



AGENDA

PUBLIC HEARING MEETING OF CITY COUNCIL

Wednesday, May 21, 2025

6:00 p.m.

Council Chamber, City Hall

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at saskatoon.ca/writetocouncil. Any submissions received by 5:00 p.m. on the Monday the week of the meeting will form part of the additional items. For Public Hearings, anyone present in the gallery who wishes to address Council on the agenda items, will be heard. If you are wanting to address a hearing virtually, you must register with the City Clerk's Office using the link provided above.

Pages

1. CALL TO ORDER

The Chair will call the Public Hearing 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

4 - 19

Recommendation

That the minutes of the Public Hearing meeting of City Council held on April 23, 2025, be approved.

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – Day Care Centre – 1615 1st Avenue North [MPC2025-0402] 20 - 30

The following documents are provided:

- Report of the Community Services Division, dated April 29, 2025; and
- Report from the Municipal Planning Commission, dated April 29, 2025.

The City Planner advised that notification posters had been sent to all adjacent landowners within 150 metres of the site.

Recommendation

That the Discretionary Use Application submitted by Happy Faces Early Learning, requesting approval to operate a day care centre at 1615 1st 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.

6.1.2 Proposed Amendment to Zoning Agreement – 1236 20th Street West [MPC2025-0401] 31 - 53

The following documents are provided:

- Bylaw No. 10078;
- Report of the Community Services Division, dated April 29, 2025;
- Report of the Municipal Planning Commission, dated April 29, 2025; and
- Notice that appeared in the Star Phoenix on May 3, 2025.

Recommendation

That City Council consider Bylaw 10078.

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS [CK 435-48] 54

A list of flag raising and proclamation requests received for the month of April

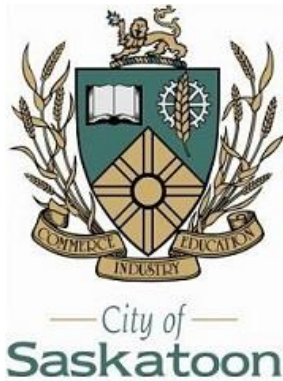
2025 is provided.

Recommendation

That the information be received.

8. **URGENT BUSINESS**

9. **ADJOURNMENT**



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

Wednesday, April 23, 2025, 6:00 p.m.

Council Chamber, City Hall

PRESENT: Her Worship, Mayor C. Block, in the Chair
Councillor T. Davies
Councillor R. Donauer
Councillor B. Dubois
Councillor S. Ford
Councillor Z. Jeffries, via teleconference
Councillor H. Kelleher
Councillor K. MacDonald
Councillor J. Parker
Councillor S. Timon

ABSENT: Councillor R. Pearce

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
City Clerk A. Tittlemore
Committee Assistant M. Lasby

1. CALL TO ORDER

The Chair called the Public Hearing 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: Councillor MacDonald

Seconded By: Councillor Davies

1. That the letter submitting comments from Prem and Kavita Sharma, dated April 21, 2025 be added to Item 6.1.1; and
2. That the agenda be approved as amended.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Dubois

Seconded By: Councillor Kelleher

That the minutes of the Public Hearing meeting of City Council held on March 26, 2025, be approved.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

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

The following documents were provided:

- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Letter from Prem and Kavita Sharma, dated April 21, 2025.

The City Planner advised that notification posters had been sent to all adjacent landowners within 75 metres of the site.

Mayor Block introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the Discretionary Use Application with a slide and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

Mayor Block noted the applicants, Kavita and Prem Sharma, were in attendance and ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Kelleher

Seconded By: Councillor MacDonald

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Parker

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Ford

Seconded By: Councillor Dubois

That 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 licenses (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.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Proposed Official Community Plan Land Use Map Amendment – 1902 Broadway Avenue [MPC2025-0302]

The following documents were provided:

- Bylaw No. 10067;
- Report of the Community Services Division, dated March 25, 2025;

- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10067 was passed.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the proposed Official Community Plan amendment with slides and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the Official Community Plan Amendment and proposed rezoning (Item 6.1.3).

Mayor Block noted Steve Jantzen, Northstar Innovative Developments Inc., was available for questions and ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Ford

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10067, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That Bylaw No. 10067 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor Donauer

That permission be granted to have Bylaw No. 10067 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Parker

That Bylaw No. 10067 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Proposed Rezoning – 1902 Broadway Avenue [MPC2025-0302]

The following documents were provided:

- Bylaw No. 10068;
- Report of the Community Services Division, dated March 25, 2025 (See Item 6.1.2);
- Report from the Municipal Planning Commission, dated March 25, 2025 (See Item 6.1.2); and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10068 was passed.

Darryl Dawson, Development Review Manager, Community Services Division, reviewed the proposed rezoning and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the rezoning during consideration of Item 6.1.2.

Mayor Block noted Steve Jantzen, Northstar Innovative Developments Inc., was available for questions and ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That permission be granted to introduce Bylaw No. 10068, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Kelleher

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Davies

Seconded By: Councillor MacDonald

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Timon

Seconded By: Councillor Donauer

That Bylaw No. 10068 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That permission be granted to have Bylaw No. 10068 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That Bylaw No. 10068 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.1.4 Official Community Plan Amendments - City Centre & District Plan [GPC2024-0901]

The following documents were provided:

- Bylaw No. 10069;
- Report of the Community Services Division, dated March 25, 2025;
- Report from the Municipal Planning Commission, dated March 25, 2025; and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10069 was passed.

Ian Williamson, Senior Project Planner, Community Services Division, reviewed the proposed Official Community Plan amendment and expressed the Division's support. Together with Brent McAdam, Senior Planner, they responded to questions of Council.

