



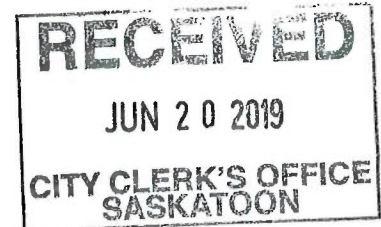
Community Standards
222 3rd Avenue North
Saskatoon SK S7K 0J5

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tel (306) 975-2645
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June 19, 2019

Triovest
800, 1100 1st Street SE
Calgary AB T2G 1B1

**Re: Permanent Sign Permit Denial – River Landing
409 3rd Avenue South, Saskatoon
Freestanding Signs & Wall Signs - Zoning District DCD1**



I refer to the proposed freestanding signs and wall signage for 409 3rd Avenue North for River Landing. This property is zoned DCD1 in the City's Zoning Bylaw 8770. Section 13.1.3.4(c) states that the regulations applicable to Signage Group No. 5 of Appendix A – Sign Regulations will govern the use of signs in DCD1 except that portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited. Regulations governing signs in a DCD1 District are also contained in Appendix C – South Downtown Local Area Design Plan in addition to Appendix A – Sign Regulations.

Based on the drawings submitted and information provided, the following deficiency of internally lit signs has been noted:

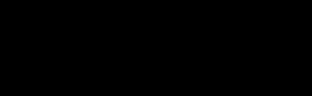
- 1) Two (2) Primary Tenant Pylons (S-1.1/S-1.2);
- 2) Three (3) Plaza Dedication signs (S-4.1a/S-4.1b/S-4.1c); and
- 3) Two (2) wall signs (EEX-3.1/EEX-4.1).

Appendix C, Section 2.1.12 states that no internally lit signs, other than for internally lit awnings, shall be permitted. As a result, the Community Services Department cannot approve the proposed signs.

I understand that you may wish to file an appeal regarding 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 you have any questions about this information, please contact me.

Sincerely,



Megan Heinbigner
Bylaw Inspector
Community Standards Division
megan.heinbigner@saskatoon.ca
Phone: (306) 975-2684

cc: Development Appeal Board Secretary, City Clerks
Triovest, 115 24th Street East, Suite 220, Saskatoon SK S7K 1L5