


R.1

Darren Miller
2302 22nd Street West
Saskatoon, SK S7M 0V7

January 13, 2025

SENT VIA EMAIL: 

**Re: Development Permit Denial
2302 22nd St W (Mount Royal)
Restaurant (Wendy's)
B4 – Arterial and Suburban Commercial District**

Dear Mr. Miller,

The Planning and Development Division has reviewed your development permit application for a restaurant at 2302 22nd St W. The property is zoned B4 – Arterial and Suburban Commercial District and based on the information provided, the following deficiencies have been identified:

- 1) Requirement: Section 2.0 of City of Saskatoon's Zoning Bylaw No. 8770 defines "landscaping" to mean the provision of horticulture and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:
 - (i) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, ornamental grasses, lawn and ground cover;
 - (ii) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or tile, but does not include rock, gravel, shale, or asphalt. Hard landscaping may include pathways, walkways, non-necessary driveways, or other similar hard surfaces that may be in addition to what is required under this Bylaw; and
 - (iii) Intensive landscaping means a planting ration of trees and shrubs per linear metre that is at least 25% greater than the planting ratio otherwise required under this Bylaw.

Proposed: The proposal includes landscape rock throughout the required 1.5m landscape strip along Avenue W and 3.0m required landscape strip along 22nd St W.

Deficiency: As per the definition of landscaping, rock or gravel cannot be used for hard landscaping and is not permitted in required landscaping strips.

- 2) Requirement: Section 7.3(1) of City of Saskatoon's Zoning Bylaw states that required landscaped strips shall consist of a minimum 75% soft landscaping material and a maximum 25% hard landscaping material. Necessary driveway access to the site shall not be included in the maximum 25% hard landscaping.

Proposed: There is a proposed concrete space for the future bus rapid transit shelter shown within the 3.0m landscape strip along 22nd St W and is considered hard landscaping per the Zoning Bylaw definition of landscaping.

Deficiency: The area of the pedestrian walkway along with the area of the concrete for the future bus rapid transit shelter is covering approximately 34.27% of the required landscape strip along 22nd St W. This exceeds the maximum hard landscaping allowed by 9.27%.

As a consequence, the Community Services Department cannot approve your plans for a Development Permit.

Please be advised that the Transportation Department have advised that rock and gravel are not permitted in the City-owned boulevards at this location. Please contact the Transportation Department should you have questions about the City-owned boulevard and permitted landscaping materials.

I understand you wish to appeal this decision to the Development Appeals Board, therefore 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. To appeal, please use the following link to complete the online application form: <https://capps.saskatoon.ca/development-appeals/> within 30 days of the date of this letter. Please note the required fee for this process is \$50.

Should the appeal not be granted, it would be required that a revised landscape plan be submitted that meets the Zoning Bylaw.

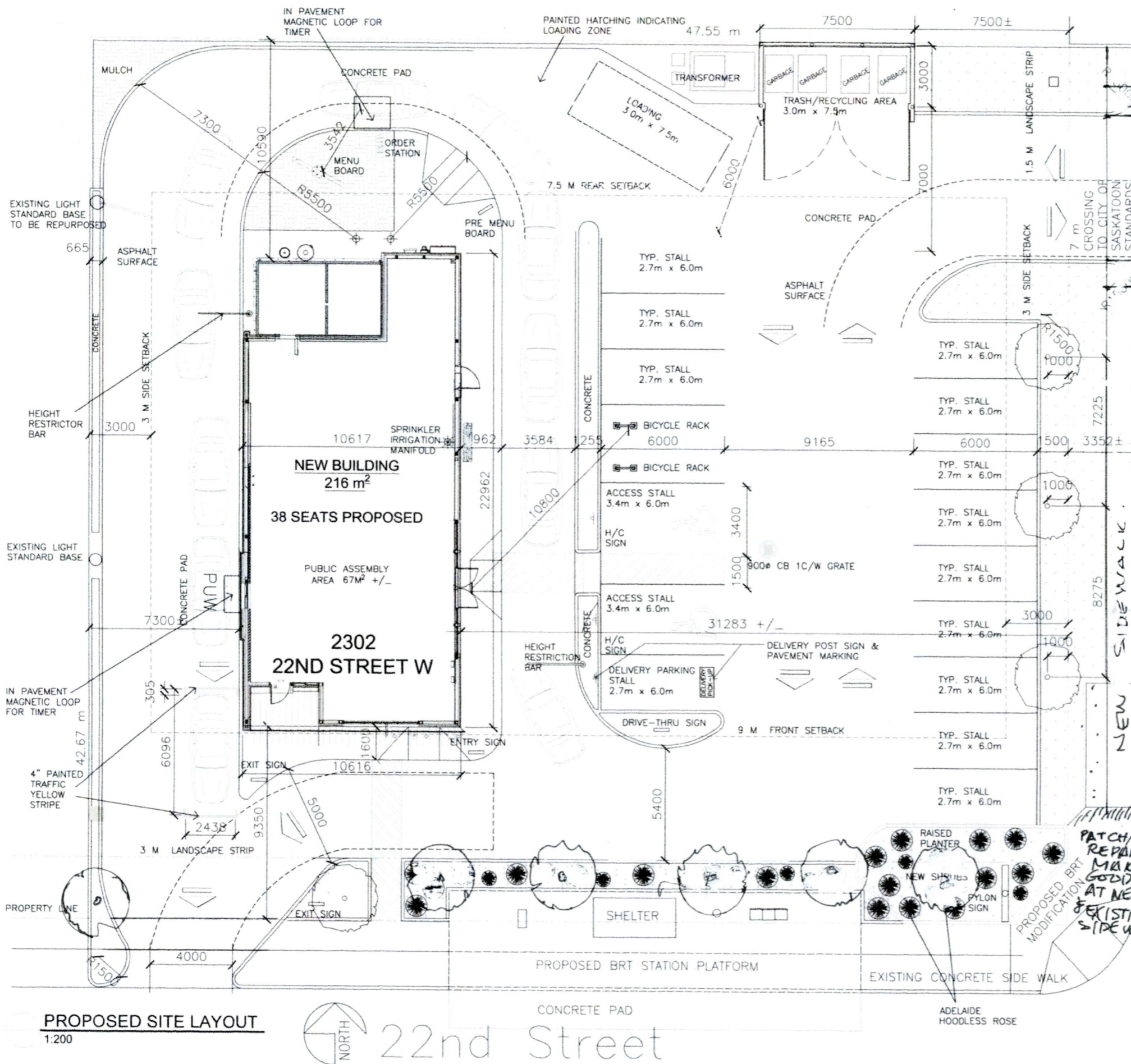
If you have any questions pertaining to the above, please contact me.

