



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, December 19, 2017, 4:00 p.m.
Committee Room "E", City Hall

PRESENT: Ms. L. DeLong, A/Chair
Ms. L. Lamon
Ms. T. Lerat
Mr. F. Sutter
Ms. P. Walter, Secretary

- 1. APPEAL NO. 36-2017
Development Permit Denial
Office/Warehouse
(With Side Yard Landscaping Deficiency)
3611 Arthur Rose Avenue – IL3 Zoning District
Reddee Properties Inc.**

The A/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. George Reddekopp, Reddee Properties Inc.

Appeared for the Respondent:

Ms. Paula Kotasek-Toth, Senior Planner, Planning & Development,
Community Services, City of Saskatoon

Grounds and Issues:

THE APPELLANT, Reddee Properties Inc., 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 an office/warehouse use at 3611 Arthur Rose Avenue.

The property is zoned IL3 under *Zoning Bylaw No. 8770*.

Requirement: Section 11.3.7(2) states that on corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 1.5 meters in width throughout lying parallel to and abutting the flanking street shall be provided.

Section 7.1(1)(i) states that one tree is required for every 6 linear meters along required frontages, and one tree is required for every 9 meters along required flankages.

The flankage (abutting the north property line) of the property is 127.025 metres, which results in 14 tree plantings being required.

Proposed: Based on the information provided the 14 tree plantings are removed.

Deficiency: The north 1.5 metre landscape strip is deficient 14 tree plantings.

The Appellant is seeking the Board's approval for a development permit as proposed.

Exhibits:

Exhibit A.1 Application to Appeal received November 27, 2017.

Exhibit R.1 Letter dated November 10, 2017 from the Community Services Department, Planning & Development Division, to George Reddekopp, Reddee Properties Inc.

Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received December 11, 2017.

Exhibit B.1 Notice of Hearing dated November 30, 2017.

Supplementary Notations:

The City's representative, Senior Planner Kotasek-Toth, affirmed that any evidence given in this hearing would be the truth. The Appellant, Mr. Reddekopp, also affirmed that any evidence given in this hearing would be the truth.

The Appellant and Respondent provided evidence and arguments as outlined in the Record of Decision dated December 29, 2017.

The hearing concluded at 4:13 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated December 29, 2017, the Board determined that the appeal be GRANTED.

The meeting adjourned at 4:18 p.m.

Ms. Leanne DeLong, A/Chair

Ms. Penny Walter, Secretary
Development Appeals Board