City Solicitor Yelland also responded to questions with respect to potential removal of section 8(2)(i) of the bylaw.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the Official Community Plan Amendment and Zoning Bylaw Amendments (Item 6.1.5).

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Donauer

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10069, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher

Seconded By: Councillor Parker

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

IN AMENDMENT

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That Bylaw 10069 be amended to remove section 8(2)(i).

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That Bylaw No. 10069, as amended, now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kelleher

Seconded By: Councillor Parker

That permission be granted to have Bylaw No. 10069, as amended, read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Parker

That Bylaw No. 10069, as amended, now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

**6.1.5 Zoning Bylaw Amendments - City Centre & District Plan
[GPC2024-0901]**

The following documents were provided:

- Bylaw No. 10070;
- Report of the Community Services Division, dated March 25, 2025 (See Item 6.1.4);
- Report from the Municipal Planning Commission, dated March 25, 2025 (See Item 6.1.4); and
- Notice that appeared in the Star Phoenix on April 5, 2025.

Mayor Block introduced the matter and a motion to consider first reading of Bylaw No. 10070 was passed.

Brent McAdam, Senior Planner, Community Services Division, reviewed the proposed zoning bylaw amendments and expressed the Division's support.

Derek Cameron, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the zoning bylaw amendments during consideration of Item 6.1.4.

Mayor Block ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Dubois

Seconded By: Councillor Kelleher

That permission be granted to introduce Bylaw No. 10070, and give same its FIRST reading.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Parker

That the submitted report and correspondence be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Donauer

Seconded By: Councillor Davies

That the hearing be closed.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Ford

That Bylaw No. 10070 now be read a SECOND time.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Parker

Seconded By: Councillor Kelleher

That permission be granted to have Bylaw No. 10070 read a third time at this meeting.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor MacDonald

Seconded By: Councillor Timon

That Bylaw No. 10070 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS [CK 435-48]

A list of flag raising and proclamation requests received for the month of March 2025 was provided.

Moved By: Councillor Davies

Seconded By: Councillor Dubois

That the information be received.

In Favour: (10): Mayor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Ford, Councillor Jeffries, Councillor Kelleher, Councillor MacDonald, Councillor Parker, and Councillor Timon

Absent: (1): Councillor Pearce

CARRIED UNANIMOUSLY (10 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 6:54 p.m.

Mayor

City Clerk

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 1st 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 1st 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 1st 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 1st 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

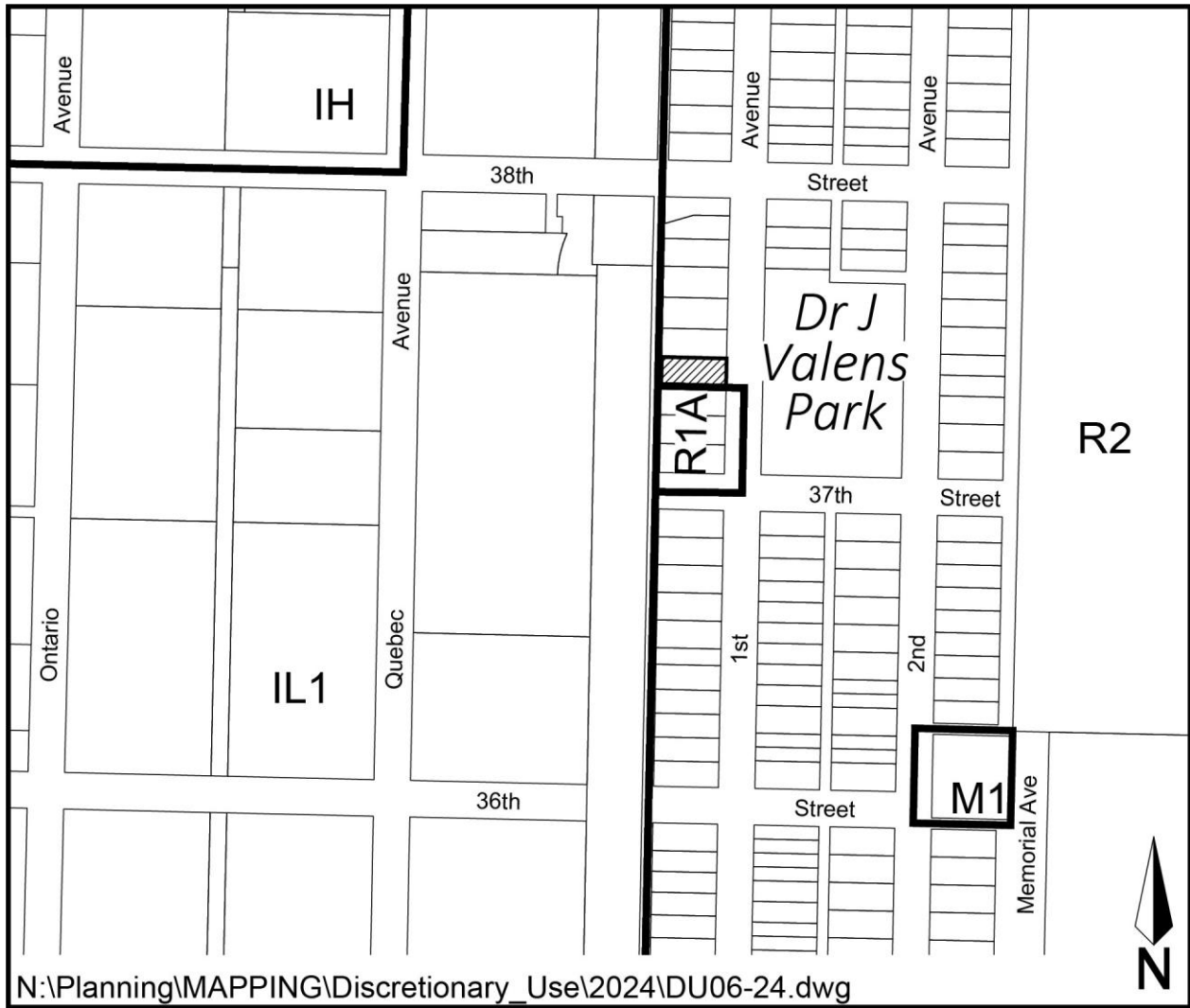
1. Location Map – 1615 1st Avenue North
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Kelsey/Woodlawn Neighbourhood
4. Site Plan – 1615 1st Avenue North
5. Pick-up/Drop-off Plan – Prepared by Applicant

