise required lawn ground cover (soft) landscaping to hard surface landscaping (landscape rock).

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)

The development is a new Wendy's fast food outlet, a very family oriented restaurant. The purpose of hard surface landscaping is to make vagrancy and / or loitering less convenient on the site, including reducing waste (such as illicit drug needles), for a safer environment.

Application for Development Permit has been submitted to the Community Services Dept. and subsequently been denied on January 13, 2025 (date)

Attachments

Please ensure the following has been attached:

1. Application Fee: _____ I have enclosed the required \$50.00, non-refundable Application Fee Fee Attached
(please make cheques payable to City of Saskatoon)

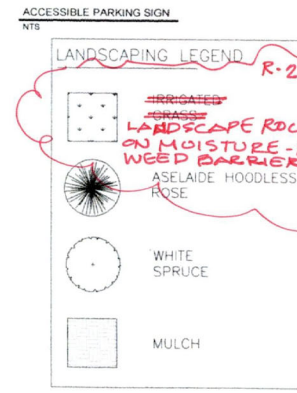
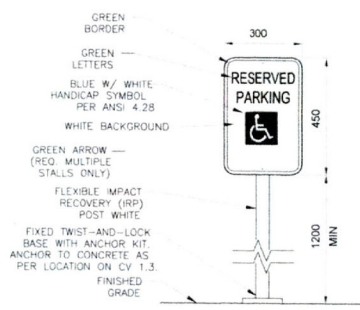
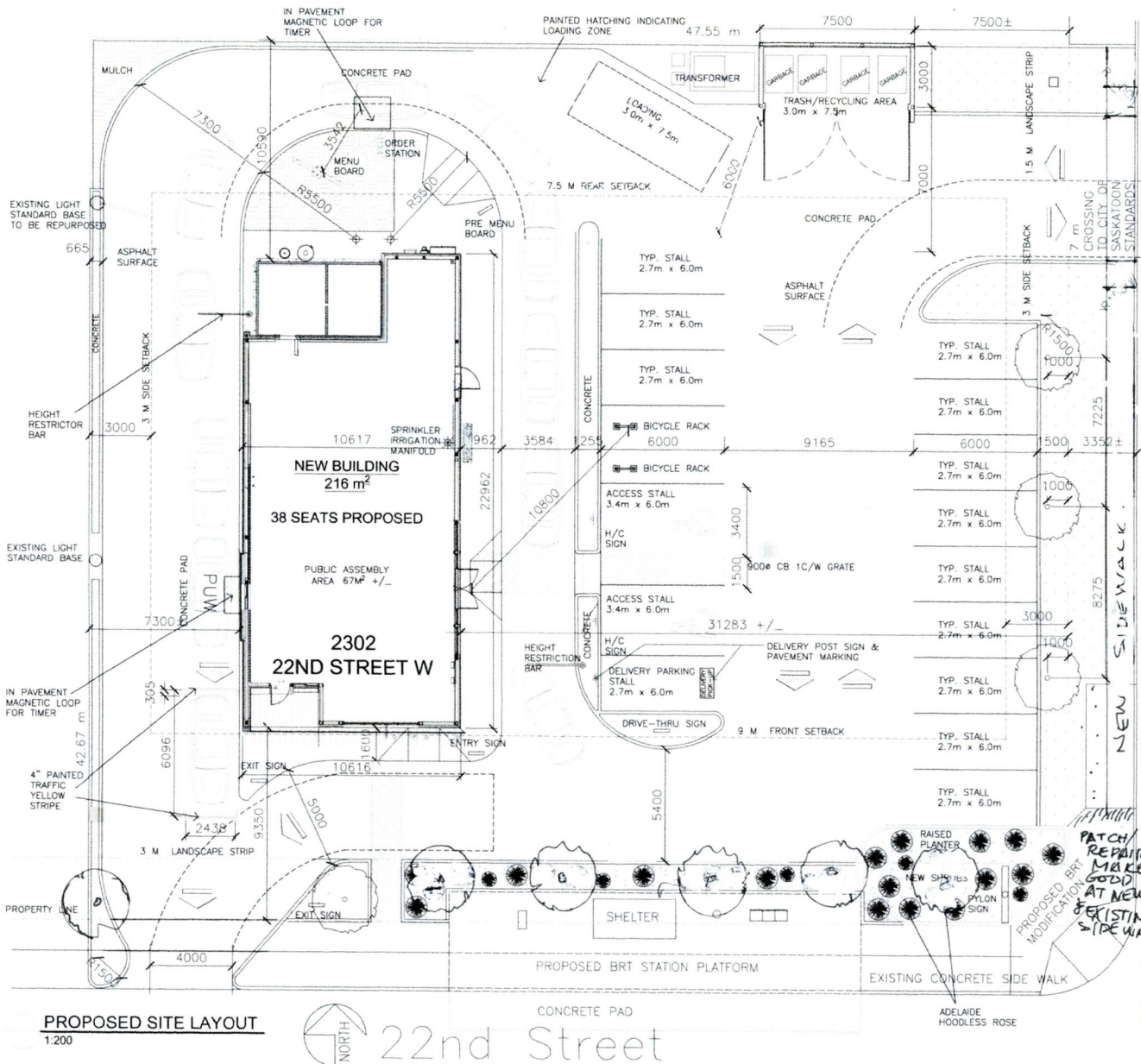
Declaration of Applicant

