



Planning and Development  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5

www.saskatoon.ca  
tel (306) 975-2645  
fax (306) 975-7712



July 9, 2019



Fouad Toma  
F & D Enterprise Inc  
[REDACTED]  
Saskatoon SK [REDACTED]

Sent via email: [REDACTED]

Dear Mr. Toma

**Re: Development Permit Denial  
507 Gray Avenue  
Conversion to a restaurant  
IL1 – General Light Industrial District**

The Planning and Development Division has reviewed the plans submitted on June 7<sup>th</sup>, 2019, for the conversion of an existing warehouse to a restaurant and lounge. This site is located in the IL1 – General Light Industrial Zoning District, a restaurant with a lounge is a permitted use, and based on the information provided, the following deficiencies have been noted:

1. Requirement: Section 6.3.4 states that 1 parking space per 30m<sup>2</sup> of gross leasable floor area is required for restaurants, lounges, taverns and night clubs, in the IL1 district.

Based on the above development standard, the proposed restaurant is required 12 parking spaces.

Proposed: The site plan submitted identifies 10 parking spaces.

Deficiency: The proposed site is deficient 2 parking spaces.

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

In the event that you wish to appeal this decision, 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. If you decide to appeal, please contact the Development Appeals Board Secretary, City Clerk's Office, City Hall at 306-975-3240 within 30 days of the date of this letter. Please note that the required fee for this process is \$50 payable to the City of Saskatoon.

If an appeal application has not been received within 30 days of the date of this letter, your Building and Development Permit application will be cancelled.

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

Sincerely,



Anastasia Conly

Planner

Planning and Development Division (306-657-8665)

cc: Catherine Kambeitz, Development Review  
Development Appeal Board Secretary, City Clerks  
Tom Kinash, T.D. Kinash Consulting LTD.

**Gray Ave**

**1479/19**

**BP-**

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**Application Date** 07-Jun-19  
**Scope of Work** Conversion to Restaurant - Landlord Improvement  
**Site Address** 507 Gray Ave, Saskatoon, SK CA  
**Building Address** 507 Gray Ave

**Applicant**

Fouad Toma  
F & D Enterprise Inc  
123 Rochelle Bay  
Saskatoon SK S7V 0H6  
Ph: 3062202573  
Email: bar\_grill@live.com

**Structural Designer**

Ph:  
Email:

**Building Owner**

Fouad Toma  
F & D Enterprise Inc  
123 Rochelle Bay  
Saskatoon SK S7V 0H6  
Ph: 3062202573  
Email: bar\_grill@live.com

**Mechanical Designer**

Ph:  
Email:

**Contractor**

Len Rawlyk  
Saskatoon Restaurant Equipment and Supplies  
426 3rd Ave N  
Saskatoon SK S7K 2K2  
Ph: 3062911973  
Email:

**Electrical Designer**

Ph:  
Email:

**Architect**

Ph:  
Email:

