



## **PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION**

Tuesday, April 29, 2025, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall

### **Commission Members:**

Kreg Harley, Public, Chair  
Derek Cameron, Public, Vice-Chair  
Kojo Anaman, Public  
Carl Berglof, Public  
Chris Florizone, Public  
Mostofa Kamal, Public  
Councillor Zach Jeffries  
Stan Laba, Saskatoon Public Schools  
Ryan Lejbak, Public  
Ryan Martin, Greater Saskatoon Catholic Schools  
Brock Neufeldt, Public  
Emmanuel Oladokun, Public  
Abdullah Qureshi, Public

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at [saskatoon.ca/writetocouncil](https://saskatoon.ca/writetocouncil). If your submission includes a request to speak, you will be contacted by a representative from the City Clerk's Office with further information. **Submissions will be accepted no later than 5:00 p.m. on the Monday the week of the meeting.**

**Pages**

### **1. CALL TO ORDER**

The Chair will call the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirm roll call.

### **2. CONFIRMATION OF AGENDA**

#### **Recommendation**

That the agenda be approved as presented.

### **3. DECLARATION OF CONFLICT OF INTEREST**

### **4. ADOPTION OF MINUTES**

## **Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on March 25, 2025, be adopted.

## **5. UNFINISHED BUSINESS**

## **6. COMMUNICATIONS**

## **7. REPORTS FROM ADMINISTRATION**

### **7.1 Discretionary Use Application – Day Care Centre – 1615 1st Avenue North [MPC2025-0402] 9 - 18**

A report of the Community Services Division is provided.

#### **Recommendation**

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Happy Faces Early Learning, requesting approval to operate a day care centre at 1615 1<sup>st</sup> Avenue North for up to 34 persons and 5 staff at any one time, be denied for the reasons outlined in the April 29, 2025 report of the Community Services Division.

### **7.2 Proposed Amendment to Zoning Agreement – 1236 20th Street West [MPC2025-0401] 19 - 25**

A report of the Community Services Division is provided.

#### **Recommendation**

That the report of the Community Services Division be submitted to City Council recommending that, at the time of the Public Hearing, City Council considers Administration's recommendation that the amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 1236 20<sup>th</sup> Street West, as outlined in the April 29, 2025 report of the Community Services Division, be approved.

## **8. REPORTS FROM COMMISSION**

### **8.1 Report of the Chair [CK 175-16]**

*This is a standing item on the agenda to provide an opportunity for the Chair to provide a verbal update on his/her activities since the last meeting.*

#### **Recommendation**

That the information be received.

A list of upcoming planning conferences is provided. The list was tabled at the March 25, 2025 meeting for consideration at the April 29, 2025 meeting of the Commission.

The Commission members are requested to advise whether they would like to attend a conference. The Municipal Planning Commission has a budget of \$7,000 for educational opportunities.

**Recommendation**

That the Municipal Planning Commission approve conference attendance.

**9. ADJOURNMENT**



**PUBLIC MINUTES  
MUNICIPAL PLANNING COMMISSION**

**March 25, 2025, 12:00 p.m.  
Committee Room E, Ground Floor, City Hall**

**PRESENT:** Kreg Harley, Public, Chair  
Derek Cameron, Public, Vice-Chair  
Kojo Anaman, Public, via teleconference  
Chris Florizone, Public, via teleconference  
Mostofa Kamal, Public, via teleconference  
Councillor Zach Jeffries, via teleconference  
Stan Laba, Saskatoon Public Schools, via teleconference  
Ryan Lejbak, Public  
Ryan Martin, Greater Saskatoon Catholic Schools, via teleconference  
Brock Neufeldt, Public  
Emmanuel Oladokun, Public, via teleconference

**ABSENT:** Carl Berglof, Public  
Abdullah Qureshi, Public

**ALSO PRESENT:** Development Review Manager Darryl Dawson  
Committee Assistant Mary Lasby

**1. CALL TO ORDER**

The Chair called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

**2. CONFIRMATION OF AGENDA**

**Moved By:** D. Cameron

1. That the letter from Kavita and Prem Sharma, dated March 21, 2025, be added to Item 7.1;
2. That the letter from Sherry Tarasoff, dated March 24, 2025 be added to Item 7.3; and
3. That the agenda be approved as amended.

**CARRIED**

**3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

**4. ADOPTION OF MINUTES**

**Moved By:** B. Neufeldt

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 25, 2025, be adopted.

**CARRIED**

**5. UNFINISHED BUSINESS**

**5.1 Appointment of Vice-Chair [CK 175-16]**

At its meeting held on February 25, 2025, the Commission deferred the matter of appointment of Vice-Chair to this meeting. Two motions were put forward, however Carl Berglof withdrew his name from consideration. The Board was requested to appoint a Vice-Chair for 2025.

~~**Moved By:** K. Anaman~~ Withdrawn

~~That Carl Berglof be appointed as Vice-Chair to the Municipal Planning Commission for 2025.~~

**Moved By:** K. Harley

That Derek Cameron be appointed as Vice-Chair to the Municipal Planning Commission for 2025.

**CARRIED**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard [MPC2025-0301]**

A report of the Administration was provided, along with a letter from Kavita Sharma and Prem Sharma, dated March 21, 2025, stating they would be available for questions.

Planner Kopp presented the report with a PowerPoint and noted that the applicants, Kavita Sharma and Prem Sharma, were in attendance virtually.

Kavita Sharma and Prem Sharma responded to questions of Commission regarding drop-off and pick-up times.

No concerns were expressed.

**Moved By:** D. Cameron

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

1. That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

**CARRIED**

## **7.2 Proposed Official Community Plan Land Use Map Amendment and Rezoning – 1902 Broadway Avenue [MPC2025-0302]**

A report of the Administration was provided and presented by Planner Levine, with a PowerPoint. She noted that Steve Jantzen, representative for Northstar Innovative Developments Inc., was in attendance and available for questions.

