
Discretionary Use Application – Pre-school – 3437 11th Street West

Recommendation

That a report be submitted to City Council recommending that at the time of the public hearing, the application by Saskatoon Tribal Council Urban First Nations Services Inc., requesting permission to operate a pre-school at 3437 11th Street West, be approved, subject to the following conditions:

1. That the applicant obtain a development permit and all other relevant permits and licences (including a building permit);
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this discretionary use application; and
3. That the maximum number of children at the pre-school not exceed 35 at any one time.

Topic and Purpose

The purpose of this report is to consider a discretionary use application by Saskatoon Tribal Council Urban First Nations Services Inc., requesting permission to operate a pre-school at 3437 11th Street West.

Report Highlights

1. Saskatoon Tribal Council (STC) Urban First Nations Services Inc. is proposing minor additions and interior alterations to the home located at 3437 11th Street West to accommodate a pre-school program. The additions are being designed to maintain the residential character of the home.
2. STC Urban First Nations Services Inc. is planning on beginning operations of the pre-school with 16 children in the morning program and 16 children in the afternoon program.
3. Based on the site constraints and applicable Bylaw No. 8770, Zoning Bylaw, regulations, the Administration is recommending that the pre-school be approved to operate with up to 35 children at any one time.
4. The proposed pre-school meets all applicable requirements under the Zoning Bylaw.
5. No concerns were noted by other departments that would preclude this application from proceeding.

Strategic Goal

This application supports the City of Saskatoon's Strategic Goal of Quality of Life as the proposal offers increased child care opportunities within a neighbourhood setting.

Background

The property located at 3437 11th Street West is zoned R2 – One- and Two-Unit Residential District under the Zoning Bylaw (see Attachment 1). A pre-school is considered a discretionary use in the R2 District.

The Zoning Bylaw defines a pre-school as “a facility which provides a part-time program for pre-school aged children.”

Report

Proposal Background

An application has been submitted by STC Urban First Nations Services Inc. requesting City Council's approval to operate a pre-school at 3437 11th Street West in the Montgomery Place neighbourhood. The pre-school is to be operated under the Aboriginal Head Start Program, where the goal is to help Aboriginal families in the Saskatoon area become stronger, healthier, and empowered to engage in the lifelong learning of their children through pre-school, parent groups, and home visits. The pre-school curriculum is formulated around First Nations Traditions and Culture and engages Elders and family members in cultural activities, language development, and outdoor learning. Transportation and snacks are provided. The goal is to give the children an early head start to lifelong learning.

STC Urban First Nations Services Inc. is proposing minor additions and interior alterations to the home to accommodate the pre-school program at 3437 11th Street West. The additions are being designed to maintain the residential character of the home. The use of the site for a pre-school would also comply with the proposed Land Use Policy Map contained in the Montgomery Place Local Area Plan. All additions and renovations will require a building permit to ensure work complies with The National Building Code of Canada 2015.

STC Urban First Nations Services Inc. has noted that the current plans for the pre-school are to accommodate 16 children in the morning program and 16 children in the afternoon program with four to five staff. The hours of operation are proposed to be from 9:00 a.m. to 3:30 p.m., Monday to Thursday. Two vehicles will be used to transport the children to the pre-school; a 15-passenger van with 12 car seats for children and a 12-passenger school bus with 12 integrated child seats.

Four hard-surfaced parking spaces are required on site to accommodate this proposal. The required parking spaces will be provided in the rear yard and in the attached garage. A driveway at the front of the property will also function as a loading zone to accommodate pick up and drop off. A site plan is included in Attachment 2.

Zoning Bylaw Requirements

The application has been reviewed for compliance with the Zoning Bylaw and the proposal meets all applicable regulations for a pre-school in the R2 District.

The site plan submitted provides for seven off-street parking spaces; five in the rear yard, one in the detached garage, and one in the attached garage. For a pre-school in the R2 District, the Zoning Bylaw requires one parking space plus one parking space per ten persons enrolled in the facility. Based on this parking rate, there would be enough parking spaces provided for a pre-school with up to 60 children.

The site plan also indicates that an outdoor play area of 595 square metres will be provided in the rear yard. For pre-schools that are located in residential districts, the Zoning Bylaw requires that at least 3.5 square metres of fenced, on-site, outdoor play space be provided for each child present in the facility at any one time. Based on this regulation, there would be outdoor play area to accommodate 170 children.

While the Zoning Bylaw does not prescribe drop-off and pick-up areas for pre-schools, an appropriate location for drop off and pick up does need to be considered. The site plan for the pre-school at 3437 11th Street West identifies a driveway in the front yard that will function as a loading zone for drop off and pick up. With the on-site loading zone being provided, the Administration is of the opinion that sufficient space has been provided for drop off and pick up.

Conclusion

No concerns were noted by other departments that would preclude this application from proceeding (see Attachment 3).

Based on the review of the site and relevant Zoning Bylaw regulations, the Administration is recommending that the discretionary use application be approved to operate with up to 35 children at any one time. Operation of a pre-school of this size would also be consistent with discretionary use approvals that have been provided for other child care centres and pre-schools located in low-density residential districts throughout the city. While this exceeds the current number of children planned for the preschool by STC Urban First Nations Services Inc., it will provide flexibility for future programming changes.

Options to the Recommendation

City Council could choose to deny this discretionary use application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw.

Public and/or Stakeholder Involvement

Notices to property owners within a 75-metre radius of the site, along with the Montgomery Place Community Association, were mailed out on August 29, 2018. To date, the Administration has received 33 responses; 30 expressing concerns about the application and 3 providing support for the application.

A public information meeting was also held at the Montgomery Elementary School on October 11, 2018. The meeting was attended by 89 people, including the Ward

Councillor, representatives from STC Urban First Nations Services Inc., and members of the community. STC Urban First Nations Services Inc. provided a short presentation on the proposed pre-school and the meeting was opened to a question and answer period and general discussion.

A number of concerns with the proposed pre-school application were raised at the meeting and through the written responses received. The main concerns raised include:

- a) impact of proposed use on the existing volume and speed of traffic on 11th Street West;
- b) winter accessibility of the rear lane and the impacts of bus use;
- c) on-street parking;
- d) whether this is the appropriate location for a pre-school (i.e. in a residential neighbourhood with access to two existing pre-schools within the elementary schools);
- e) impact of the proposed use on the residential and historical character of the neighbourhood;
- f) use is too large for the property and neighbourhood;
- g) potential increase in noise levels for adjacent neighbours during hours of operation (i.e. children and vehicles);
- h) lack of sidewalks in the neighbourhood being a potential danger for children;
- i) impact of a potential school zone on existing traffic flow;
- j) will result in a decrease in surrounding property values;
- k) safety and security of the property after hours and off-season;
- l) use could become higher density or change to another use without notice; and
- m) whether or not the existing water/sewer capacity can meet the needs of the proposed use.

To provide further details on the application and a response to relevant concerns, an information sheet was sent to all residents of Montgomery Place in early December (see Attachment 4). A full summary of the community engagement process is included in Attachment 5.

Communication Plan

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date by mail to assessed property owners within 75 metres of the subject site, to all individuals that attended the public information meeting and provided their contact information, and to the Montgomery Place Community Association. A notification poster will also be placed on the subject site.

Attachments

1. Location Plan – 3437 11th Street West
2. Proposed Site Plan – 3437 11th Street West
3. Department Comments for Discretionary Use Application – 3437 11th Street West
4. Proposed Pre-school – 3437 11th Street West - Discretionary Use Application Information
5. Community Engagement Summary

Report Approval

Written by: Darryl Dawson, Development Review Manager, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

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