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

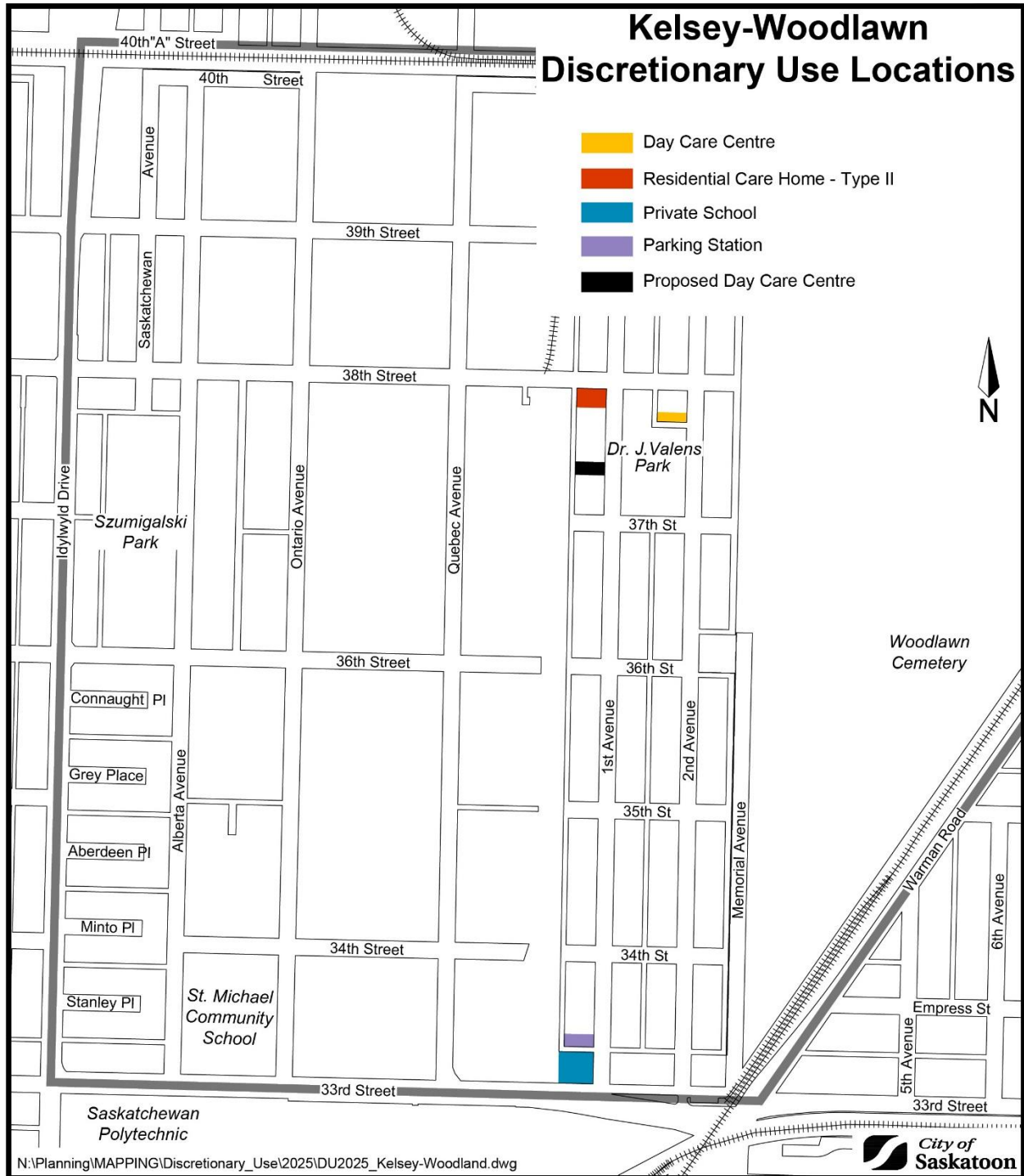
SP/MPC/PD/ Discretionary Use Application – Day Care Centre – 1615 1st Avenue North/sk