Planner Levine responded to questions of Commission regarding environmental site remediation.

No concerns were expressed.

**Moved By:** C. Florizone

That at the time of Public Hearing, City Council consider Administration's recommendations that the proposed amendments to Bylaw No. 9700, The Official Community Plan Bylaw, 2020, Land Use Map, and Bylaw No. 9990, Zoning Bylaw, 2024, to rezone a portion of 1902 Broadway Avenue from R2 District to B2 District, as outlined in this report of the Community Services Division, dated March 25, 2025, be approved.

**CARRIED**

### **7.3 City Centre & District Plan – Official Community Plan Amendments [GPC2024-0901]**

A report of the Administration was provided, along with a letter submitting comments from Sherry Tarasoff, dated March 24, 2025.

Senior Planner Williamson and Senior Planner McAdam presented the report with a PowerPoint, and along with Planning Project Services Manager Schulz and Development Review Manager Dawson, responded to questions of the Commission.

During discussion, the Administration addressed questions on the parking model for downtown, the demand and supply of parking, engagement statistics and stakeholder involvement, and enclosed pedestrian structures.

Commission Member Kamal excused himself from the meeting at 12:31 p.m.

No concerns were expressed.

**Moved By:** R. Lejbak

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020, and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated March 25, 2025, be approved.

**CARRIED**

## **8. REPORTS FROM COMMISSION**

### **8.1 Report of the Chair [CK 175-16]**

No update was provided.

### **8.2 2025 Planning Conferences [CK 175-16]**

A list of upcoming planning conferences was provided. The list was tabled at this meeting to be considered at the April 29, 2025 meeting of the Commission.

The Municipal Planning Commission has a budget of \$7,000 for educational opportunities.

**Moved By:** D. Cameron

That the 2025 planning conference list be tabled and considered at the April 29, 2025 meeting of the Municipal Planning Commission.

**CARRIED**

**9. ADJOURNMENT**

The meeting adjourned at 1:01 p.m.

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K. Harley, Chair

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M. Lasby, Committee Assistant



### Discretionary Use Application – Day Care Centre – 1615 1st Avenue North

#### APPLICATION SUMMARY

Happy Faces Early Learning Centre has applied for Discretionary Use approval to develop a day care centre at 1615 1<sup>st</sup> Avenue North in the Kelsey-Woodlawn Neighbourhood, for up to 34 persons under care or supervision and 5 employees at any one time.

#### RECOMMENDATION

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Happy Faces Early Learning, requesting approval to operate a day care centre at 1615 1<sup>st</sup> Avenue North for up to 34 persons and 5 staff at any one time, be denied for the reasons outlined in this report of the Community Services Division, dated April 29, 2025.

#### BACKGROUND

Under [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), 1615 1<sup>st</sup> Avenue North is zoned R2 – Low Density Residential District 2 (see Appendix 1 and 2). The purpose of the R2 district is to provide for residential development in the form of one- to four-unit dwellings, as well as related community uses. A day care centre is considered a Discretionary Use in the R2 District.

There are currently 4 other Discretionary Uses in the Kelsey-Woodlawn Neighbourhood (see Appendix 3).

#### DISCUSSION

The site is currently developed as a one-unit dwelling. Happy Faces Early Learning Centre have applied to convert the use of the site to a day care centre with a capacity of 34 persons under care or supervision with up to 5 staff members on site at any one time. No exterior alterations to the existing building are proposed as part of this application.

#### Zoning Bylaw Requirements

The Zoning Bylaw defines a day care centre as:

“...an establishment providing for the care, supervision, protection or support of individuals of any age on a regular, periodic or temporary basis and includes child care centres as defined by *The Child Care Act, 2014*, but does not include the provision of overnight supervision.”

Plans submitted in support of the application propose a total of 5 parking spaces to be provided on site. Of the proposed parking spaces, 1 space is proposed to be located on the front driveway. The remaining 4 parking spaces are proposed to be located off the rear lane, 3 of which will be surface parking with one space located in the detached garage (see Appendix 4).

Day care centres in the R2 District must include not less than 7 square metres of outdoor play space for each person under the age of 13 that will be present in the facility at any one time. Of this requirement, no less than 3.5 square metres per person must be located on-site and fenced and the remaining play space may be located at a nearby location provided that the applicants obtain ministerial approval. Plans submitted in support of this application propose approximately 131 square metres of on-site outdoor play area. Ministerial approval has been obtained to provide the remaining outdoor play space on Dr. J Valens Park located across the street from the proposed day care centre.

#### Policy Review

This application was reviewed against the Discretionary Use Evaluation Criteria outlined in Section 4.7.4(3) of the Zoning Bylaw which states:

- “(a) the proposed use must comply with all relevant sections of the Official Community Plan and this Bylaw, as well as any established area concept plans, local area plans, or local area design plans;
- (b) there must be a demand for the proposed use in the general area and a limited supply of land currently available in the general area capable of accommodating the proposed use;
- (c) the proposed use must be capable of being economically serviced by community infrastructure including roadways and public transit systems, water and sewer services, solid waste disposal, parks, schools and other utilities and community facilities;
- (d) the proposed use must not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.”

The proposed day care centre aligns with the policies for housing supply and maintenance contained in Section G3.3(2)(e) of Bylaw No. 9700, The Official Community Plan Bylaw, 2020, which states:

- “(e) Facilitate supportive housing forms and tenures (such as residential care homes; custodial care facilities; day care or day programs; day care or day programs, residential; family shelters; and other forms of supportive housing) in all areas of the city.”

The proposal complies with the minimum development standards and regulations for a day care centre in the R2 District.

