

DEVELOPMENT APPEAL - LOCATION PLAN

ADDRESS: 2302 22nd Street West

R.2

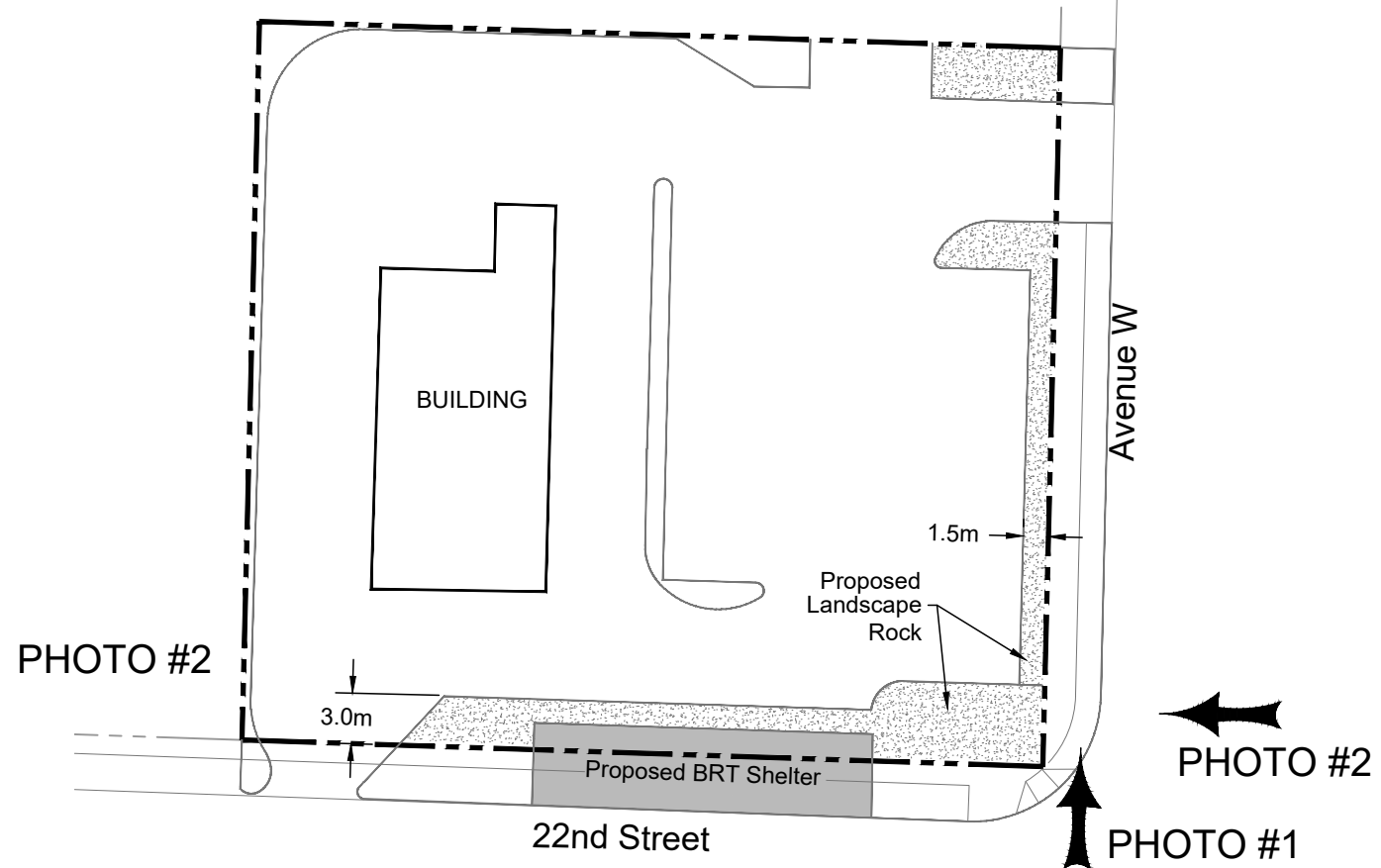
LOT: 3

BLOCK: 498

PLAN: 63S10510

Received
City Clerk's Office
February 6, 2025





Requirement: Refer to Section 2.0 (i)(ii)(iii) of City of Saskatoon's Zoning Bylaw No. 8770 for landscaping definition.

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

Requirement: Section 7.3(1) of City of Saskatoon's Zoning Bylaw stated 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 3.0 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%.



PHOTO 1



PHOTO 2

DEVELOPMENT APPEAL - SITE PLAN

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