

LAND USE APPLICATION

Discretionary Use Application – Day Care – 300 109th Street West

APPLICATION SUMMARY

Babatunde Fafure applied for Discretionary Use approval to develop a day care, for up to 50 children at any one time, at 300 109th Street West in the Sutherland 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 Babatunde Fafure, requesting approval to operate a day care for 50 persons at 300 109th Street West, 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), 300 109th Street West 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 currently seven other Discretionary Uses in the Sutherland Neighbourhood (see Appendix 3).

DISCUSSION

The proposed day care, to be operated by Babatunde Fafure, would provide a mix of full-time and part-time services for up to 50 children, at any one time.

The site is currently vacant and a 160.62m² residence is proposed to be constructed on site as part of this application (see Appendix 4).

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.”

City Council, at its Public Hearing [meeting](#) held on July 31, 2024, approved an amendment to the Zoning Bylaw to remove minimum parking requirements. Through these changes, Discretionary Use applications for day care land uses in the R2 district

are no longer required to provide a set amount of standard parking spaces. Any provided parking is still required to meet specific development standards.

Plans submitted in support of the application propose a total of six parking spaces and one loading space to be provided on site. Of the proposed parking spaces, two spaces will be located on the front driveway with the remaining four parking spaces being provided off the rear lane (see Appendix 5). A parking, pick-up, and drop-off plan has been submitted in support of the application and provides details on how the traffic generated by the day care will be managed to minimize disruption to the surrounding neighbours.

Policy Review

In review of this discretionary use application, this proposal aligns with Policy G3.3(2)(e) of [Bylaw No. 9700, The Official Community Plan, 2020](#) which states:

- “(e) Facilitate supportive housing forms and tenures (such as residential care homes; custodial care facilities; day care or day programs; day care or day programs, residential; family shelters; and other forms of supportive housing) in all areas of the city.”

Consideration was also given to the proximity of other discretionary uses, its location on the block, and the parking, pick-up, and drop-off plan to manage traffic generated by the daycare operations.

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 14, 2024;
- Notification letters were mailed to property owners within 150 metres of the site, and emailed to the Ward Councillor and Community Association on June 14, 2024; 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 a total of eight correspondences providing feedback on the application. Of the feedback received, three correspondences indicated their support of the application while the remaining five correspondences indicated concerns regarding the traffic generated by the daycare (including pick-up and drop-off), the loss of potential residential development, the type of care being provided, the residential characteristics of the neighbourhood and the noise generated by the day care. Information was provided and no further correspondence has been received.

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 – 300 109th Street West
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Sutherland Neighbourhood
4. Building Elevations – 300 109th Street West
5. Site Plan – 300 109th Street West

REPORT APPROVAL

Written by: Tyler Kopp, Planner

Reviewed by: Robyn Rechenmacher, Acting Development Review Manager
Tyson McShane, Acting Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

SP/2024/PD/MPC/ Discretionary Use Application – Day Care – 300 109th Street West/sk