A parking and loading plan submitted with the application outlines the applicant’s strategy for mitigating impacts to the neighbourhood generated from the day care operations (see Appendix 5). The plan proposes a staggered pick-up and drop-off schedule with 15-minute time intervals to reduce cumulative impacts to 5 cars at any one time. Three on-site parking spaces have been designated for pick-up and drop-off, two of which are located off the

rear lane and the third space is proposed to be located on the front driveway. The remaining 2 vehicles will be directed to use on-street parking in front of the subject site on 1<sup>st</sup> Avenue North.

Based on the evaluation criteria, the documents and plans submitted, and the feedback received through public engagement, Administration has determined that a proposal for 34 persons under supervision with up to 5 employees would be determinantal on the neighbouring properties. The subject property is located mid-block and appropriate parking for 5 staff as well as pick-up and drop-off spaces have not been adequately provided to minimize impact on adjacent properties. Administration does recognize the need for day care spaces within the city, however, those locating within a low-density residential neighbourhood need to be of a scale to appropriately fit the character of the area and provide necessary site amenities to minimize impact on neighbouring properties.

Based on the location of the site, proximity of other discretionary uses, and proposed site layout, Administration is of the opinion that a day care centre with capacity of 25 persons under supervision with up to 4 employees at any one time would be acceptable at this site. The proposed site plan provides for 5 parking spaces and the site is 15 metres wide. Therefore, for an operation with capacity of 25 persons under supervision with up to 4 employees at any one time, parking for all employees could be accommodated on the site and drop-off and pick-up could be accommodated on the site and adjacent to the site with minimal impact on neighbouring properties. Administration has met with the applicant and discussed concerns with the proposed size of the day care centre, reasons for the concerns, and what Administration would consider supporting. The applicant advised that they wanted to proceed with having the application considered by City Council at a Public Hearing as submitted.

#### Comments from Other Departments

No concerns from other Departments were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

### **COMMUNICATIONS AND ENGAGEMENT**

The following methods were used to communicate this application to area residents and the public:

- Notice was posted on the City of Saskatoon's Engage Page on December 31, 2024;
- Notification letters were mailed to property owners within 150 metres of the site, and emailed to the Ward Councillor and Community Association on December 31, 2024;
- A Public Information Meeting was held on April 3, 2025; and
- A development sign will be placed on site in conformance with [Council Policy C01-021, Public Notice](#).

At the time of writing this report, Administration received 9 responses which provided feedback on the application. Of the feedback received, 4 responses indicated concerns with the application noting the traffic generated by the day care (including pick-up and drop-off), snow accumulation on roadways, as well as proximity to an existing day care centre in the area. The remaining 5 responses indicated support for the application noting local demand and benefit to the community. Information was provided and no further correspondence has been received.

A Public Information Meeting was held in the evening of April 3, 2025, where both the applicants and Administration were present to provide information and answer questions related to the application. There were 3 residents that attended the Public Information Meeting that asked general questions and indicated support for a new day care centre.

### **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date, by mail to property owners within 150 metres of the subject site.

### **APPENDICES**

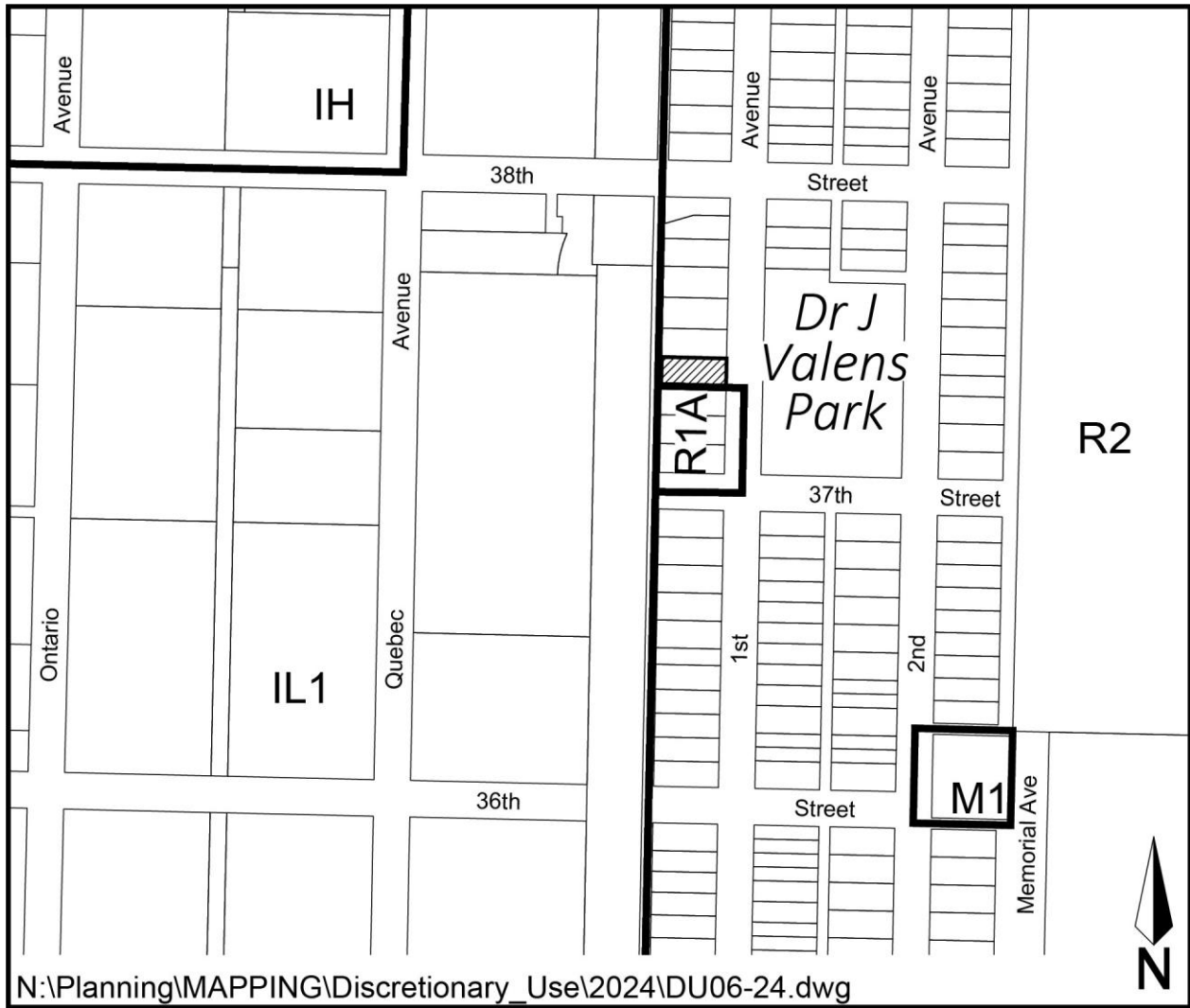
1. Location Map – 1615 1<sup>st</sup> Avenue North
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Kelsey/Woodlawn Neighbourhood
4. Site Plan – 1615 1<sup>st</sup> Avenue North
5. Pick-up/Drop-off Plan – Prepared by Applicant