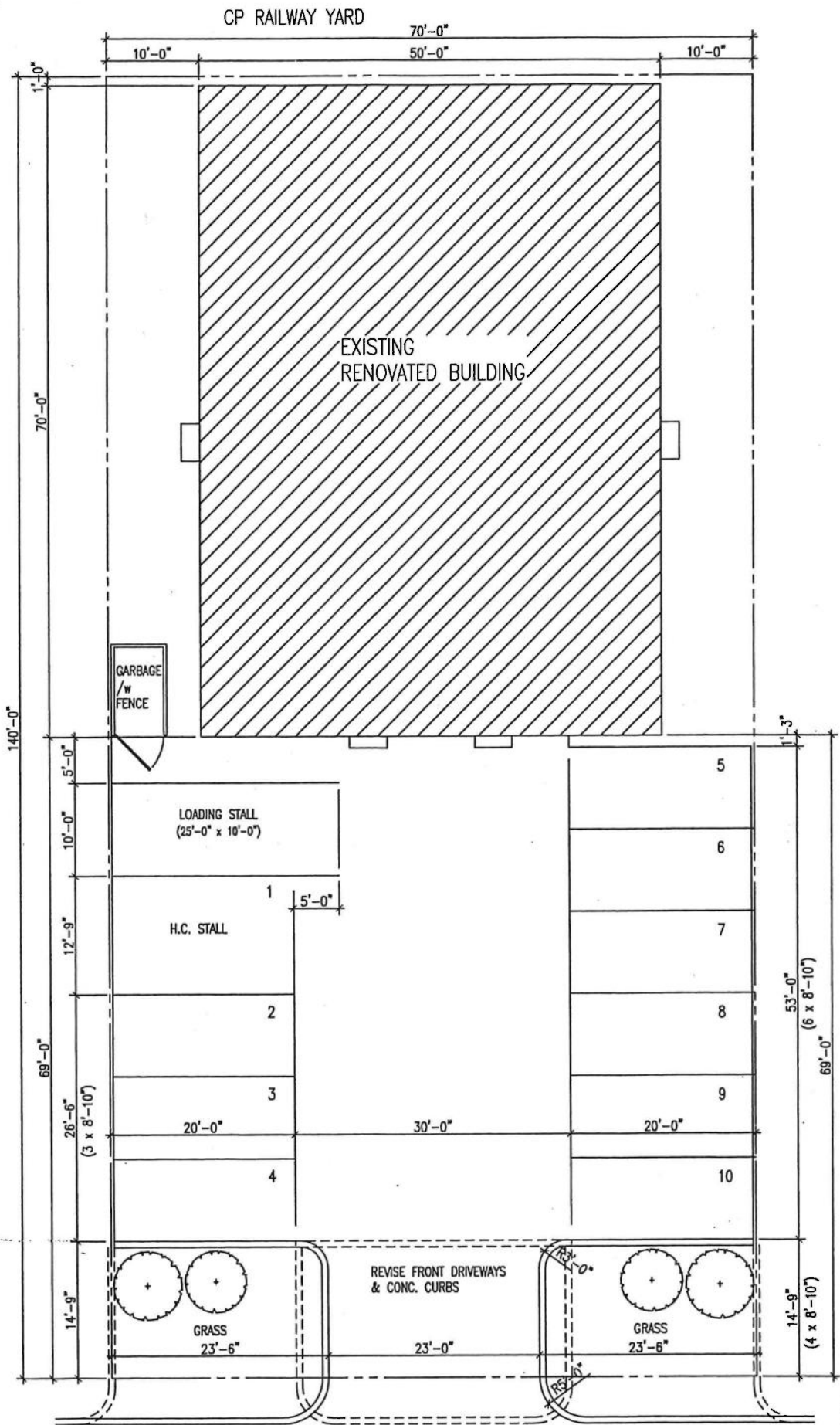
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**Comments**



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SASKATOON



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JUL 03 2019  
Planning & Development

LEGAL DESCRIPTION:  
PARCEL - M  
BLOCK -  
PLAN NO. - 93-SA-26303  
SASKATOON, SASKATCHEWAN

GENERAL CONSTRUCTION NOTES:  
1. CONFIRM ALL EXISTING UNDERGROUND (OR OVERHEAD) UTILITY SERVICE LINES AND RELOCATE AS REQUIRED.  
2. CONFIRM EXISTING SITE ELEVATIONS.  
3. CONFIRM EXISTING DIMENSIONS and SITE CONDITIONS.

CITY OF SASKATOON ZONING SUMMARY :  
1L-1 ZONING  
PERMITTED USE - RESTAURANTS & LOUNGES  
FRONT YARD - 6.0 m  
SIDE YARD - 0.0 m  
REAR YARD - 0.0 m  
MAX. HEIGHT - 23.0 m  
REQUIRED LANDSCAPE STRIP - 4.5 m @ FRONT YARD  
REQUIRED PARKING STALLS -  
- 1 STALL / 30.0 sq.m. FOR RESTAURANTS & LOUNGES  
- LOADING STALL (3.0 x 7.5 m)  
- PARKING MAY BE LOCATED WITHIN FRONT, SIDE & REAR YARDS

