

Discretionary Use Application – Child Care Centre – 115 Secord Way

APPLICATION SUMMARY

Dream Development submitted a Discretionary Use Application requesting approval to develop a Child Care Centre for up to 77 children, at any one time, at 115 Secord Way in the Brighton neighbourhood (see Appendix 1 for Location Map).

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application, submitted by Dream Development requesting Discretionary Use Approval for a Child Care Centre with a maximum of 77 children, at any one time, at 115 Secord Way 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

The subject property is zoned RMTN1 – Medium Density Townhouse Residential District 1, under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) as shown in Appendix 1. The purpose of the RMTN1 District is to provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses.

Subject to Discretionary Use Approval, Dream Development is proposing to subdivide the existing sales office from the larger site and convert the building to a Child Care Centre to be operated by another agency. The centre is proposed to operate with a maximum of 77 children and up to ten staff members, at any one time, Monday to Friday, between the hours of 7:00 am and 6:00 pm.

DISCUSSION

Zoning 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 77 children under care requires 269.5 m² of fenced on-site outdoor play space (3.5 m² per child). The site plan submitted in support of the application indicates approximately 600 m² of fenced on-site outdoor play space. Nine on-site parking spaces are required and have been provided (see Appendix 2).

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Comments from other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In July 2020, notice of this application was sent to property owners within 150 metres of the site, the Ward Councillor and the Neighbourhood Services Manager. At the time of writing this report, no comments from the public 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. For this application the Planning and Development Division will give notice of the public hearing date, by mail, to property owners within approximately 150 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 115 Secord Way
2. Site Plan – 115 Secord Way

REPORT APPROVAL

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

SP/2020/PD/MPC/ DUA – 115 Secord Way/pg