

R.1

April 25, 2025

Curtis Mann
CNS Developments Inc
Box 1 Site 812 RR8 STN Main Box 1
Saskatoon, SK S67K 1M2

SENT VIA EMAIL

Re: Development Permit Denial: GGS-2025-02334
Proposal: New Garage Suite
Site Address: 201 8th Street West
Zoning District: R2 – Low Density Residential District 2
Neighbourhood: Buena Vista (Category 1 Neighbourhood)

The Planning and Development Division has reviewed your submitted Building and Development Permit application. After review, the following deficiencies have been noted with the City of Saskatoon's Zoning Bylaw 9990:

1. Requirement: Section 5.3.14.2 states the side yard setback of not less than 1 metre shall be provided on one side of the site.

Proposed: The side yard setback along the East side yard is proposed at 0.914 metres.

Deficiency: This results side yard setback deficiency on one side of the site of site of 0.086 metres.

2. Requirement: Section 5.3.14(9)(b) states the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 square metres, whichever is greater and in no case shall the gross floor area of a garage suite exceed 167 square metres. For reference, section 5.3.14(9)(d) notes the gross floor area of a principal building includes all areas above grade, and section 5.3.14(9)(e) further notes the gross floor area of a garage suite includes all areas above grade.

Proposed: The existing principal dwelling has a above grade gross floor area of 107.183 square metres. The proposed garage suites above grade gross floor area is 124.17 square metres.

Deficiency: The results in the garage suite exceeding the principal building's gross floor area by 16.99 square metres.

3. Requirement: Section 5.3.14(9)(g) states when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.

Proposed: The main floor of the garage suite is 67.144m² and 2nd floor is 57.026 square metres. The 2nd floor is 84.931% of the main floor.

Deficiency: The 2nd floor exceeds the allowable size by 4.931%.

4. Requirement: Section 5.1.17(4)(b) states cantilevered balconies map project into a required side yard, provided they do not project more than 1.8 metre and are less than 25% of the width of a required side yard, whichever is the lesser.

Proposed: The cantilevered balcony projects 0.61 metres, or 61% into the required East side yard.

Deficiency: The cantilevered balcony exceeds the allowed side yard projection by 0.36 metres, or by 36% of the maximum permitted in the required side yard.

5. Requirement: Section 5.3.14(7) states a garden or garage suite shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, a garden or garage suite must be connected to the rear yard by means of a path.

Proposed: An internal path is not provided.

Deficiency: This is deficient in a internal path to both the front yard and rear lane from the garage suite.

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

Should you wish, you may 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.

Note that a complete drawing package was not submitted for this review. Should your appeal be successful, additional drawings and information would be required to be submitted to continue with a Building and Development Permit application. A further review of new information submitted will be done with the Zoning Bylaw and the onus would be with the applicant to ensure compliance with relevant regulations.

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

Sincerely,

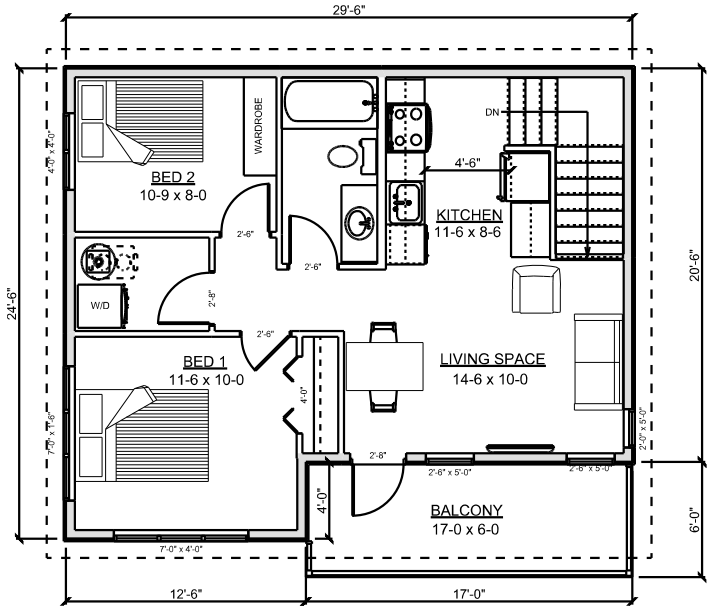


Vanessa Champagne
Planning and Development Division (306-975-2659)
vanessa.champagne@saskatoon.ca

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



201 8TH ST GARAGE SUITE



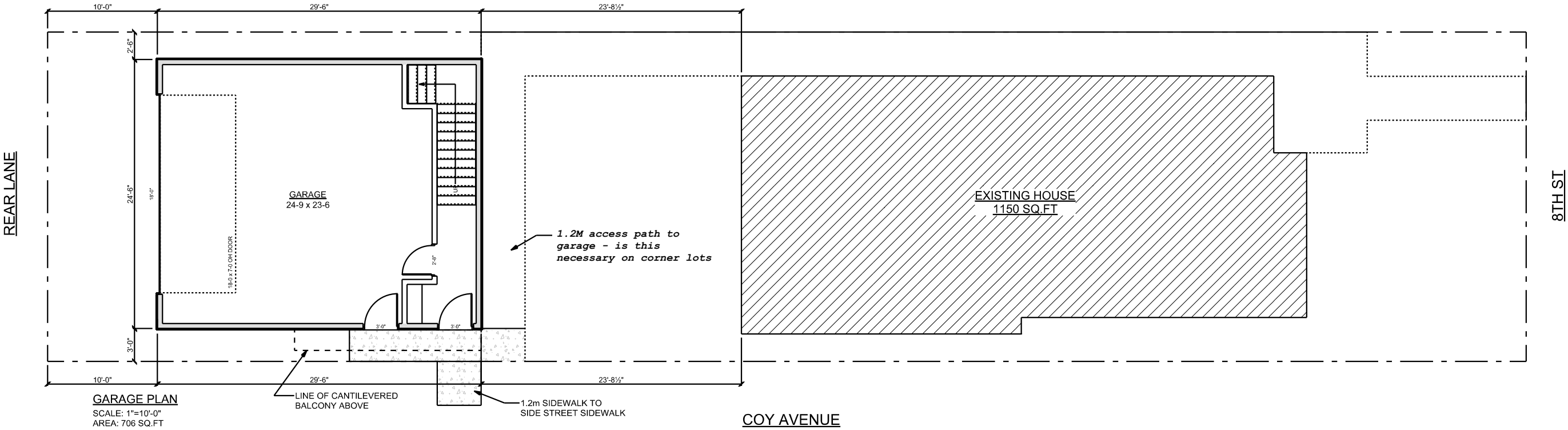
GARAGE SUITE PLAN
SCALE: 1"=10'-0"
AREA: 590 SQ.FT (NOT INCLUDING STAIRS)



SOUTH ELEVATION



EAST ELEVATION



GARAGE PLAN
SCALE: 1"=10'-0"
AREA: 706 SQ.FT

COY AVENUE

8TH ST