



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, October 24, 2017, 4:00 p.m.
Committee Room "E", City Hall

PRESENT: Mr. A. Sarkar, Chair
Ms. L. DeLong, Vice-Chair at 4:15 p.m.
Ms. L. Lamon
Ms. T. Lerat
Mr. F. Sutter
Ms. P. Walter, Secretary

- 1. APPEAL NO. 26-2017
Development Permit Denial
Scotiabank Wall Signs – Signage Group 2
(Exceeding Maximum Size Permitted and Signs not Permitted)
137 Kensington Boulevard – B1B Zoning District
The Bank of Nova Scotia**

The Board Chair briefly outlined the procedures that would be followed during the course of the hearing and introduced the members of the Board, the Secretary and the City's representative.

Appeared for the Appellant:

Mr. Daniel O'Kopniak, Project Manager, Scotiabank

Appeared for the Respondent:

Ms. Jo-Anne Richter, Manager, Business Licensing & Bylaw Compliance,
Community Standards, Community Services, City of Saskatoon

Ms. Elaine Sutherland, Bylaw Inspector, Bylaw Compliance Section,
Community Standards, Community Services, City of Saskatoon

Grounds and Issues:

THE APPELLANT, Bank of Nova Scotia has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the

City's refusal to issue a Development Permit for wall signs – Sign Group 2 at 137 Kensington Boulevard.

The property is zoned B1B under *Zoning Bylaw No. 8770* and the appellant is appealing the following deficiencies:

Section 3.2.3.5 of the Sign Regulations sets out the following provisions for wall signs in Signage Group 2:

1. No more than one (1) sign may be affixed to each primary building face per commercial rental unit (CRU).
2. The face area of any wall per CRU must not exceed 2.0 m² in size.

The Sign Regulations define the Primary Building Face as “the exterior building walls facing a street, not including lanes and any other exterior building wall facing a parking lot which contains a public entry to the principal building”

Based on this definition, the east wall of the Scotiabank building (facing Kensington Boulevard) and the south wall (facing the parking lot) are considered primary building faces. The north wall and west wall are considered secondary building faces.

As a result the following signs are currently deficient:

Wall Face	Current Size	Contravention
East Wall (faces Kensington Blvd)	3.89 m ² in total	Exceeds permitted size by 1.89 m ²
West Wall (faces parking lot with public entry)	3.89m ²	Exceeds permitted size by 1.89m ²
West Wall (red)	3.35m ²	Only 1 sign permitted per commercial rental unit per primary building face. Exceeds permitted size by 1.35m ²
North Wall (faces drive-through)	3.89m ² in total	Signs not permitted on secondary building face walls
North Wall	3.35m ²	Signs not permitted on secondary building face walls
South Wall (faces parking lot & driveway)	3.89m ²	Signs not permitted on secondary building face walls
South Wall (faces parking lot & driveway)	3.35m ²	Signs not permitted on secondary building face walls

Exhibits:

- Exhibit A.1 Application to Appeal received October 2, 2017.
- Exhibit R.1 Letter dated September 18, 2017 from the Community Services Department, Planning & Development Division, to Daniel O’Kopniak of Scotiabank – Real Estate.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received October 18, 2017.
- Exhibit B.1 Notice of Hearing dated October 6, 2017.

Supplementary Notations:

The City’s representatives, Business Licensing & Bylaw Compliance Manager Richter and Bylaw Inspector Sutherland, affirmed that any evidence given in this hearing would be the truth. The Appellant, Mr. O’Kopniak, also affirmed that any evidence given in this hearing would be the truth.

The Appellant and Respondents provided evidence and arguments as outlined in the Record of Decision dated November 1, 2017.

The hearing concluded at 4:22 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated November 1, 2017, the Board determined that the appeal be GRANTED.

3. ADOPTION OF MINUTES

Moved By: Ms. Lamon

That the minutes of meeting of the Development Appeals Board held on August 29, 2017 and on September 26, 2017, be adopted.

CARRIED

The meeting adjourned at 4:30 p.m.

Mr. Asit Sarkar, Chair

Ms. Penny Walter, Secretary
Development Appeals Board