### **REPORT APPROVAL**

Written by: Tyler Kopp, Planner  
Reviewed by: Darryl Dawson, Development Review Manager  
Melissa Austin, Acting Director of Planning and Development  
Approved by: Matt Grazier, Acting General Manager, Community Services

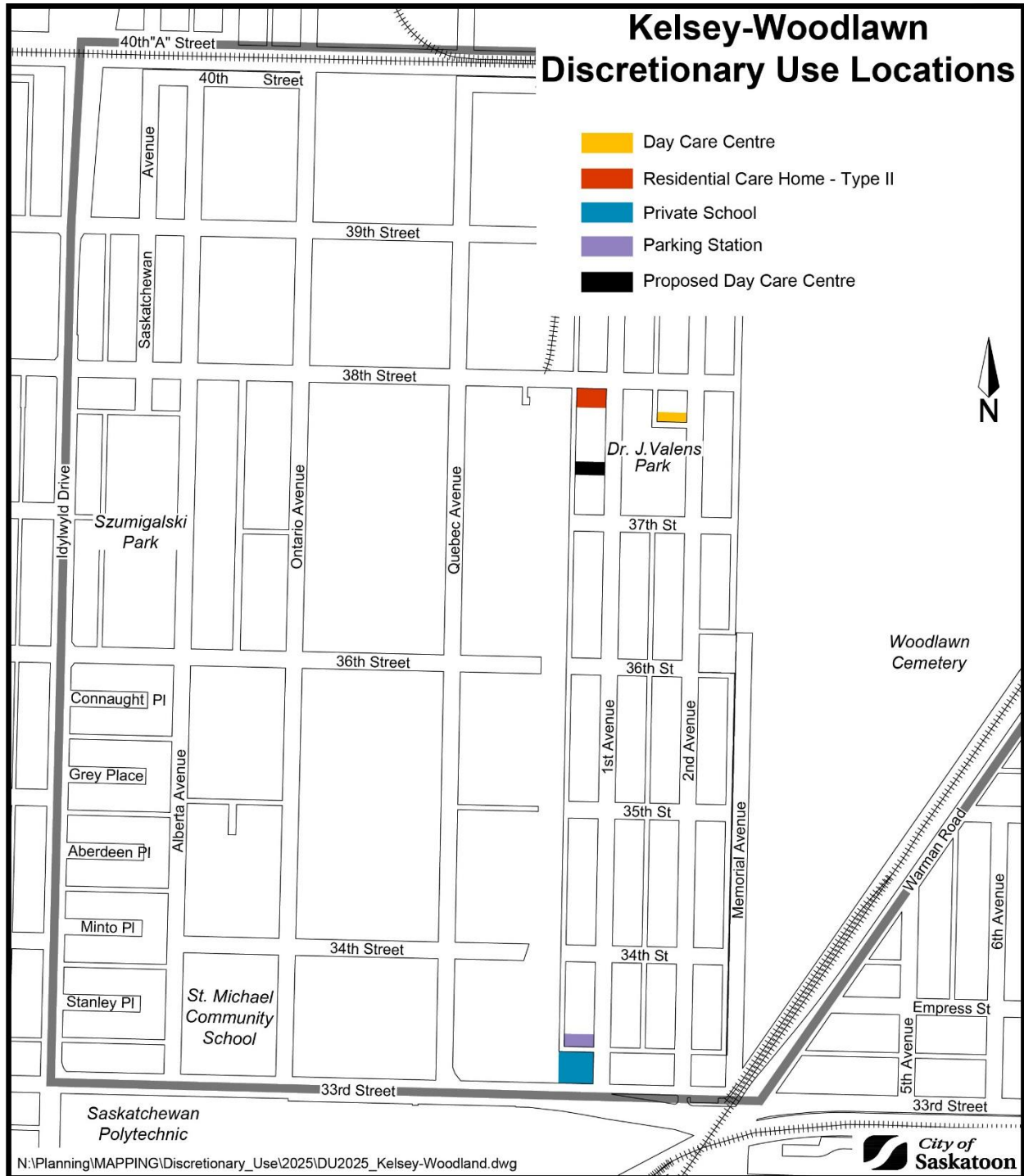
SP/MPC/PD/ Discretionary Use Application – Day Care Centre – 1615 1st Avenue North/sk

