

Discretionary Use Application – Day Care Centre – 440 Evergreen Boulevard

APPLICATION SUMMARY

Kavita and Prem Sharma have applied for Discretionary Use approval to develop a day care centre at 440 Evergreen Boulevard in the Evergreen Neighbourhood, for up to 20 persons under care or supervision at any one time.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Kavita and Prem Sharma, requesting approval to operate a day care for 20 persons at 440 Evergreen Boulevard, be approved, subject to the following conditions:

- 1) That the applicant obtains a Development Permit and all other relevant permits and licences (including a Building Permit); and
- 2) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), 440 Evergreen Boulevard is zoned R1A – Low Density Residential District 1A (see Appendix 1 and 2). The purpose of the R1A district is to provide for residential development in the form of one- to four-unit dwellings, as well as related community uses. A day care centre is considered a Discretionary Use in the R1A District.

There are currently 12 other Discretionary Uses in the Evergreen Neighbourhood (see Appendix 3).

DISCUSSION

The site is currently developed as a one-unit dwelling with an accessory residential day care providing care or supervision to a maximum of 12 persons, including any residents in the dwelling to whom care is being provided. A residential day care providing care or supervision to a maximum of 12 persons is considered a permitted use on the site.

The proposed day care centre would be accessory to the existing one-unit dwelling and operated by the residents of the dwelling and additional staff, for a total of 3 staff. The day care centre would provide a mix of full-time and part-time services for up to 20 persons, at any one time. This application was originally submitted proposing a capacity of 24 persons under care or supervision but was later reduced following feedback received during public engagement.

Zoning Bylaw Requirements

The Zoning Bylaw defines a day care centre as:

“...an establishment providing for the care, supervision, protection or support of individuals of any age 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.”

Plans submitted in support of the application propose a total of four parking spaces to be provided on site. Of the proposed parking spaces, two spaces will be located in the attached front garage with the remaining two parking spaces being located on the front driveway (see Appendix 4).

Day care centres in the R1A District must include not less than 7 square metres of outdoor play space for each person under the age of 13 that will be present in the facility at any one time. Of this requirement, no less than 3.5 square metres per person must be located on-site and fenced. Plans submitted in support of this application propose approximately 142 square metres of on-site outdoor play area which meets the Zoning Bylaw requirements.

Policy Review

This application was reviewed against the Discretionary Use Evaluation Criteria outlined in Section 4.7.4(3) of the Zoning Bylaw which states:

- “(a) the proposed use must comply with all relevant sections of the Official Community Plan and this Bylaw, as well as any established area concept plans, local area plans, or local area design plans;
- (b) there must be a demand for the proposed use in the general area and a limited supply of land currently available in the general area capable of accommodating the proposed use;
- (c) the proposed use must be capable of being economically serviced by community infrastructure including roadways and public transit systems, water and sewer services, solid waste disposal, parks, schools and other utilities and community facilities;
- (d) the proposed use must not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.”

The proposed day care centre aligns with the policies for housing supply and maintenance contained in Section G3.3(2)(e) of [Bylaw No. 9700, The Official Community Plan Bylaw, 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.”

In review of the application, consideration was given to the proximity of other discretionary uses, access to community infrastructure, location on the block and consideration by the applicant for parking, pick-up and drop-off generated by the daycare operations.

To help ensure the day care center is compatible with the neighbourhood, the applicant has reduced the number of persons under care or supervision from 24 to 20 persons at any one time. To address parking and traffic concerns, the applicant has advised that two parking spots on the site will be used for staff and two parking spots on the site will be used for drop-off and pick-up. Furthermore, being a corner site parking can be accommodated on the flanking street (Zary Road).

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 March 15, 2024, and again on June 17, 2024, following revisions to the application;
- Notification letters were mailed to property owners within 150 metres of the site, and emailed to the Ward Councillor and Community Association on March 15, 2024, and again on June 17, 2024, following revisions to the application;
- A Public Information Meeting was held on February 11, 2025; and
- A development sign will be placed on site in conformance with [Council Policy C01- 021, Public Notice](#).

At the time of writing this report, Administration received ten responses during the first public engagement and seven responses during the second public engagement which provided feedback on the application. A Public Information Meeting was held in the evening of February 11, 2025, where both the applicants and Administration were present to provide information and answer questions related to the application. There were two nearby residents that attended the Public Information Meeting and provided feedback.

Of the feedback received, concerns were identified regarding the proposed capacity, location of this site in proximity to the adjacent intersection, transit stops, community mailboxes, traffic generated by the daycare (including pick-up and drop-off), property maintenance, garbage and recycling, snow accumulation on roadways, as well as local supply and demand for the use. 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.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, 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 – 440 Evergreen Boulevard
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Evergreen Neighbourhood
4. Site Plan – 440 Evergreen Boulevard

REPORT APPROVAL

Written by: Tyler Kopp, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Chris Schulz, Acting Director of Planning and Development
Approved by: Celene Anger, General Manager, Community Services

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