

Discretionary Use Application – Child Care Centre – 958 Kloppenburg Crescent

APPLICATION SUMMARY

Chaila Boulfiza submitted a Discretionary Use Application requesting approval to operate a Child Care Centre with capacity for up to 12 children at any one time at 958 Kloppenburg Crescent in the Evergreen 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 Chaila Boulfiza requesting approval to operate a Child Care Centre with a maximum of 12 children at any one time at 958 Kloppenburg Crescent, 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 subject property is zoned R1A – One-Unit Residential District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) as shown in Appendix 1. The purpose of the R1A District is to provide for residential development in the form of one-unit dwellings as well as related community uses.

958 Kloppenburg Crescent contains a one-unit dwelling owned by the applicant. The proposed centre will operate as an accessory use to the existing one-unit dwelling and will have capacity for 12 children and two staff members at any one time. Confirmation was provided that the Province has reviewed this location for the proposed use.

Proposed operating hours are from Monday to Friday, 7:30 am to 5:30 pm. Children will be dropped off at this site regularly from 7:30 am to 9:30 am and picked up from 3:00 pm to 5:30 pm.

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 approximately 112.14 m² of fenced on-site outdoor play

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space, which will be provided for in the rear yard of the property. Two on-site parking spaces are required and four spaces are provided by the driveway and attached garage located in the front yard. No exterior alterations will be undertaken to the existing dwelling (see Appendix 2).

Comments from Other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In May 2020, notice of this application was sent to property owners approximately 150 metres from the site and to the Evergreen and Aspen Ridge Community Association. The Ward Councillor was contacted in June 2020. Two residents responded, both residents called to clarify details of the application and one of the callers expressed concerns related to parking and increased traffic. Information on the application and Zoning Bylaw requirements were provided and, at the time of writing this report, no further 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. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within at least 75 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 958 Kloppenburg Crescent
2. Site Plan – 958 Kloppenburg Crescent

REPORT APPROVAL

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

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