Location Map – 1615 1<sup>st</sup> Avenue North

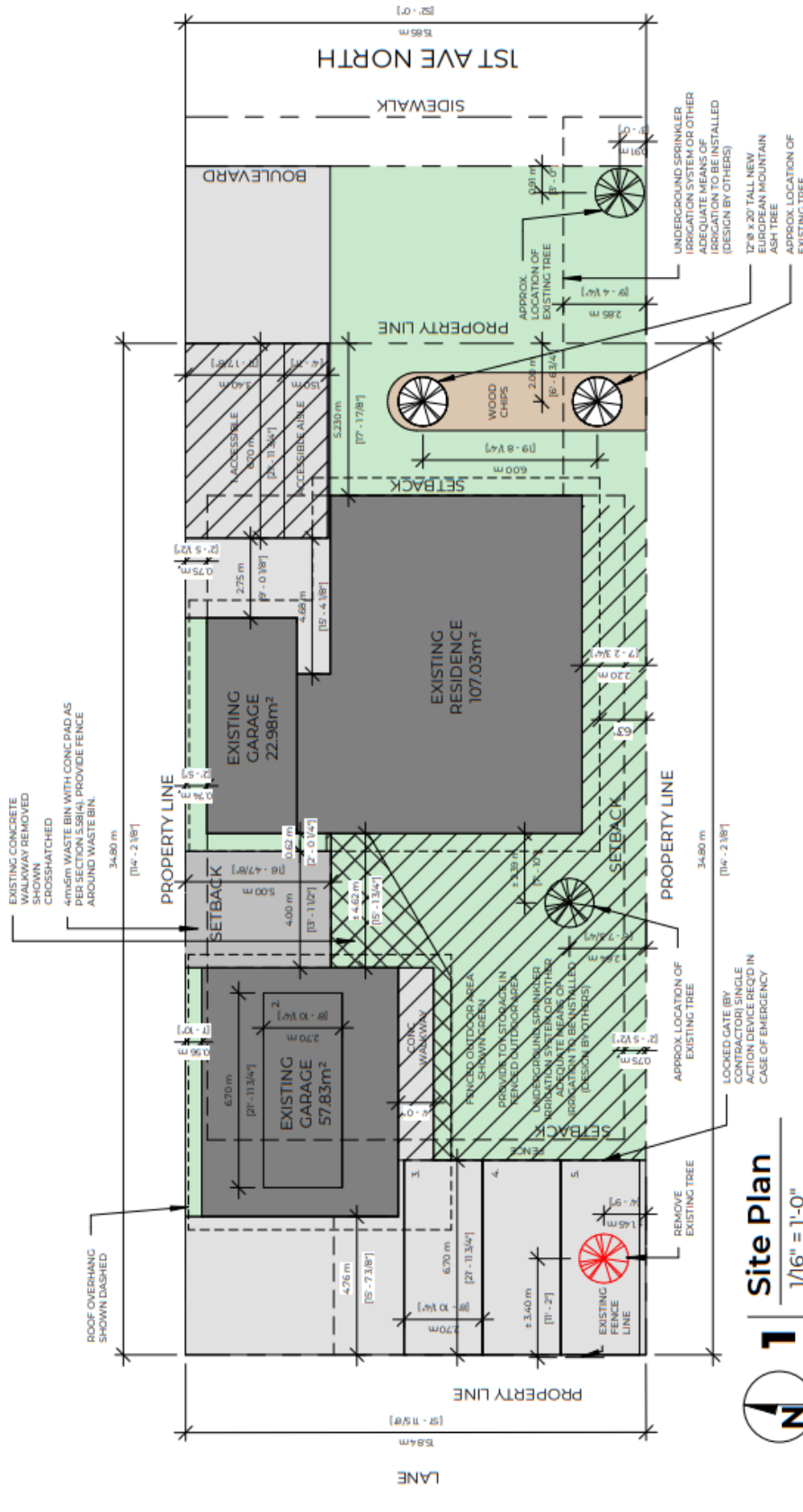


FACT SUMMARY SHEET	
<b>A. <u>Location Facts</u></b>	
1. Municipal Address	1615 1 <sup>st</sup> Avenue North
2. Legal Description	Lot 4, Block 15, Plan 77S29262
3. Neighbourhood	Kelsey-Woodlawn
4. Ward	Ward #1
<b>B. <u>Site Characteristics</u></b>	
1. Existing Use of Property	One-unit dwelling
2. Proposed Use of Property	Day Care Centre
3. Adjacent Land Uses and Zoning	
North	R2 – Low Density Residential District 2
South	R1A – Low Density Residential District 1A
East	R2 – Low Density Residential District 2
West	IL1 – General Light Industrial District
4. No. of Off-Street Parking Spaces Required	NA
5. No. of Off-Street Parking Spaces Proposed	5
6. Site Frontage	15.85m
7. Site Area	565.29m <sup>2</sup>
8. Street Classification	Local
<b>C. <u>Official Community Plan Policy</u></b>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R2 – Low Density Residential District 2
4. Proposed Zoning District	R2 – Low Density Residential District 2

## Discretionary Use Heat Map – Kelsey-Woodlawn Neighbourhood



Site Plan – 1615 1<sup>st</sup> Avenue North





## Pick-up/Drop-off Plan - Prepared by Applicant

### Happy Faces Early Learning Centre

Proposed conversion residential house into daycare centre at 1615 1st Avenue N

### Pickup/Drop-off Parking Plan

#### Designated area

For pick up-/drop off children will be designed **3 spaces** at any given time.

**\*1 space** on the front driveway + 2 on-street spaces along the front property line/or along the Dr.Valens Park

**\* 2 spaces** designated for drop-off/pickup located on the back alley(rear yard)

5 vehicles in rotation will be planned for drop-off time from 7:30 a.m. to 9:15 a.m.

5 vehicles in rotation will be planned for pickup time 3:45 p.m. to 5:30 p.m.

Parking spaces have been identified and marked on the site plan provided to the City of Saskatoon development Department.

Daycare hours of operation will be 7:30a.m -5:30p.m.

Daycare will be providing service for 34 children.

Arrival and departure will be regulated by the given specified time for drop-off and pick up children in a 10-15 minutes slot.Parent will sign the agreement, time will be indicated for drop-off/pickup of their child/ren.

