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February 19th, 2025

James Zimmer
James D Zimmer Architect
1249 8th St E
Saskatoon, SK S7H 0S5

SENT VIA EMAIL

Re: Development Permit Denial: APART-2025-00787
Proposal: Shopping Centre with Multiple Unit Dwelling (65 Dwelling Units)
Site Address: 1202/1204 College Drive
Zoning District: CS1 – Corridor Station Mixed-Use 1 District

The Planning and Development Division has reviewed your submitted Building and Development Permit application new shopping centre with a multiple unit dwelling. After review, the following deficiencies has been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 10.4.4(2)(b) states for multiple unit dwellings or where dwelling units are erected above commercial, office or institutional, an interior side yard shall be provided for the part of the building containing such dwelling units of 1.5 metres, up to a height of 12 metres and 3 metres or that portion of the building in excess of 12 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

Proposed: Dwelling units are provided on the 2nd to 6th floors, with windows and doors along the East wall facing the adjacent property. A 0-metre interior side yard setback is proposed from the East portion of building containing dwellings, to the East property line.

Deficiency: This results in a East interior side yard deficiency of 1.5 metres for the first 12 metres of the building containing dwelling units, and a 3 metre East side yard for the portion of the building in excess of 12 metres in height that contain dwelling units.

2. Requirement: Section 5.2.6(2)(a) states waste spaces must be not less than 3 metres by 7.5 metres.

Proposed: The shown waste space is 3 metres by 6 metres.

Deficiency: This results in a waste space deficiency of 1.5 metres in length.

As consequence, the Planning and Development Division cannot approve your plans for a Development Permit.

I understand you wish to appeal this decision to the Development Appeal Board. To proceed with a appeal request please fill out the online Development Appeal application form available through the following link: <https://capps.saskatoon.ca/development-appeals/> within 30 days of the date of this letter. Note there is a application fee of \$50 for this process. Attached to this email is general information about the Development Appeal process, as well as a extract from the Planning and Development Act 2007.

Please note for this review, all dimension lines to the building were assumed to be from exterior finished building wall face, which may require clarification to should this proceed with a building and development permit application review.

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

Sincerely,



Vanessa Champagne
Planning and Development Division (306-975-2659)
vanessa.champagne@saskatoon.ca

cc: Michael Robertson, 14 North Construction Ltd
Brent McAdam, Planning and Development
Development Appeal Board Secretary, City Clerks