

## Discretionary Use Application – Child Care Centre – 1631 2nd Avenue North

### APPLICATION SUMMARY

Valeriia Osypenko submitted a Discretionary Use Application requesting approval to operate a Child Care Centre with capacity for up to 20 children, at any one time, at 1631 2<sup>nd</sup> Avenue North in the Kelsey-Woodlawn 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 Valeriia Osypenko, requesting approval to operate a Child Care Centre with a maximum of 20 children, at any one time, at 1631 2<sup>nd</sup> Avenue North, 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 R2 - One and Two-Unit Residential District (R2 District) under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet). The purpose of the R2 District is to provide for residential development in the form of one- and two-unit dwellings as well as related community uses.

There are currently two other discretionary uses approved in the Kelsey-Woodlawn neighbourhood (see Appendix 3).

### DISCUSSION

1631 2<sup>nd</sup> Avenue North contains a one-unit dwelling owned by the applicant. The proposed Child Care Centre would operate as a principal use and would have capacity for 20 children and four staff members at any one time. Confirmation has been provided that the Province of Saskatchewan (Ministry of Education) has reviewed this location for the proposed use.

Proposed operating hours are from Monday to Friday, between 7:30 am to 6:00 pm. The applicant has indicated they plan to install a security system for surveillance outside of operating hours.

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### 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 20 children under care requires 70m<sup>2</sup> of fenced on-site outdoor play space (3.5m<sup>2</sup> per child). The site plan submitted in support of the application indicates approximately 145m<sup>2</sup> of fenced on-site outdoor play space, which will be provided for in the rear yard of the property. Three on-site parking spaces are required and four spaces will be provided by a driveway located in the rear yard. No exterior alterations are proposed to the existing dwelling (see Appendix 4).

The site is located adjacent to Dr. J Valens Park, providing opportunity for use of the park by the Child Care Centre. Parking for drop off and pick up may also be accommodated adjacent to the park.

### Comments from Other Divisions

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

## **COMMUNICATIONS AND ENGAGEMENT**

The following methods were used to communicate this application to area residents and the general public:

1. Notice was posted on the City’s Engage Page on July 26, 2021.
2. Notification letters were sent to property owners within 150 metres of the site, the Ward Councillor and to the Hudson Bay Park/Mayfair/Kelsey-Woodlawn Community Association on July 26, 2021.
3. A development sign was placed on site containing details of the application on July 30, 2021.

At the time of writing this report, eight communications had been received. Four expressed support and four expressed opposition and concern. Concerns expressed include increased noise, decrease in neighbouring property values, inadequate parking, increased traffic, and the safety of the children.

Residents that expressed opposition and concerns were contacted to further discuss their concerns, provide additional information on the application and discuss the Zoning Bylaw requirements. The applicant has also committed to being available to discuss questions and concerns with neighbours.

## **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Policy No. C01-021, Public Notice (Public Notice Policy).

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Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site. A notification poster will also be placed on the subject site.

### **APPENDICES**

1. Location Map – 1631 2<sup>nd</sup> Avenue North
2. Fact Summary Sheet
3. Kelsey-Woodlawn – Discretionary Use Locations
4. Site Plan – 1631 2<sup>nd</sup> Avenue North

### **REPORT APPROVAL**

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

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