

Discretionary Use Application – Proposed Child Care Centre – 1406 Empress Avenue

APPLICATION SUMMARY

Sheila Pernada submitted a Discretionary Use Application requesting approval to establish a Child Care Centre with capacity for 12 children at any one time at her home located at 1406 Empress Avenue in the North Park 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 Sheila Pernada requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 1406 Empress 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

1406 Empress Avenue is zoned R2 – One- and Two-Unit Residential District under Bylaw No.8770, the Zoning Bylaw, and contains a one-unit dwelling owned by the applicant (see Appendix 1).

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 66.98 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 attached garage and driveway in the front 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.

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COMMUNICATIONS AND ENGAGEMENT

In October 2019, a notice detailing the application was sent to property owners within a 75 metre radius of the site, the North Park Richmond Heights Community Association and the Ward Councillor. As of the date of this report, no comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of 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 Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set.

APPENDICES

1. Location Plan – 1406 Empress Avenue
2. Site Plan – 1406 Empress Avenue

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

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