#### Drop-off time

7:30 a.m -7:45a.m.	5 children
7:45 a.m.-8:00a.m.	5 children
8:00 a.m.-8:15a.m.	5 children
8:15 am.-8:30a.m.	5 children
8:30 am.-8:45a.m.	5 children
8:45 a.m.-9:00a.m.	5 children
9:00 a.m.-9:15a.m.	4 children

#### Pickup time

3:45 p.m.-4:00 p.m.	4 children
4:00 p.m.-4:15 p.m.	5 children
4:15 p.m.-4:30 p.m.	5 children
4:30 p.m.-4:45 p.m.	5 children
4:45 p.m.-5:00 p.m.	5 children
5:00 p.m.-5:15 p.m.	5 children
5:15 p.m.- 5:30 p.m.	5 children

**Regular communication with parents will remind them about the Traffic Parking Bylaw, Drop-off/Pick-up parking protocols, courtesy to the neighborhood.**

Two parking spaces will be designated for staff parking(one space in the detached garage and one space on the back alley).

## **Traffic circulation**

There would be no traffic congestion, as the building is located not on the main arterial street, 30 km/hour traffic sign will slow down the traffic near the Dr Valens park. The 1st Avenue N is two way traffic lanes, it means low-traffic flow in that area. Three vehicles will be in front and two vehicles will be on the rear lane for drop-off/pickup time.

## **Summary of Land Use:**

*Existing Use of Land* is Residential house located 1615 1st Avenue N, Saskatoon.

*Proposed Use of Land* is Residential, conversion into Daycare centre. The primary use is Daycare centre.

## **Capacity:**

The daycare will provide services for 34 children.

29 preschoolers (30 months-6 years old)

5 toddlers (18 months-2 ½ years old)

4- 5 staff/Educators will be on site at any given time

## **Services:**

Happy Faces Early Learning Centre (HFELC) is a non-profit charitable corporation that is committed to encouraging and facilitating children's development through play and exploration in all critical areas. The primary goal is to provide a safe and nurturing environment that promotes children's physical, mental and social well-being and encourages the development of each child's individuality. Special programming at the Centre includes inviting resource people in, going on field trips, special celebrations and events.

## **Hours of Operation:**

Mondays-Fridays 7:30 a.m.-5:30p.m.

Statutory holidays closed.

Security camera and security alarm system will be installed to monitor and protect the security of the families and staff at 1615 1st Avenue N, Saskatoon.

Attached garage space will be redeveloped into a kitchen area.

# Proposed Amendment to Zoning Agreement – 1236 20th Street West

## APPLICATION SUMMARY

Saskatoon Dawah and Community Centre submitted an application to amend the existing Zoning Agreement for 1236 20<sup>th</sup> Street West, which forms part of [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The purpose of the amendment is to add “place of worship” and “independent school” to the permitted uses on the property.

## RECOMMENDATION

That this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council considers Administration’s recommendation that the amendment to Bylaw No. 9990, Zoning Bylaw, 2024, to amend the Zoning Agreement for 1236 20<sup>th</sup> Street West, as outlined in this report from Community Services Division, dated April 29, 2025, be approved.

## BACKGROUND

The subject site is located in the Pleasant Hill Neighbourhood and was formerly the St. George’s Parish Hall. The Official Community Plan Land Use Map designates the site as “Community Facility”, which has the potential for institutional, educational, recreational, cultural and community uses. The subject site is zoned M3 – General Institutional Service District, subject to a Zoning Agreement (see Appendix 1).

A Zoning Agreement is a regulatory tool used to address a specific development proposal and may address the use of land, buildings, form of development, site layout and general external design. The subject site was rezoned to a M3 District subject to a Zoning Agreement in February 2013. The Zoning Agreement accommodated the repurposing of the long-standing community facility to house community and not-for-profit agencies focused on providing educational support services and enhancing quality of life in the neighbourhood. The Zoning Agreement was subsequently amended in October 2014 to accommodate changes to the building and site layout. Development of the property did not proceed as proposed.

## DISCUSSION

Saskatoon Dawah and Community Centre acquired 1236 20<sup>th</sup> Street West and have been making improvements to the building and site. In December 2024, they applied to amend the existing Zoning Agreement to provide for additional uses.

### Existing Zoning Agreement

The existing Zoning Agreement permits the following uses on the site:

- Community centre;
- Day care centre; and
- Offices limited to those where clients attending the subject property are incidental and secondary to the principal office use.

The Zoning Agreement also contains the following development standards:

- Minimum 40 on-site parking spaces and one loading space;
- No minimum building setbacks;
- Maximum gross floor area of 5000 m<sup>2</sup>;
- 1 metre landscape strip along eastern property line; and
- No wall or fence to exceed a maximum 2 metres along the front property line adjacent 20<sup>th</sup> Street West.

#### Request to Amend Zoning Agreement

The applicant has requested to amend the Zoning Agreement to permit the following additional land uses:

- Place of worship; and
- Independent school.

The Zoning Bylaw defines a place of worship as:

“a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.”

An independent school is defined as:

"a facility which meets Provincial requirements for education or training and which does not secure the majority of its funding from taxation or any governmental agency and may include vocational schools."

A site plan of the applicant's proposal (see Appendix 2) shows the layout of the site, including the existing building, fenced outdoor play area, drop off zone, vehicle and bicycle parking and landscaping. While the site plan is provided with this report for information, it is not proposed to be attached to the Agreement which is consistent with the previous iterations of the Agreement. This provides the applicant flexibility to develop the site, provided compliance with the text of the Agreement (see Appendix 3) and other applicable regulations of the Zoning Bylaw is maintained.

#### Proposed Capacity Limits

In reviewing this application, Transportation identified concerns regarding the additional traffic patterns that could be introduced on the surrounding street network through the addition of an independent school to the site in combination with the day care centre that is already permitted. To address this concern in the near term and allow the application to move forward, the applicant agreed to the following mitigation measures within the Agreement:

- Capacity limits of 32 children for the day care centre and 40 students for the independent school, and
- The addition of a second site access from the rear lane, in addition to the existing one on 20<sup>th</sup> Street West.