Regards,



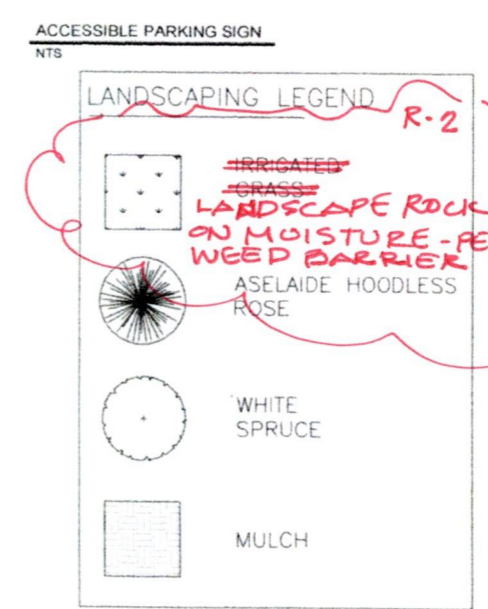
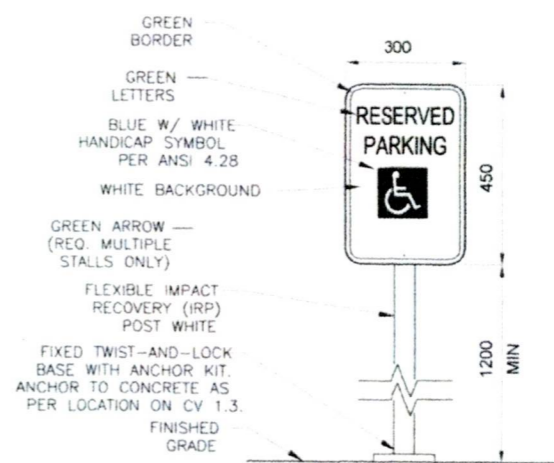
Brittney Beckie, RPP, MCIP
Bylaw Inspector 16
Planning and Development
306-975-3388

cc: Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks



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: 06201
 BASE MODEL: GLOBAL NEXT GEN 40
 ASSET TYPE: FRANCHISE
 CLASSIFICATION: NEW
 OWNER: FRANCHISE
 BASE VERSION: 2022
 UPGRADE CLASSIFICATION: FRANCHISE NEW BUILD
 FURNITURE PACKAGE: (2.9) UM BRIGHT
 DRAWING RELEASE: FALL 2022

PRIME CONSULTANT:
JAMES ZIMMER ARCHITECT



REVISION: R-2
 OCTOBER 6/2024
 REVISION: R-5/TIA
 JULY 17/2024

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

ISSUE DATE: 10 JUNE 2024
 PROJECT NO.:
 DRAWN BY: M. MIRAZ UR RAHMAN
 CHECKED BY:

PROPOSED FLOOR PLAN
 PROPOSED SITE PLAN

PROPOSED SITE LAYOUT
 1:200

NORTH
 22nd Street

P1.0r1

Appeal 3-2025
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