CODE ANALYSIS :  
CLASSIFICATION - GROUP A-2 MAJOR OCCUPANCY (ASSEMBLY OCCUPANCY -RESTAURANT)  
TOTAL EXISTING BUILDING AREAS  
MAIN FLOOR AREA - 3,500 sq.ft. (325.2 sq.m.)  
MEZZANINE AREA - 312 sq.ft. ( 29.0 sq.m.) (EXCLUDING STAIR)  
2015 NATIONAL BUILDING CODE  
NBC 3.2.2.28 - GROUP A-2, 1 STOREY COMBUSTIBLE CONSTRUCTION IS PERMITTED SPRINKLERS ARE NOT REQUIRED 400 sq.m. PERMITTED (FACING 1 STREET)  
NBC 3.1.17 - OCCUPANT LOAD ASSEMBLY OCCUPANCIES  
- 0.95 sq.m. /PERSON (NON-FIXED TABLES & SEATS)  
- 9.30 sq.m. /PERSON (KITCHEN AREA)  
- 46.0 sq.m. /PERSON (STORAGE ROOMS)  
NBC 3.7.2.2 6) - NUMBER OF WASHROOM FIXTURES IN ASSEMBLY OCCUPANCIES MAIN FLOOR - 2 MEN'S W.C. and 4 WOMEN'S W.C.  
NBC 3.2.3.7. - EXISTING EAST & WEST SIDE WALL CONSTRUCTION TO HAVE 1 HR. FIRE RESISTANCE RATING WITH 11% ALLOWABLE OPENINGS  
- EXISTING SOUTH REAR WALL CONSTRUCTION TO HAVE 1 HR. FIRE RESISTANCE RATING WITH 0% ALLOWABLE OPENINGS.



1 SITE PLAN  
1/16" = 1'-0"

1	ISSUED FOR CITY PERMIT	JUNE 14/19

NO. DESCRIPTION DATE  
REVISIONS

ALL MEASUREMENTS MUST BE CHECKED ON THE WORK BY THE CONTRACTOR. DO NOT SCALE DRAWINGS.

PROJECT NAME  
"The Villa"  
RESTAURANT  
BUILDING RENOVATIONS

507 GRAY AVENUE  
SASKATOON, SASK.

DRAWING NAME  
SITE PLAN

DRAWN : TDK  
CHECKED:  
DATE : JUNE 2019  
SCALE : 1/16" = 1'-0"  
DRAWING NO.

A-1



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JUN 18 2019

CITY OF SASKATOON  
COMMERCIAL PERMIT OFFICER

1 ISSUED FOR CITY PERMIT JUNE 14/19

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REVISIONS

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"The Villa"  
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BUILDING RENOVATIONS