I hereby certify that the statements contained within this application are true, and I make this solemn declaration conscientiously believing the statements to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant: _____ Date: January 17, 2025

For Office Use Only:

Comments: _____ File No: _____
Cash Receipt No: _____ Amount Paid: _____ Cheque No: _____



ZONING ANALYSIS:

- ZONING: B4
- PERMITTED USES: RESTAURANT/LOUNGES- TOTAL LAND AREA = 2029 SQ.M.
- SITE WIDTH: 42.67M.
- FRONT YARD SETBACK: 9M.
- SIDE YARD SETBACK: 3M.
- REAR YARD SETBACK: 7.5M.
- LANDSCAPING STRIP AT FRONT: 3.0M.
- LANDSCAPING STRIP AT SIDE ON CORNER LOTS: 1.5m.
- BUILDING HEIGHT: 17M MAX.
- PARKING STALLS: 1 SPACE FOR 10m² OF GROSS FLOOR AREA DEVOTED TO PUBLIC AREA (RESTAURANT/LOUNGES) 67M² = 7 STALLS REQUIRED (PROVIDED 14 INCL. 2 BARRIER FREE)
- BIKE PARKING - (1 SHORT TERM BICYCLE PARKING SPACE PER 250 SQ M GROSS FLOOR AREA (MINIMUM 2)
- LOADING SPACE PROVIDED = 1 (3.0M X 7.5M)
- GARBAGE/RECYCLE STORAGE AND PICK UP SPACE = 1 (3.0M X 7.5M)

SITE NUMBER: 06001
BASE MODEL: GLOBAL NEXT GEN 40
ASSET TYPE: FRANCHISE
CLASSIFICATION: NEW
OWNER: FRANCHISE
BASE VERSION: 2022
UPGRADE CLASSIFICATION: FRANCHISE NEW BUILD
FURNITURE PACKAGE: (2) UJM BRIGHT
DRAWING RELEASE: FALL 2022

JAMES ZIMMER ARCHITECT
100 QUINLAN BLVD
SASKATOON, S4N 1A1
TEL: 306-975-1111
WWW.JZARCHITECT.COM

REGISTRATION: R-2
REVISION: R-2
REVISION: R-5/11A
July 17/2024

Wendy's
22ND STREET WEST & AVENUE W
SASKATOON, SASKATCHEWAN

ISSUE DATE: 10 JUNE 2024
PROJECT NO:
DRAWN BY: M. MIRAZUR RAHMAN
CHECKED BY:
1:3. PIVE
ing or Invo

PROPOSED FLOOR PLAN
PROPOSED SITE PLAN

P1.0r1