

B.1



Development Appeals Board
c/o Office of the City Clerk
222 – 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel (306) 975-3240

March 5, 2025

«RGSTR_OWNER»
«MAILING_ADDR_DELIV_ADDR1»
«MAILING_ADDR_CITY»
«MAILING_ADDR_PROV_CODE»
«MAILING_ADDR_POSTAL_CODE»

NEIGHBOUR NOTIFICATION

Reference: Development Permit Denial – Appeal No. 9-2025
Site: 1202/1204 College Drive
Proposal: Shopping Centre with Multiple Unit Dwelling (65 dwelling units)

The above-noted appeal has been filed by **James Zimmer, James D Zimmer Architect on behalf of 101088347 Saskatchewan Ltd.** under Subsection 219(1)(b) of *The Planning and Development Act, 2007*. This letter has been sent to you as the registered owner or property manager of a property that has been deemed as neighbouring the subject site. The Board is required by law to send a notice in order to give the neighbouring property owners opportunity to submit comments in writing regarding the appeal.

The property is zoned **CS1** under *Zoning Bylaw No. 9900*, and the development permit was denied due to the following deficiencies:

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: Based on the information submitted 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 the building containing dwellings, to the East property line.

Deficiency: This results in an 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: Based on the information provided the waste space is 3 metres by 6 metres.

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

Development Appeals Board
Appeal 2025 - 9

The Development Appeals Board will hear the appeal: Tuesday, April 1, 2025, at 4:00 p.m. in Committee Room E. Appeal hearings are open to the public.

For additional information please refer to the website at www.saskatoon.ca (select City Hall, City Council, Boards & Committees, Agendas, Minutes & Video, Development Appeals Board) or contact the Secretary at (306) 975-3240.

If you wish to provide written comments regarding this matter you are required to submit a letter including your name and full address to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca.

Submissions providing comments and/or requests to speak must be received in the City Clerk's Office by noon the day of the hearing. Please note that your letter and written comments are a public document and will be provided to the parties of the appeal in advance of the hearing.

Debby Sackmann, Secretary
Development Appeals Board