Location Map – 1615 1st Avenue North

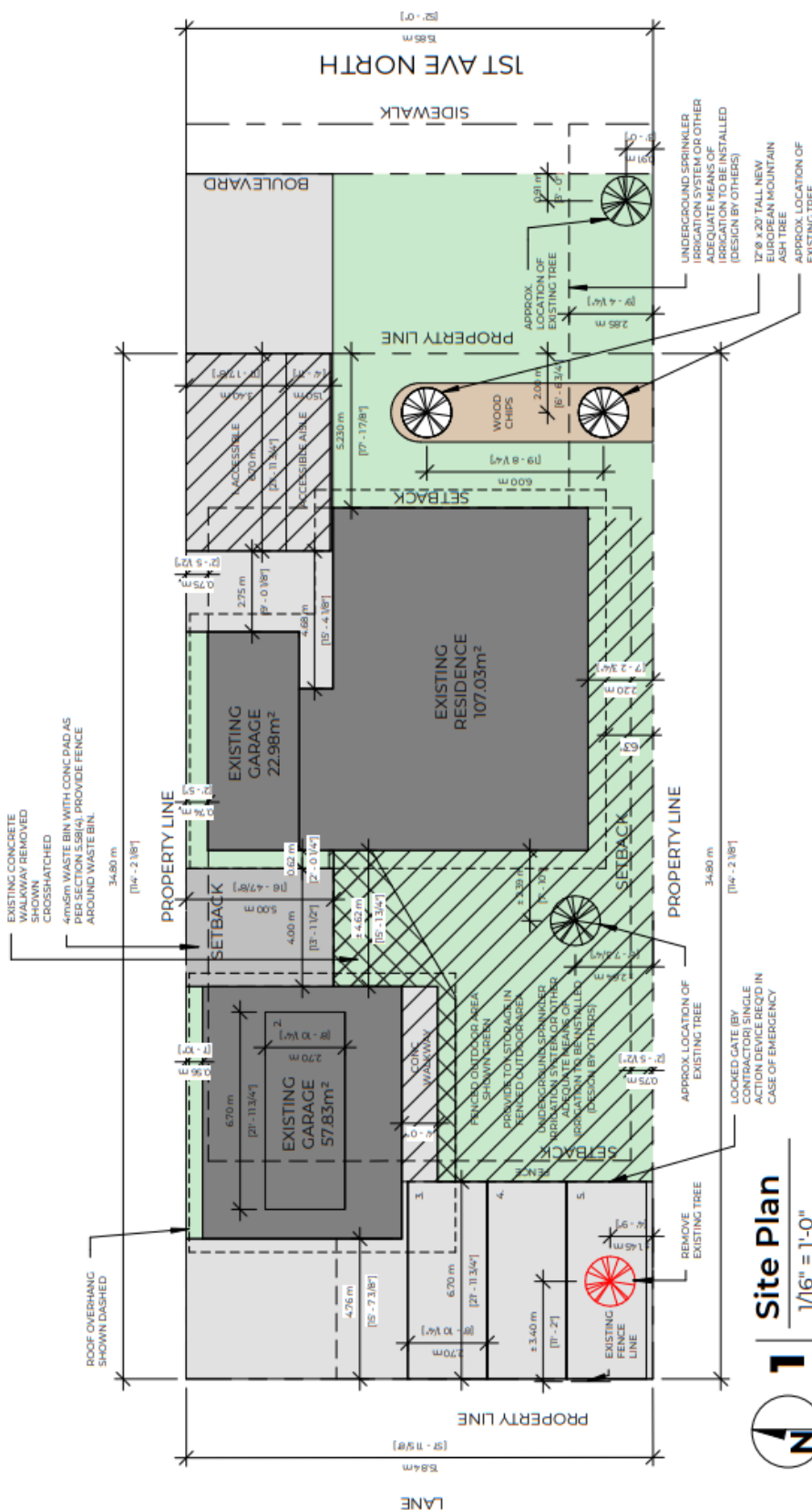


FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	1615 1 st Avenue North
2. Legal Description	Lot 4, Block 15, Plan 77S29262
3. Neighbourhood	Kelsey-Woodlawn
4. Ward	Ward #1
B. <u>Site Characteristics</u>	
1. Existing Use of Property	One-unit dwelling
2. Proposed Use of Property	Day 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 ²
8. Street Classification	Local
C. <u>Official Community Plan Policy</u>	
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 1st 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.



MUNICIPAL PLANNING COMMISSION

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

Recommendation of the Commission

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 1st Avenue North for up to 34 persons and 5 staff at any one time.

History

The Municipal Planning Commission, at its meeting held on April 29, 2025, considered a report of the Community Services Division regarding the above. The Commission heard from the applicants, Anna Ladynska and Alla Sukhorebra, Happy Faces Early Learning Centre.

The Administration is recommending that the Discretionary Use Application submitted by Happy Faces Early Learning, requesting approval to operate a day care centre at 1615 1st 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.

During discussion, the Administration addressed questions regarding parking pressures in the area, designated parking on the subject site and notifications to adjacent landowners.

Following discussion, the Commission resolved to not support the administration's recommendation to deny the application. This was carried but not unanimous.

The Commission further resolved to support the discretionary use application submitted by Happy Faces Early Learning requesting approval to operate a day care centre at 1615 1st Avenue North for up to 34 persons and 5 staff at any one time. This motion was also carried and not unanimous.

Attachment

April 23, 2025 report of the Community Services Division

BYLAW NO. 10078

The Zoning Amendment Bylaw, 2025 (No. 8)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 8)*.


