



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, July 11, 2017, 4:00 p.m.
Committee Room "E", City Hall

PRESENT: Ms. L. DeLong, Vice-Chair
Ms. L. Lamon
Mr. F. Sutter
Ms. D. Sackmann, A/Secretary

**1. APPEAL NO. 15-2017
Refusal to Issue Development Permit
Multiple Unit Dwelling
(With Parkade Entrance Deficiency)
379 Willowgrove Lane – RM3 Zoning District
Kindrachuk Agrey Architecture**

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. Derek Kindrachuk, Kindrachuk Agrey Architecture
Ms. Megan Krueger, Kindrachuk Agrey Architecture
Mr. Matt Mann, Riverbend Development Ltd.

Appeared for the Respondent:

Mr. Darryl Dawson, Manager, Development Review, Planning & Development,
Community Services, City of Saskatoon

Grounds and Issues:

THE APPELLANT, Derek Kindrachuk, Kindrachuk Agrey Architecture 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 multiple unit dwelling at 379 Willowgrove Lane.

The property is zoned RM3 under *Zoning Bylaw No. 8770*.

Requirement: Section 6.2(2)(f) states that all required parking and loading spaces shall, without excessive vehicular manoeuvring, have direct access to a driveway, aisle or registered lane leading to a public street. Driveways and aisles which provide access to parking or loading spaces shall conform to the following dimensions:

- Parking Angle in Degrees - 75 to 90 degrees
- Width of Aisle or Driveway - 6.0 metres (two-way traffic)

Furthermore, Section 6.2(2)(e) states that all required parking and loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions.

Proposed: Based on the plans submitted, the parkade entrance will have two 2.7 metre wide access doors, separated by a 1.458 metre wide column.

Deficiency: The proposed parkade entrance does not provide for an unobstructed 6 metre drive aisle.

The Appellant was seeking the Board's approval for a multiple unit dwelling as proposed.

Exhibits:

- Exhibit A.1 Application to Appeal received June 13, 2017.
- Exhibit R.1 Letter dated June 1, 2017 from the Community Services Department, Planning & Development Division, to Reginald Squires, Kindrachuk Agrey Architecture.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received June 29, 2017.
- Exhibit B.1 Notice of Hearing dated June 15, 2017.
- Exhibit B.2 Opposition letter from Sandy Dutkiwch, received June 27, 2017.

Supplementary Notations:

The City's representative, Development Review Manager Dawson, affirmed that any evidence given in this hearing and in the hearing to follow, would be the truth. The Appellants, Mr. Derek Kindrachuk, Ms. Megan Krueger, and Mr. Matt Mann, also affirmed that any evidence given in this hearing would be the truth.

The Appellants and Respondent provided evidence and arguments as outlined in the Record of Decision dated August 1, 2017.

The hearing concluded at 4:17 p.m.

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

**2. APPEAL NO. 16-2017
Development Permit Denial
Addition to Medical Clinic
(With Loading Space Deficiency and Garage Storage Location Deficiency)
1528 20th Street West – B5 Zoning District
CITE360 Studio, Architecture, Planning, Interior Design**

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:

Ms. Lisa Clatney, Executive Director, Saskatoon Community Clinic (Westside)
Dr. Morris Markentin, Head of Medical Group
Ms. Meagan Turgeon-Walter, Director of Pharmacy
Mr. Wilson Carcamo, Director of Facilities Operations
Mr. Bob Croft, Cite360 Studio

Appeared for the Respondent:

Mr. Darryl Dawson, Manager, Development Review, Planning & Development,
Community Services, City of Saskatoon

Grounds and Issues:

THE APPELLANT, CITE360 Studio, Architecture, Planning, Interior Design 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 addition to a medical clinic at 1528 20th Street West.

The property is zoned B5 under *Zoning Bylaw No. 8770*.

1. Requirement: Section 10.8.9(1) states that a space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department. The required loading and pick up spaces may be combined where considered appropriate by the Development Officer.

Proposed: The site plan does not identify an onsite garbage storage location.

Deficiency: The site is deficient 2.7 metre by 6.0 metre garbage storage location.

2. Requirement: Section 6.2.3(4) states that each principal building or shopping centre shall provide at least one off-street loading space, however, in the B5, B5B, B5C or B6 districts, no loading space is required for buildings with a building floor area less than 400 square metres. Loading spaces may be located in front, side or rear yards.

Proposed: Based on the information provided the existing building has a floor area of 1,056.83 square metres. The site plan does not identify a loading space.

Deficiency: The site is deficient a 3.0 metre by 7.5 metre loading space.

The Appellant was seeking the Board's approval for an addition to a medical clinic as proposed.

Exhibits:

- Exhibit A.1 Application to Appeal received June 21, 2017.
- Exhibit A.2 Presentation "Saskatoon Community Clinic Westside" submitted by Lisa Clatney, Executive Director, Saskatoon Community Clinic, received July 7, 2017.
- Exhibit A.3 Memo from Loraas, submitted by Appellant, received July 4, 2017.
- Exhibit A.4 Overhead Parking View submitted by Appellant, received July 4, 2017.
- Exhibit A.5 Presentation "Saskatoon Community Clinic (Westside), received July 7, 2017.

- Exhibit R.1 Letter dated June 16, 2017 from the Community Services Department, Planning & Development Division, to Tim Bluch, PCL Construction Management Inc.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received June 29, 2017.
- Exhibit B.1 Notice of Hearing dated June 22, 2017.

Supplementary Notations:

The City's representative, Development Review Manager Dawson, affirmed in the previous hearing that any evidence given in this hearing would be the truth. The Appellants, Ms. Lisa Clatney, Dr. Morris Markentin, Ms. Meagan Turgeon-Walter, Mr. Wilson Carcamo, and Mr. Bob Croft, also affirmed that any evidence given in this hearing would be the truth.

The Appellants and Respondent provided evidence and arguments as outlined in the Record of Decision dated August 1, 2017.

The hearing concluded at 4:41 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated August 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 June 13, 2017, and May 30, 2017, be adopted.

CARRIED

The meeting adjourned at 4:50 p.m.

Ms. L. DeLong, Vice Chair

Ms. D. Sackmann, A/Secretary
Development Appeals Board