

Discretionary Use Application – Day Care Centre – 1615 1st Avenue North

APPLICATION SUMMARY

Happy Faces Early Learning Centre has applied for Discretionary Use approval to develop a day care centre at 1615 1st Avenue North in the Kelsey-Woodlawn Neighbourhood, for up to 34 persons under care or supervision and 5 employees at any one time.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider the Discretionary Use Application submitted by Happy Faces Early Learning, requesting approval to operate a day care centre at 1615 1st Avenue North for up to 34 persons and 5 staff at any one time, be denied for the reasons outlined in this report of the Community Services Division, dated April 29, 2025.

BACKGROUND

Under [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), 1615 1st Avenue North is zoned R2 – Low Density Residential District 2 (see Appendix 1 and 2). The purpose of the R2 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 R2 District.

There are currently 4 other Discretionary Uses in the Kelsey-Woodlawn Neighbourhood (see Appendix 3).

DISCUSSION

The site is currently developed as a one-unit dwelling. Happy Faces Early Learning Centre have applied to convert the use of the site to a day care centre with a capacity of 34 persons under care or supervision with up to 5 staff members on site at any one time. No exterior alterations to the existing building are proposed as part of this application.

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 5 parking spaces to be provided on site. Of the proposed parking spaces, 1 space is proposed to be located on the front driveway. The remaining 4 parking spaces are proposed to be located off the rear lane, 3 of which will be surface parking with one space located in the detached garage (see Appendix 4).

Day care centres in the R2 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 and the remaining play space may be located at a nearby location provided that the applicants obtain ministerial approval. Plans submitted in support of this application propose approximately 131 square metres of on-site outdoor play area. Ministerial approval has been obtained to provide the remaining outdoor play space on Dr. J Valens Park located across the street from the proposed day care centre.

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.”

The proposal complies with the minimum development standards and regulations for a day care centre in the R2 District.

A parking and loading plan submitted with the application outlines the applicant’s strategy for mitigating impacts to the neighbourhood generated from the day care operations (see Appendix 5). The plan proposes a staggered pick-up and drop-off schedule with 15-minute time intervals to reduce cumulative impacts to 5 cars at any one time. Three on-site parking spaces have been designated for pick-up and drop-off, two of which are located off the

rear lane and the third space is proposed to be located on the front driveway. The remaining 2 vehicles will be directed to use on-street parking in front of the subject site on 1st Avenue North.

Based on the evaluation criteria, the documents and plans submitted, and the feedback received through public engagement, Administration has determined that a proposal for 34 persons under supervision with up to 5 employees would be determinantal on the neighbouring properties. The subject property is located mid-block and appropriate parking for 5 staff as well as pick-up and drop-off spaces have not been adequately provided to minimize impact on adjacent properties. Administration does recognize the need for day care spaces within the city, however, those locating within a low-density residential neighbourhood need to be of a scale to appropriately fit the character of the area and provide necessary site amenities to minimize impact on neighbouring properties.

Based on the location of the site, proximity of other discretionary uses, and proposed site layout, Administration is of the opinion that a day care centre with capacity of 25 persons under supervision with up to 4 employees at any one time would be acceptable at this site. The proposed site plan provides for 5 parking spaces and the site is 15 metres wide. Therefore, for an operation with capacity of 25 persons under supervision with up to 4 employees at any one time, parking for all employees could be accommodated on the site and drop-off and pick-up could be accommodated on the site and adjacent to the site with minimal impact on neighbouring properties. Administration has met with the applicant and discussed concerns with the proposed size of the day care centre, reasons for the concerns, and what Administration would consider supporting. The applicant advised that they wanted to proceed with having the application considered by City Council at a Public Hearing as submitted.

Comments from Other Departments

No concerns from other Departments 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 December 31, 2024;
- Notification letters were mailed to property owners within 150 metres of the site, and emailed to the Ward Councillor and Community Association on December 31, 2024;
- A Public Information Meeting was held on April 3, 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 9 responses which provided feedback on the application. Of the feedback received, 4 responses indicated concerns with the application noting the traffic generated by the day care (including pick-up and drop-off), snow accumulation on roadways, as well as proximity to an existing day care centre in the area. The remaining 5 responses indicated support for the application noting local demand and benefit to the community. Information was provided and no further correspondence has been received.

A Public Information Meeting was held in the evening of April 3, 2025, where both the applicants and Administration were present to provide information and answer questions related to the application. There were 3 residents that attended the Public Information Meeting that asked general questions and indicated support for a new day care centre.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. 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 – 1615 1st Avenue North
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Kelsey/Woodlawn Neighbourhood
4. Site Plan – 1615 1st Avenue North
5. Pick-up/Drop-off Plan – Prepared by Applicant

REPORT APPROVAL

Written by: Tyler Kopp, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Melissa Austin, Acting Director of Planning and Development
Approved by: Matt Grazier, Acting General Manager, Community Services

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