Purpose

2. The purpose of this Bylaw is to authorize a Rezoning Agreement which is annexed hereto as Appendix "B".

Zoning Bylaw Amended

3. The Zoning Bylaw No. 9990 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

4. The Zoning Map which forms part of Bylaw No. 9990 is amended by rezoning the lands described in this section and shown as  on Appendix "A" to this Bylaw from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to an M3 District subject to this Agreement annexed as Appendix "B" to this Bylaw:

(1) Civic Address: 1236 20th Street West

- | | | |
|-----|-------------------------|---|
| (a) | Surface Parcel No.: | 119856998 |
| | Legal Land Description: | Lot 1 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (b) | Surface Parcel No.: | 119859171 |
| | Legal Land Description: | Lot 2 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |

- (c) Surface Parcel No.: 119859182
 Legal Land Description: Lot 3 Blk/Par 6 Plan No I774 Extension 0
 As described on Certificate of Title 95S31183;
- (d) Surface Parcel No.: 119859193
 Legal Land Description: Lot 4 Blk/Par 6 Plan No I774 Extension 0
 As described on Certificate of Title 95S31183;
- (e) Surface Parcel No.: 119859205
 Legal Land Description: Lot 5 Blk/Par 6 Plan No I774 Extension 0
 As described on Certificate of Title 95S31183;
- (f) Surface Parcel No.: 119859216
 Legal Land Description: Lot 15 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181;
- (g) Surface Parcel No.: 119859227
 Legal Land Description: Lot 16 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181;
- (h) Surface Parcel No.: 119859238
 Legal Land Description: Lot 17 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181; and
- (i) Surface Parcel No.: 119857001
 Legal Land Description: Lot 18 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181.

Execution of Agreement Authorized

5. The Mayor and City Clerk are authorized to execute the Rezoning Agreement annexed as Appendix "B" to this Bylaw.

Coming Into Force

6. This Bylaw shall come into force upon the registration of the Rezoning Agreement against title to the lands rezoned.

Read a first time this _____ day of _____, 2025.

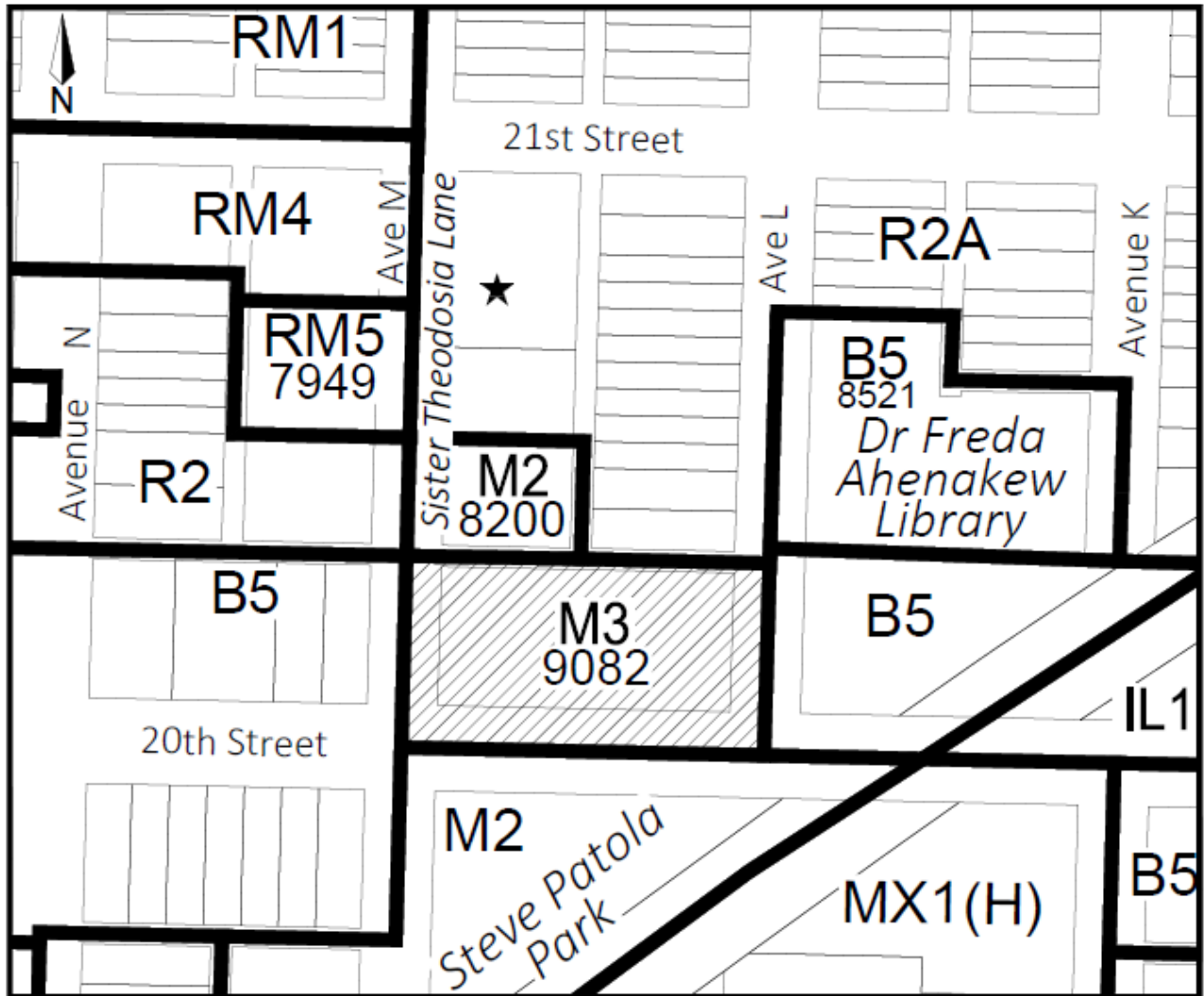
Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From M3 by Agreement to M3 by Agreement (NEW)

N:\Planning\MAPPING\Rezoning\2024\RZ25_24.dwg



Appendix “B” Rezoning Agreement

This Agreement made effective the day of , 2025.