507 GRAY AVENUE  
SASKATOON, SASK.

DRAWING NAME

MAIN FLOOR &  
MEZZANINE PLANS

DRAWN : TDK

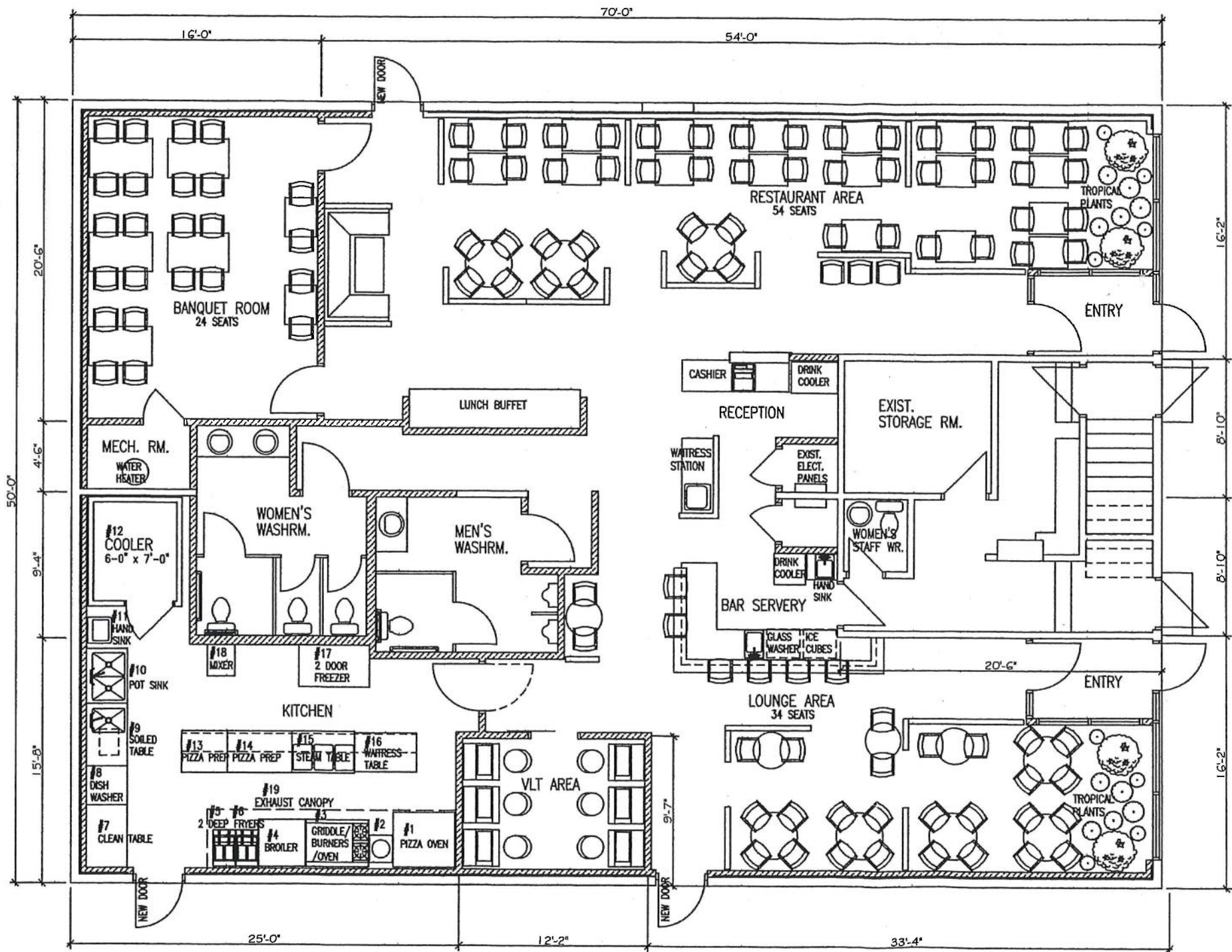
CHECKED:

DATE : JUNE 2019

SCALE : 1/8" = 1'-0"

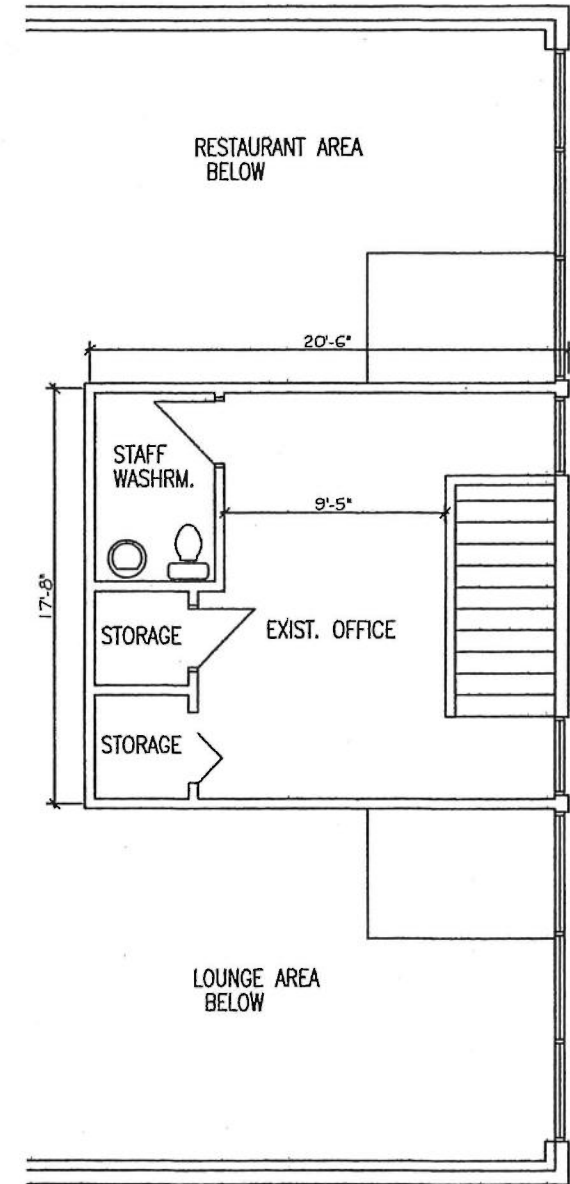
DRAWING NO.

