

Discretionary Use Application – Day Care – 1509 Early Drive

APPLICATION SUMMARY

Jashanpreet Kaur applied for Discretionary Use approval to develop a Day Care, for up to 12 children at any one time, at 1509 Early Drive in the Brevoort Park 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 Jashanpreet Kaur, requesting approval to operate a Day Care for a maximum of 12 children, at 1509 Early 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), 1509 Early Drive is zoned R2 - One and Two-Unit Residential District (see Appendix 1 and 2). 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. A Day Care is considered a Discretionary Use in the R2 District.

There are no other Discretionary Uses in the Brevoort Park Neighbourhood.

DISCUSSION

The proposed Day Care, to be operated by Jashanpreet Kaur, would provide a mix of full-time and part-time services for up to 12 children, at any one time. The Day Care is proposed to occupy the existing dwelling and will provide approximately 168m² of outdoor play space that will be fenced and located within the site. The existing dwelling is not currently, nor proposed to be, the principal residence of the Day Care operator.

Zoning Bylaw Requirements

The Zoning Bylaw defines a Day Care as:

“an establishment providing for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic, or temporary basis, and includes child care centres as defined by The Child Care Act, 2014, but does not include the provision of overnight supervision.”

The on-site parking requirement prescribed in the Zoning Bylaw for a Day Care in the R2 District is “1 space plus 1 space per 10 persons enrolled in the facility.” Based on a design capacity of 12 children, two parking spaces are required. Plans submitted in support of the application meet the parking requirements on site (see Appendix 3).

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 27, 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 on July 5, 2023; 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 which was in support of the application provided that the applicants avoid using signage or do so in a manner that does not impact the residential character of the neighbourhood. Information was provided regarding the signage regulations 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, 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, 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 – 1509 Early Drive
2. Fact Summary Sheet – 1509 Early Drive
3. Site Plan and Elevations – 1509 Early Drive

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 – Day Care – 1509 Early Drive/sk