Transportation is satisfied that with these measures in place expected traffic patterns will not be a concern. However, the applicant has expressed their intention to grow the capacity of their operations over time. An amendment to the Zoning Agreement will be required to increase the capacities and Transportation will require submission and acceptance of a traffic impact assessment at that time.

#### Comments from Other Departments

Other than the concerns from Transportation that prompted changes to the proposal, no other concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

### **COMMUNICATIONS AND ENGAGEMENT**

Notification of this application was provided to property owners and other stakeholders in the following ways:

1. A public notice was mailed to 191 property owners within approximately 150 metres of the subject site in February 2025, and a public comment period was open until March 19, 2025;
2. An Engage Page for the application was included on the City of Saskatoon's website in February 2025 with information on the proposed changes, the application process and anticipated timeline; and
3. Email notification was sent to the Ward Councillor (Ward 2), Community Development, Pleasant Hill Community Association and Riversdale Business Improvement District in February 2025.

To date, one supportive email from a representative of the Ukrainian Catholic Cathedral of St. George has been received.

### **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### **APPENDICES**

1. Location Plan – 1236 20<sup>th</sup> Street West
2. Site Plan
3. Proposed Changes to Zoning Agreement

### **REPORT APPROVAL**

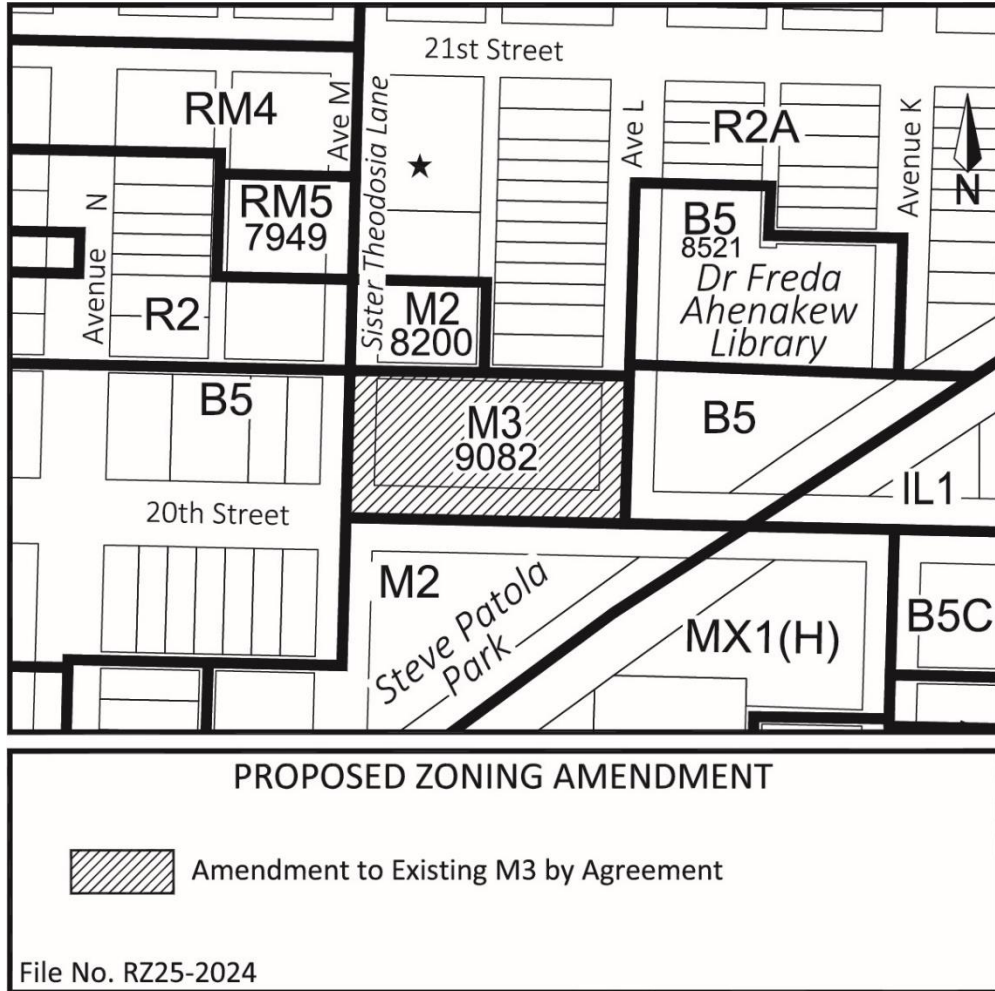
Written by: Brent McAdam, City Centre Planner  
Reviewed by: Darryl Dawson, Development Review Section Manager  
Melissa Austin, Acting Director of Planning and Development  
Approved by: Celene Anger, General Manager, Community Services