A-2



1 MAIN FLOOR PLAN  
1/8" = 1'-0"

AREA CALCULATIONS -  
TOTAL MAIN FLOOR AREA - 3,500 sq.ft. (325.15 sq.m.)  
MEZZANINE AREA - 362 sq.m. (33.6 sq.m.)



2 MEZZANINE PLAN  
1/8" = 1'-0"





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SASKATOON

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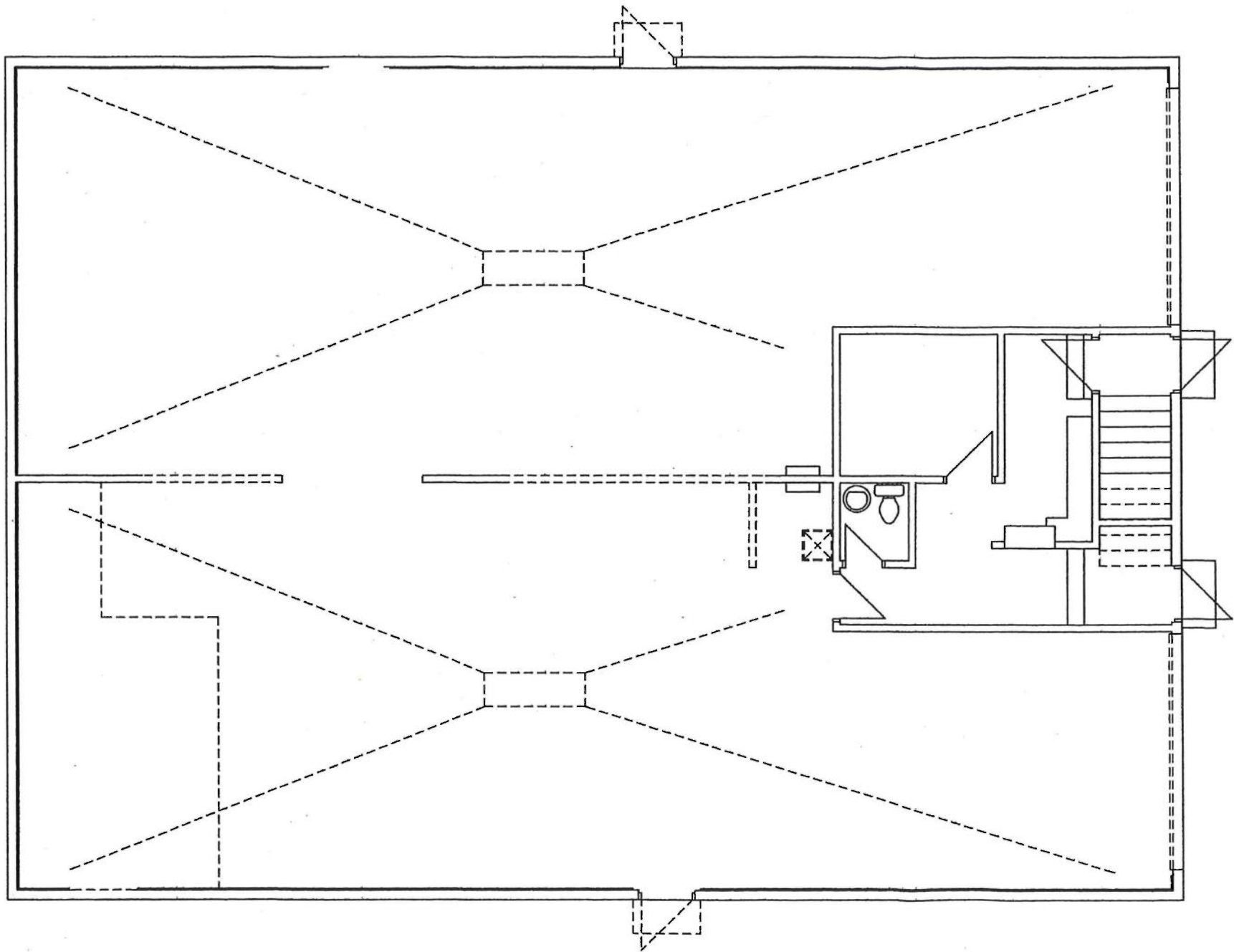
