

Discretionary Use Application – 438 Bolstad Link – Child Care Centre

APPLICATION SUMMARY

Roberta Delos Reyes has submitted a Discretionary Use Application requesting approval to operate a child care centre at 438 Bolstad Link in the Aspen Ridge neighbourhood. See Appendix 1 for Location Plan. The subject site is zoned R1B – Small Lot One-Unit Residential District under Bylaw No. 8770, the Zoning Bylaw, which prescribes child care centres as a Discretionary Use.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Roberta Delos Reyes requesting approval to operate a child care centre at 438 Bolstad Link, 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 the support of this Discretionary Use Application.

BACKGROUND

The property at 438 Bolstad Link contains a one-unit dwelling owned by the applicant. The applicant is requesting discretionary use approval to operate a child care centre as an accessory use at this location. The proposed child care centre would operate Monday to Friday, from 7:00 am to 6:00 pm with up to 12 children at any one time.

DISCUSSION

Zoning Bylaw Requirements

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 43 m² of fenced on-site outdoor play space will be provided in the front yard. Two on-site parking spaces are required and will be provided in the detached garage located in the rear yard. No exterior alterations will be undertaken.

Comments from other Divisions

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

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COMMUNICATIONS AND ENGAGEMENT

In November 2019, notices of this application were sent to the Ward Councillor, the Evergreen and Aspen Ridge Community Association and to property owners within 75 metres of the site. No comments or concerns were received.

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. Location Plan – 438 Bolstad Link
2. Site Plan – 438 Bolstad Link

REPORT APPROVAL

Written by: Tanner Halonen, 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

SP/2019/PD/MPC – DUA 438 Bolstad Link/pg