Between:

City of Saskatoon, a municipal corporation pursuant to the provisions of *The Cities Act*, S.S. 2002, Chapter C-11.1 (the “City”)

- and -

Saskatoon Dawah and Community Centre Inc., a non-profit membership corporation with a registered office in the City of Saskatoon, in the Province of Saskatchewan (“Owner”)

Whereas

A. The Owner is the registered owner of the land described as follows:

(1) Civic Address: 1236 20th Street West

- | | | |
|-----|-------------------------|---|
| (a) | Surface Parcel No.: | 119856998 |
| | Legal Land Description: | Lot 1 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (b) | Surface Parcel No.: | 119859171 |
| | Legal Land Description: | Lot 2 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (c) | Surface Parcel No.: | 119859182 |
| | Legal Land Description: | Lot 3 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (d) | Surface Parcel No.: | 119859193 |
| | Legal Land Description: | Lot 4 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |

- (e) Surface Parcel No.: 119859205
Legal Land Description: Lot 5 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title 95S31183;
- (f) Surface Parcel No.: 119859216
Legal Land Description: Lot 15 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181;
- (g) Surface Parcel No.: 119859227
Legal Land Description: Lot 16 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181;
- (h) Surface Parcel No.: 119859238
Legal Land Description: Lot 17 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181; and
- (i) Surface Parcel No.: 119857001
Legal Land Description: Lot 18 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181.

(hereinafter referred to as the Land")

- B. The Owner has applied to the City for approval to rezone the Land from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to allow the development of the proposal specified in this Agreement.
- C. The City has approved the Official Community Plan, which pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land.
- D. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Lands from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to an M3 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner agrees that, upon the Land being rezoned from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to an M3 District subject to this Agreement none of the Land shall be used or developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner agrees that the use of the Land will be limited to the following uses:
 - (a) offices limited to those where clients attending the subject property are incidental and secondary to the principal office use;
 - (b) a community centre;
 - (c) a place of worship;
 - (d) an independent school with a maximum capacity of 40 students; and
 - (e) a day care centre with a maximum capacity of 32 children.

Development Standards

3. The development standards applicable to the Land shall be those applicable to an M3 District except as follows:
 - (a) Parking: 40 on-site spaces and one loading space are required;
 - (b) Setbacks: no minimum, front, rear or side-yard setbacks;
 - (c) Gross floor area: 5,000m² maximum;
 - (d) Site access: 2 vehicle access points for ingress and egress; and
 - (e) Dropoff area: 1 on-site dropoff area required.

Landscaping

4. A landscape strip of not less than 1.0 metres wide along the length of the eastern property line which may consist of shrubs as an alternative to trees.

Fences

5. No wall or fence shall exceed a height of 2.0 metres along the front (south) property line.

Application of the Zoning Bylaw

6. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of the City of Saskatoon Zoning Bylaw No. 9990 as amended from time to time shall apply.

Compliance with Agreement

7. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

8. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

9. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 9990 shall have the meaning ascribed to it in that Bylaw.

Departure and Waivers

10. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

11. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

12. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

13. It is understood by the Owner that the Land shall not be effectively rezoned to an M3 District subject to this Agreement until:
 - (a) the Council of the City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Interest Registration, against the titles to the Land.

Use Contrary to Agreement

14. (1) The Council of the City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon are developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the respective zoning district to which the Land was subject prior to the rezoning contemplated by this Agreement.
 - (2) If this Agreement is declared void by the Council of the City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

Registration of Interest

15. (1) The parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007*, and the Owner agrees that this Agreement shall be registered by way of an Interest

Registration against the title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered with respect to this Agreement.

- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

Enurement

16. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

City of Saskatoon

Mayor

c/s

City Clerk

Saskatoon Dawah and Community Centre Inc.

c/s

Affidavit Verifying Corporate Signing Authority
(No corporate seal)

Canada
Province of Saskatchewan
To Wit:

I, _____, of _____, in the Province of
(name of corporate officer/director) (place)
Saskatchewan, make oath and say:

1. That I am an officer or director of the corporation named in the within instrument.
2. That I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at _____,
in the Province of Saskatchewan, this
_____ day of _____, _____.

A Commissioner for Oaths for Saskatchewan
My Commission expires _____.
(or) Being a Solicitor

(signature of corporate officer/director)

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 20th 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 20th 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 20th 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 m²;
- 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 20th 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 20th 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 20th Street West
2. Site Plan
3. Proposed Changes to Zoning Agreement

