



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, July 25, 2017, 4:00 p.m.
Committee Room "E", City Hall

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

**1. APPEAL NO. 13-2017
Refusal to Issue Development Permit
New Warehouse and Office Development
(With Various Deficiencies)
3919 Burrton Avenue – IH Zoning District
Chad Joinson, T&C Reinforcing Ltd.**

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:

Chad Joinson, T&C Reinforcing Ltd.

Appeared for the Respondent:

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

Grounds and Issues:

THE APPELLANT, Chad Joinson 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 a new warehouse and office development at 3919 Burrton Avenue.

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

1. Requirement: Section 6.2(2)(a) states that all required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be hard surfaced. Hard surfacing shall mean the provision of a durable, dust free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads.

Proposed: The site plan identifies 4 parking spaces and 1 loading space with gravel surfacing.

Deficiency: Hard surfacing of required parking and loading spaces has not been identified.

2. Requirement: Section 6.2(2)(b) states that continuous or pre-cast curbing of not less than 150mm in height shall be provided adjacent to streets and required landscaped areas. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing shall also be required to clearly establish the required portion of a driveway leading to an internal roadway, aisle, ramp, parking space or loading space.

Proposed: The site plan does not identify any curbing.

Deficiency: Curbing has not been identified adjacent to the required landscaping and has not been identified to clearly establish the driveway, drive aisle, parking and loading spaces.

3. Requirement: Section 7.1(b) states that all areas set aside for plant materials and turf shall be provided with an underground sprinkler irrigation system or other adequate means of irrigation, with at least one outside faucet for each principal building.

Proposed: The site plan does not identify any means of irrigation.

Deficiency: An adequate means of irrigating required plantings has not been identified.

4. Requirement: Section 2 defines landscaping as the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide visual screen consisting of any combination of the following elements:

- i. Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers grass and ground cover;

- ii. Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt; and
 - iii. Intensive landscaping means a planting ratio of trees and shrubs per linear metre that is at least 25% greater than the planting ratio otherwise required by the Zoning Bylaw.
5. Requirement: Section 5.1 of the City of Saskatoon Landscape Guidelines states that the amount of hard landscaping shall not exceed 25% of the required landscaped area.

Proposed: The site plan indicates that landscaped areas will be treated with crushed stone/gravel or 3" deep shredded post peeling or wood chip mulch.

Deficiency: The use of stone/gravel is not permitted form of hard landscaping. The use of 3" deep shredded post peelings or wood chip mulch are not listed as a recommended form of hard landscaping and would exceed 25% of the required landscaped area.

The Appellant is seeking the Board's approval for a new warehouse and office development as proposed.

Exhibits:

- Exhibit A.1 Application to Appeal received June 2, 2017.
- Exhibit R.1 Letter dated May 16, 2017 from the Community Services Department, Planning & Development Division, to Chad Joinson, T&C Reinforcing Ltd.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received June 21, 2017.
- Exhibit B.1 Notice of Hearing dated June 5, 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. Chad Joinson, 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 August 15, 2017.

The hearing concluded at 4:17 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated August 15, 2017, the Board determined that the appeal be DENIED.

2. **ADOPTION OF MINUTES**

Moved By: Ms. Lamon

That the minutes of meeting of the Development Appeals Board held on June 27, 2017, be adopted.

CARRIED

The meeting adjourned at 4:20 p.m.

Ms. Leanne DeLong, Vice-Chair

Ms. Penny Walter, Secretary
Development Appeals Board