

Discretionary Use Application – Private School – 96 33rd Street East

APPLICATION SUMMARY

Kimberly Parent has applied for Discretionary Use approval, to operate a Private School for a maximum of 30 students, at 96 33rd Street East, 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 Kimberly Parent, requesting approval to operate a Private School for a maximum of 30 students at 96 33rd Street East, 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), 96 33rd Street East is zoned B2 - District Commercial District (see Appendix 1 and 2). The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. A Private School is considered a Discretionary Use in the B2 District.

There are currently two other Discretionary Uses approved in the Kelsey-Woodlawn Neighbourhood (see Appendix 3).

DISCUSSION

In 1983, Discretionary Use approval was issued for a Private School in Unit H/I at this site. Following a change of use, Unit H/I was not used as a Private School for 24 consecutive months which resulted in the expiration of the previous Discretionary Use approval.

The proposed Private School to be operated by Kimberly Parent will occupy Unit H/I within the existing shopping centre.

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 the existing shopping centre is “1 space per 50m² of gross floor area.” 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 30, 2023;
- Notification letters were mailed to property owners within 150 metres of the site on June 30, 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, Public Notice Policy](#).

At the time of writing this report, Administration received one correspondence identifying issues regarding the site suitability and on-site parking concerns. Information was provided 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 – 96 33rd Street East
2. Fact Summary Sheet – 96 33rd Street East
3. Discretionary Use Heat Map – Kelsey-Woodlawn Neighbourhood
4. Site Plan – 96 33rd Street East

REPORT APPROVAL

Written by: Tyler Kopp, Planner

Reviewed by: Anthony Andre, Acting Development Review Manager
Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/CS/PD/Discretionary Use Application – Private School – 96 33rd Street East./sk