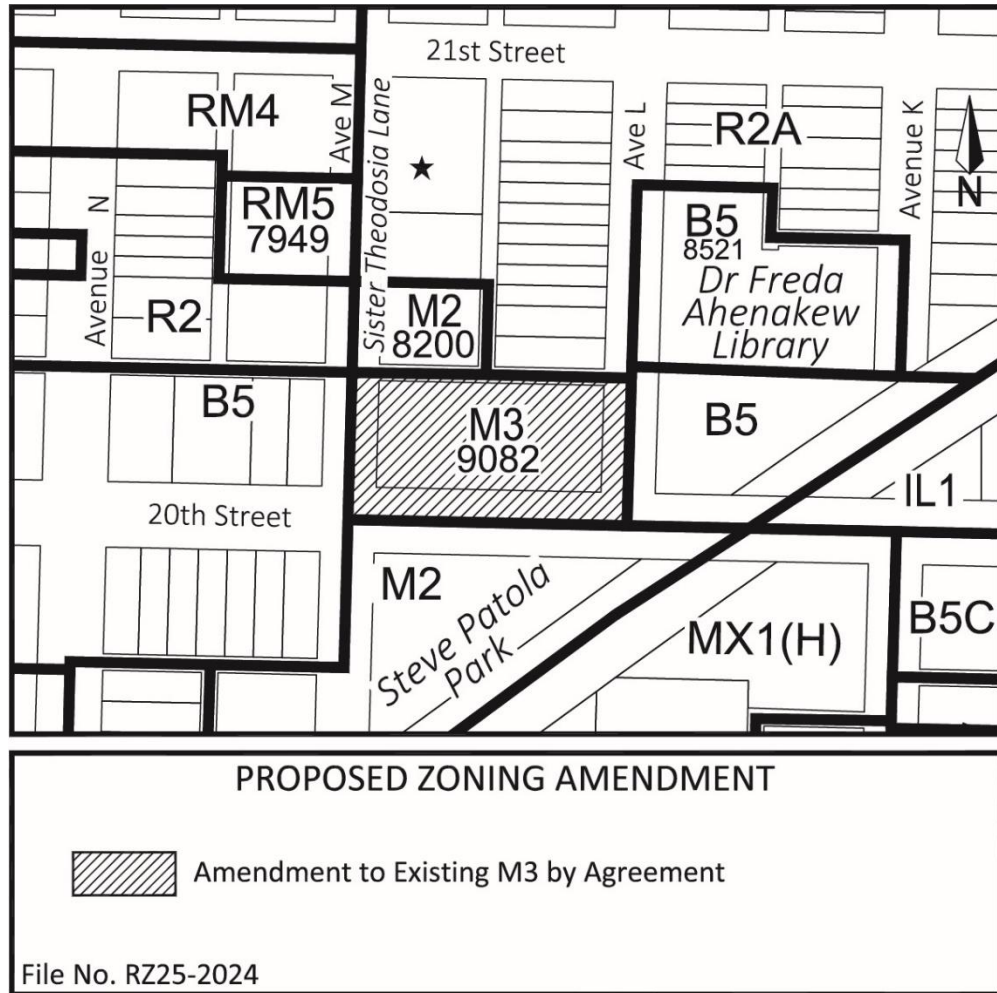
REPORT APPROVAL

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

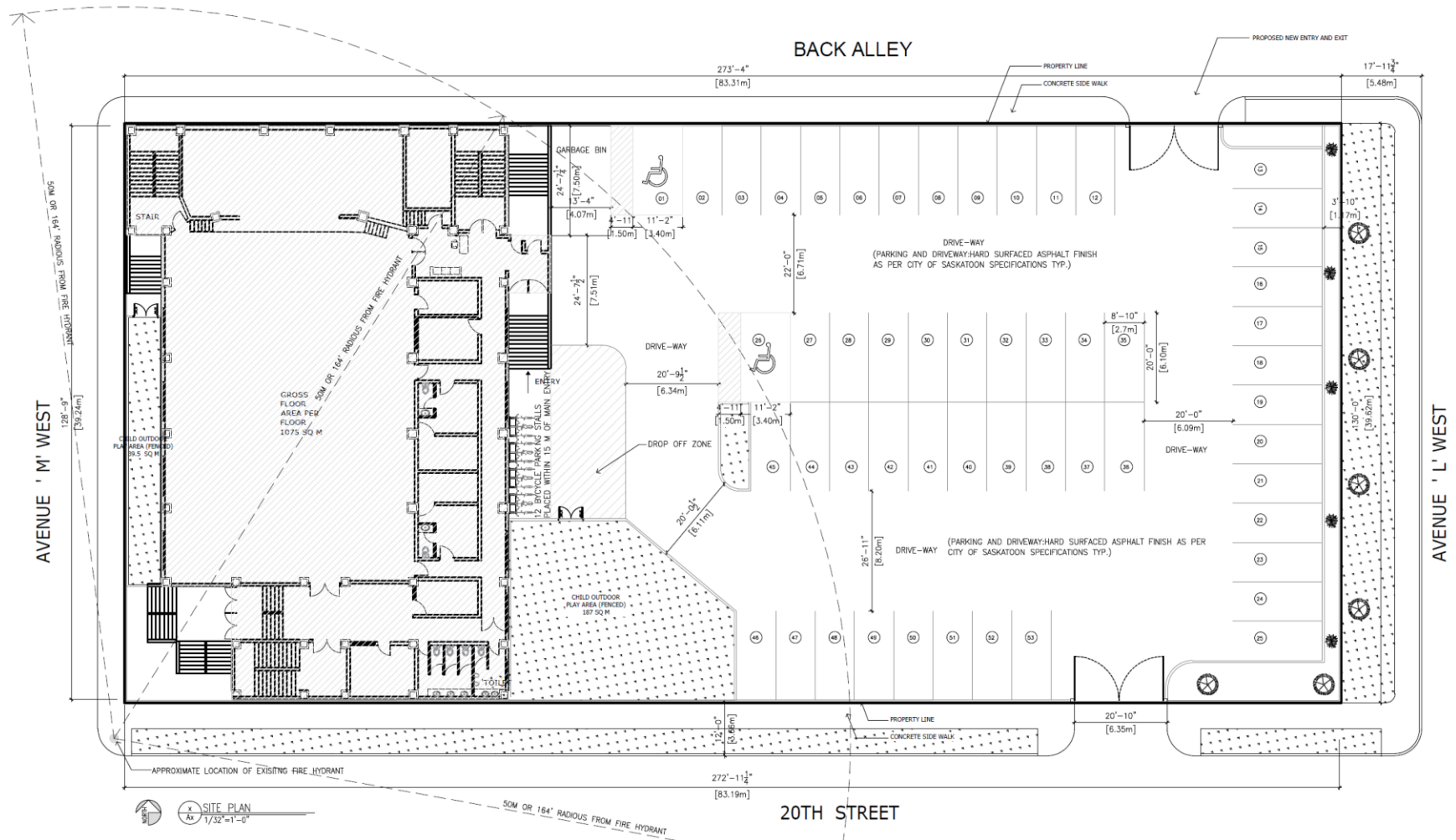
Proposed Amendment to Zoning Agreement – 1236 20th Street West