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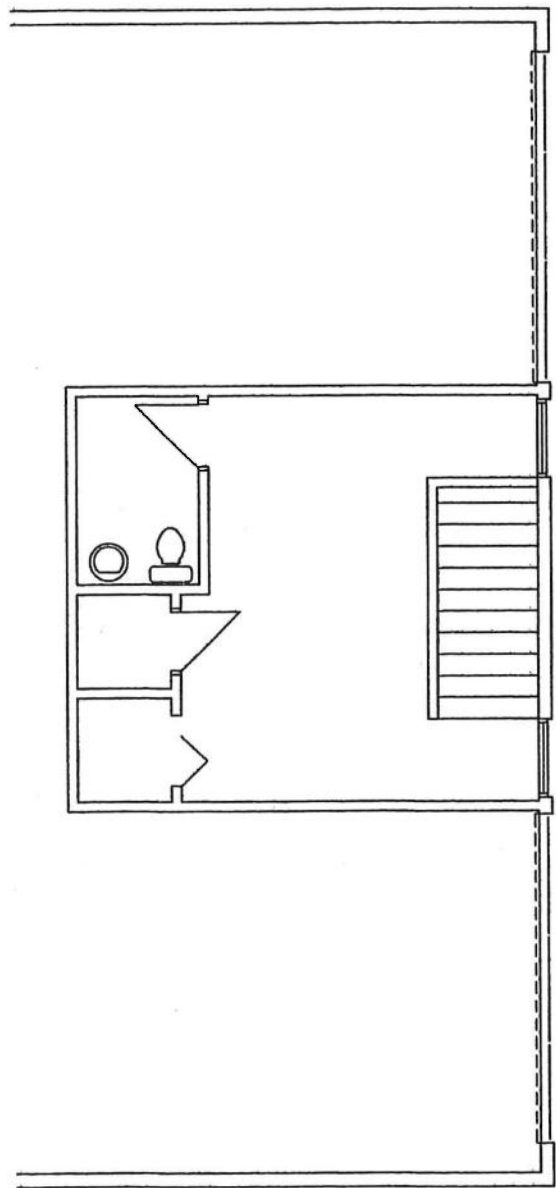
DRAWING NAME  
MAIN FLOOR PLAN  
- EXISTING

DRAWN : TDK  
CHECKED:  
DATE : JUNE 2019  
SCALE : 1/8" = 1'-0"  
DRAWING NO. A-2b



1 MAIN FLOOR PLAN  
1/8" = 1'-0"

AREA CALCULATIONS -  
TOTAL MAIN FLOOR AREA - 3,500 sq.ft. (325.15 sq.m.)  
MEZZANINE AREA - 362 sq.m. (33.6 sq.m.)



2 MEZZANINE PLAN  
1/8" = 1'-0"

