

Discretionary Use Application – Proposed Child Care Centre – 207 Witney Avenue

APPLICATION SUMMARY

Nenita Famini has submitted a Discretionary Use Application requesting approval to operate a child care centre with capacity for 12 children at any one time at her residence located at 207 Witney Avenue in the Meadowgreen neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Nenita Famini requesting permission for a child care centre to provide care for up to 12 children at any one time at 207 Witney Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under Bylaw No. 8770, the Zoning Bylaw, 207 Witney Avenue is zoned R2 – One- and Two-Unit Residential District, and contains a one-unit dwelling owned by the applicant (refer to Appendix 1).

The applicant currently operates a family child care home at this address. A family child care home is a permitted use in the R2 District and is defined in the Zoning Bylaw as “an accessory use to a one-unit dwelling, two-unit dwelling, mobile home, semi-detached dwelling, or townhouse, where the occupants of the dwelling provide child care services, supervision, or pre-school services, provided the total number of children under care or supervision, including the number of children under the age of 13 who are resident in the dwelling, does not exceed eight.”

DISCUSSION

Zoning Bylaw Requirements

Bylaw No. 8770, the Zoning Bylaw, defines a child care centre as “an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.”

As per Zoning Bylaw regulations, a child care centre with 12 children under care requires 42 m² of fenced on-site outdoor play space (3.5 m² per child). The site plan submitted in support of the application indicates that approximately 94 m² of play space will be provided in the backyard and this exceeds the Zoning Bylaw requirement. Two on-site parking spaces are required and will be provided in the detached garage in the

rear yard. The applicant has indicated that no exterior alterations will be undertaken (see Appendix 2).

Comments from other Divisions

No concerns were received from other divisions that would preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In October 2019 a notice detailing this Discretionary Use Application was sent to property owners within an approximate 100 meter radius, the Meadowgreen Community Association and the Ward Councillor. One email and two phone calls were received following delivery of this notice. One resident expressed opposition to this application citing traffic and parking concerns. The resident was informed that this application required no further traffic study and meets parking requirements prescribed by the Zoning Bylaw. The two other residents requested clarification on the proposed use and the discretionary use approval process. A Public Information Meeting was held on Tuesday, November 19, 2019 at W.P. Bate School to provide an opportunity for area residents to obtain additional information on this application. No members of the general public attended the meeting. See Appendix 3 for a summary of the approach and preparation for this meeting.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice of the public hearing date by mail, to assessed property owners within 75 metres of the subject site, as well as to the Community Association, Ward Councillor and Community Consultant. A notification poster will be placed on the subject site.

APPENDICES

1. 207 Witney Avenue S - Location Plan
2. 207 Witney Avenue S - Site Plan
3. Community Engagement Summary

REPORT APPROVAL

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services Department