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

Location Plan – 1236 20th 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"> • Add place of worship; • Add independent school (max capacity: 40 students); and • Replace child care centre with day care centre (max capacity: 32 children).
<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 m² maximum.</p>	<ul style="list-style-type: none"> • Require 2 vehicle site accesses; and • Require on-site dropoff area.
<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"> • Allow shrubs as permitted plantings in lieu of trees.
<p>Fences</p> <p>No wall or fence shall exceed a maximum 2 metres along the front (south property line).</p>	

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 20th 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 20th 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 20th 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 m²;
- 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 20th 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 20th 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 20th 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

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

ZONING NOTICE

PLEASANT HILL NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10078, THE ZONING AMENDMENT BYLAW, 2025 (NO. 8)

Saskatoon City Council will consider an amendment to Bylaw No. 9990, Zoning Bylaw, proposed by Saskatoon Dawah and Community Centre respecting 1236 20th Street West in the Pleasant Hill neighbourhood. By the way of Bylaw No. 10078, The Zoning Amendment Bylaw, 2025 (No. 8), the existing Zoning Agreement for this property is proposed to be amended.

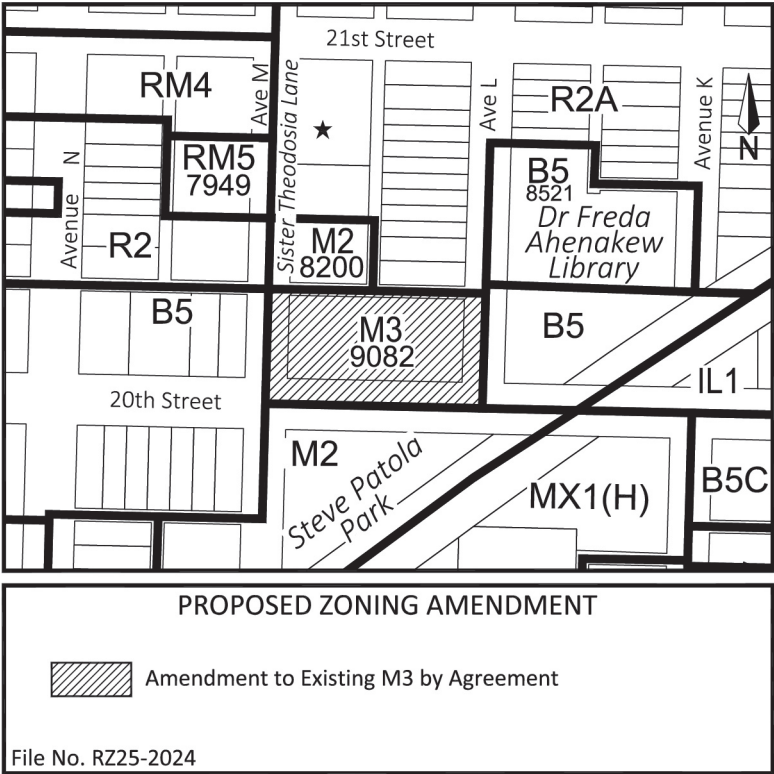
CIVIC ADDRESS

1236 20th Street West

LEGAL DESCRIPTION

Lots 15-18, Block 28, Plan F5554

Lots 1-5, Block 6, Plan I774



REASON FOR THE AMENDMENT – The proposed amendments to the Zoning Agreement would allow an independent school and place of worship as permitted uses on the property, in addition to the uses that are already permitted. Other minor adjustments to the Zoning Agreement are proposed.

Additional information on the proposal may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/1236-20th-st-w.

INFORMATION – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department
Phone: 306-986-3688 (Brent McAdam, Senior Planner)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, May 21, 2025 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/writetocouncil. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk’s Office with further information.

Written submissions for City Council’s consideration may also be forwarded to:
Her Worship the Mayor and Members of City Council
c/o City Clerk’s Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, May 19, 2025**, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City’s website at saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.

Item	Organization	Date of Event	Event Name	Decision	Date of Decision
Illumination and Proclamation	The Canadian Society for Mucopolysaccharide and Related Disorders Inc.	November 16, 2025	World Sanfilippo (MPS III) Awareness Day	Approved	April 11, 2025
Proclamation	Save Your Skin Foundation	May 2025	Melanoma and Skin Cancer Awareness Month	Approved	April 11, 2025
Proclamation	Living Sky Wildlife Rehabilitation	May 25 to 31, 2025	Bird Safety Week	Approved	April 11, 2025
Illumination	Brain Tumour Foundation of Canada	May 4, 2025	Brain Tumour Awareness Month	Approved	April 11, 2025
Proclamation	Saskatoon Summer Players	June 6, 2025	Legally Pink Day	Approved	April 16, 2025
Proclamation	Saskatchewan Public Works Association	May 18 to 24, 2025	National Public Works Week	Approved	April 22, 2025
REVISED Flag Raising	Reconciliation Saskatoon and CoS Indigenous Initiatives	Changed from May 30th to May 26th for 7 days	Reconciliation Saskatoon - National Indigenous History Month Kick off	Approved	April 30, 2025