

Discretionary Use Application – Private School – 1636 Acadia Drive

APPLICATION SUMMARY

Emmanuel Baptist Church applied for Discretionary Use approval, to develop a private school for up to 105 students at any one time, at 1636 Acadia Drive in the Wildwood 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 Emmanuel Baptist Church requesting approval to operate a private school for a maximum of 105 students at any one time at 1636 Acadia Drive be approved, subject to the following conditions:

- 1) The applicant obtains 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

Under [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw), 1636 Acadia Drive is zoned R1A - One Unit Residential District (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet). 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. A private school is considered a Discretionary Use in the R1A District.

The existing building is currently occupied by a place of worship, which is not proposed to change as part of this application.

There are currently two other Discretionary Uses approved in the Wildwood neighbourhood (see Appendix 3).

DISCUSSION

The proposed private school to be operated by Allegro Montessori School Inc. would provide preschool services and education for grades ranging from kindergarten to Grade 6 for up to 105 students at any one time. The private school is proposed to occupy space for five classrooms within a portion of the existing place of worship.

Zoning Bylaw Requirements

The Zoning Bylaw defines a private school as:

“a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.”

The on-site parking requirement prescribed in the Zoning Bylaw for a private school is “1.2 spaces per classroom plus 1 space per 4 students at design capacity.” Based on a design capacity of 105 students, 39 parking spaces are required in addition to the parking requirement for the place of worship. In total, the place of worship and the proposed private school will require 72 parking spaces to be provided. Plans submitted in support of the application meet the parking requirements on site (See Appendix 4).

Comments from Other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

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

- Notice was posted on the City of Saskatoon’s Engage Page on June 23, 2023;
- Notification letters were mailed to property owners within 150 metres of the site on June 23, 2023, and emailed to the Ward Councillor and Community Association; and
- A development sign will be placed on site in conformance with Council Policy C01-021, the Public Notice Policy.

At the time of writing this report, Administration received two correspondence identifying issues regarding the application. The issues identified include safety concerns related to increased traffic on Acadia Dr. and the potential use and maintenance of the private entrance to 1622 Acadia Dr (Emmanuel Village). Information was provided on the internal review process and the site layout and no additional correspondence has been received at this time.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, 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.

APPENDICES

1. Location Map – 1636 Acadia Drive
2. Fact Summary Sheet – 1636 Acadia Drive
3. Discretionary Use Heat Map – Wildwood Neighbourhood
4. Site Plan – 1636 Acadia Drive

REPORT APPROVAL

Written by: Tyler Kopp, Planner, Planning and Development

Reviewed by: Darryl Dawson, Manager, Development Review
Andy Collin, Acting Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/PL/MPC/Discretionary Use Application – Private School – 1636 Acadia Drive/cm