## Proposed Amendment to Zoning Agreement – 1236 20th Street West

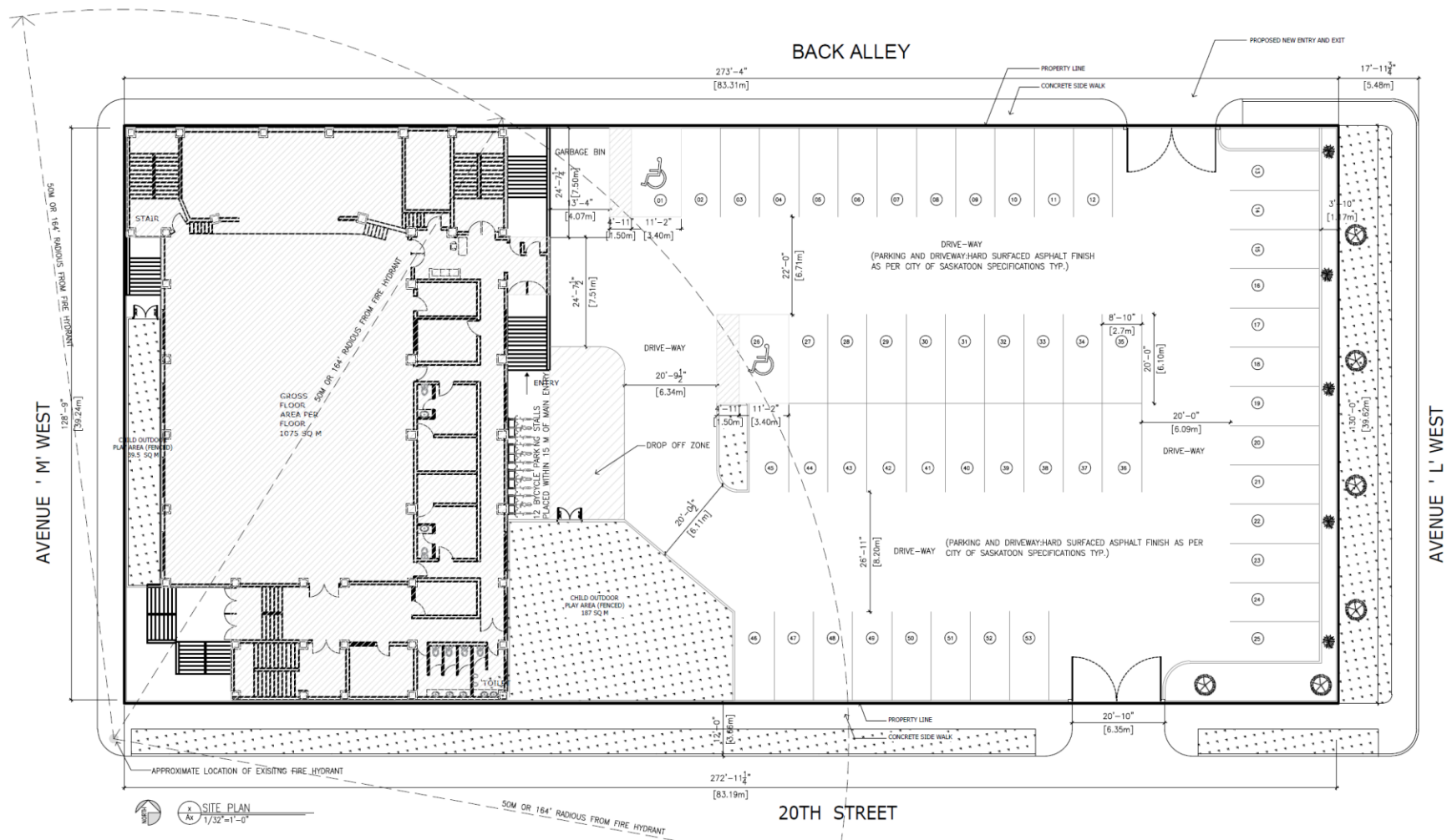
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SP/2025/PD/MPC/Proposed Amendment to Zoning Agreement – 1236 20th Street West./sk

# Location Plan – 1236 20<sup>th</sup> Street West



## Site Plan





## Proposed Changes to Zoning Agreement

Existing	Proposed Amendment
<p>Use of Land</p> <p>(a) Offices limited to those where clients attending the subject property are incidental and secondary to the principal office use;</p> <p>(b) A child care centre; and</p> <p>(c) A community centre.</p>	<ul style="list-style-type: none"> <li>• Add place of worship;</li> <li>• Add independent school (max capacity: 40 students); and</li> <li>• Replace child care centre with day care centre (max capacity: 32 children).</li> </ul>
<p>Development Standards</p> <p>(a) Parking: 40 on-site spaces and one loading space are required;</p> <p>(b) Setbacks: no minimum, front, rear, or side-yard setbacks; and</p> <p>(c) Gross floor area: 5,000 m<sup>2</sup> maximum.</p>	<ul style="list-style-type: none"> <li>• Require 2 vehicle site accesses; and</li> <li>• Require on-site dropoff area.</li> </ul>
<p>Landscaping</p> <p>(a) One (1) metre wide landscape strip along the length of the eastern property line.</p>	<ul style="list-style-type: none"> <li>• Allow shrubs as permitted plantings in lieu of trees.</li> </ul>
<p>Fences</p> <p>No wall or fence shall exceed a maximum 2 metres along the front (south property line).</p>	

**Municipal Planning Commission  
2025 Planning Conferences**

As at March 2025

CONFERENCE	WHERE	WHEN	LINK	FEES
Congress for New Urbanism	Providence, Rhode Island	June 11 - 14, 2025 Registration: Open, Early Bird closes April 30, 2025	<a href="https://www.cnu.org/cnu33">https://www.cnu.org/cnu33</a>	Full conference - \$800 (USD) Early Bird, \$900 (USD) Regular Additional costs include: hotel/travel
Canadian Institute of Planners National Conference	Toronto, Ontario	July 8-10, 2025 Registration: Open	<a href="https://site.phedloop.com/event/action2025/home">https://site.phedloop.com/event/action2025/home</a>	Full conference fee - \$1,199 (Non-member) \$299+tax (Student) Virtual attendance fee - \$680 +tax (non-member) \$99 (student) Additional costs include: hotel/travel
International Downtown Association (IDA) Annual Conference	Washington, DC	September 24-27, 2025 Registration: Not available yet	<a href="https://downtown.org/event/2025-annual-conference/">https://downtown.org/event/2025-annual-conference/</a>	Full conference - \$ 910 (USD - Non-member Early Registration) Student - \$149 (USD) Additional costs include: hotel/travel
Saskatchewan Professional Planners Institute (SPPI) Annual Conference	Regina, SK	October 1-2, 2025 Registration: Not available yet	<a href="https://sppi.ca/annual-conference/">https://sppi.ca/annual-conference/</a>	Full Conference 2 Day - TBD, 1 Day - TBD