



Proposed Pre-school - 3437 11th Street West Discretionary Use Application Information

The following information is being sent to the residents of Montgomery Place to provide further details on the discretionary use application for the pre-school proposed for 3437 11th Street West.

Background

Saskatoon Tribal Council (STC) Urban First Nations Services Inc. has applied for discretionary use approval to operate a pre-school at 3437 11th Street West, located in the Montgomery Place neighbourhood. 3437 11th Street West is zoned R2 District under the City of Saskatoon Zoning Bylaw. This zoning district provides for residential development in the form of one and two-unit dwellings as well as related community uses. A pre-school is considered a discretionary use in the R2 District.

What is a Discretionary Use?

All property in the City of Saskatoon is assigned a zoning designation. Within each zoning designation, specific land uses are either permitted, prohibited, or discretionary. A discretionary use is a land use that is generally consistent with the permitted uses in a zoning district and may be allowed at the discretion of City Council. City Council can approve, approve with conditions, or deny a Discretionary Use application.

A discretionary use approval is applied to a specific site, not the applicant. Any change in the size or intensity of the use approved would require a new discretionary use application.

The Planning and Development division evaluates discretionary use applications on a case-by-case basis considering the site itself, as well the surrounding context including land uses nearby. In residential areas, the discretionary use process is in part intended to avoid over-concentration of non-residential uses. One discretionary use approval in an area does not make the approval of future applications more likely.

There are stand-alone pre-schools and child care centres operating in Saskatoon under discretionary use approval in residential neighbourhoods. Those stand-alone pre-schools and child care centres have been subject to the process outlined below.

Process for Reviewing and Approving a Discretionary Use Application

When a discretionary use application is received by the Planning and Development Division, it is circulated to internal Civic Departments to identify conformance or conflict with the Official Community Plan, the Zoning Bylaw, and any other applicable policies and regulations. Departments that review the application include Planning and Development, Transportation & Utilities, Fire & Protective Services, and Building Standards.

Once the application has been reviewed by internal Civic Departments, public consultation on the application is undertaken. Registered property owners typically within 75 metres of the subject site, the Community Association and the Ward Councillor are notified of the proposed discretionary use application as per the City's Public Notice Policy. When considered necessary, a public information meeting is held to provide information to area residents on the discretionary use application, answer questions and receive feedback.

Planning and Development will then prepare a report that provides a recommendation on the application and outlines information collected from the internal review process and public consultation. The report is presented to the Municipal Planning Commission, an advisory committee to City Council, for review. City Council will then consider the discretionary use application, including the administrative recommendation, a summary of public feedback, and the Municipal Planning Commission's feedback at a Public Hearing and provide a final decision to approve or deny the application. Any member of the public is welcome to speak in support or against the application at the Public Hearing. The applicant will also be invited to speak.

Details of the Proposed Pre-school at 3437 11th Street West

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 preschool, 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.

Minor additions and interior alterations to the house at 3437 11th Street West are proposed to accommodate the pre-school program. The additions are being designed to maintain the residential character of the home. All additions and renovations will require a building permit to ensure work complies with the National Building Code.

Operation Details (as provided by STC):

- The pre-school will accommodate 16 children in the morning program and 16 children in the afternoon program.
- There will be four to five staff present.
- Hours of operation are proposed to be between the hours of 9:00 am to 3:30 pm, Monday to Thursday.
- The building will be monitored after hours and on weekends by STC, through the use of a security system, including cameras.
- The preschool provides transportation to the program. This would involve a total of six bus trips per day:
 - Two morning drop offs prior to 9:00 am,
 - Two combined pick-up / drop offs between 11:30 am and 1:00 pm, and
 - Two afternoon pick-ups after 3:30 pm.
- Two vehicles will be used: a 15 passenger van with 12 car seats for children and a 12 passenger school bus with 12 integrated child seats.
- Five parking spaces for staff will be provided in the rear yard. A driveway at the front of the property will function as a loading zone to accommodate pick up and drop off.

A proposed site plan for the property is attached.

NOTE – City Administration will make a recommendation to City Council on the appropriate number of children to be at the pre-school at any one time as well other land use related matters. City Council will then provide a final decision to approve or deny the application.

TRAFFIC

The Transportation Division with the Transportation and Utilities Department have reviewed the discretionary use application and indicated that anticipated traffic volumes produced by the proposed pre-school are within an acceptable range for 11th Street West and no concerns were identified with the operation. It is noted that the driveway onto the site will have to meet the City's driveway standards.

The proposed pre-school would not result in the establishment of a school zone on 11th Street West under current City Policies.

INFRASTRUCTURE

Sanitary sewer capacity has been reviewed for the area and it has been confirmed that there are no sanitary sewer capacity issues. No concerns have been identified for the operation of the pre-school on the existing sanitary sewer infrastructure.

Next Steps

No further public information meetings are scheduled.

A report including a summary of public feedback will be prepared by the Planning and Development Division and will be submitted for review by the Municipal Planning Commission for their meeting scheduled on December 18, 2018 at 12:00 pm in Committee Room E at City Hall. The report will be available on the City website on December 12, 2018 at 5:00 pm (agendas may be found at the following link <https://www.saskatoon.ca/city-hall/city-council-boards-committees/council/minutes-and-agendas>). City Council would then consider the application at a Public Hearing on January 28, 2019 at 6:00 pm in Council Chambers.

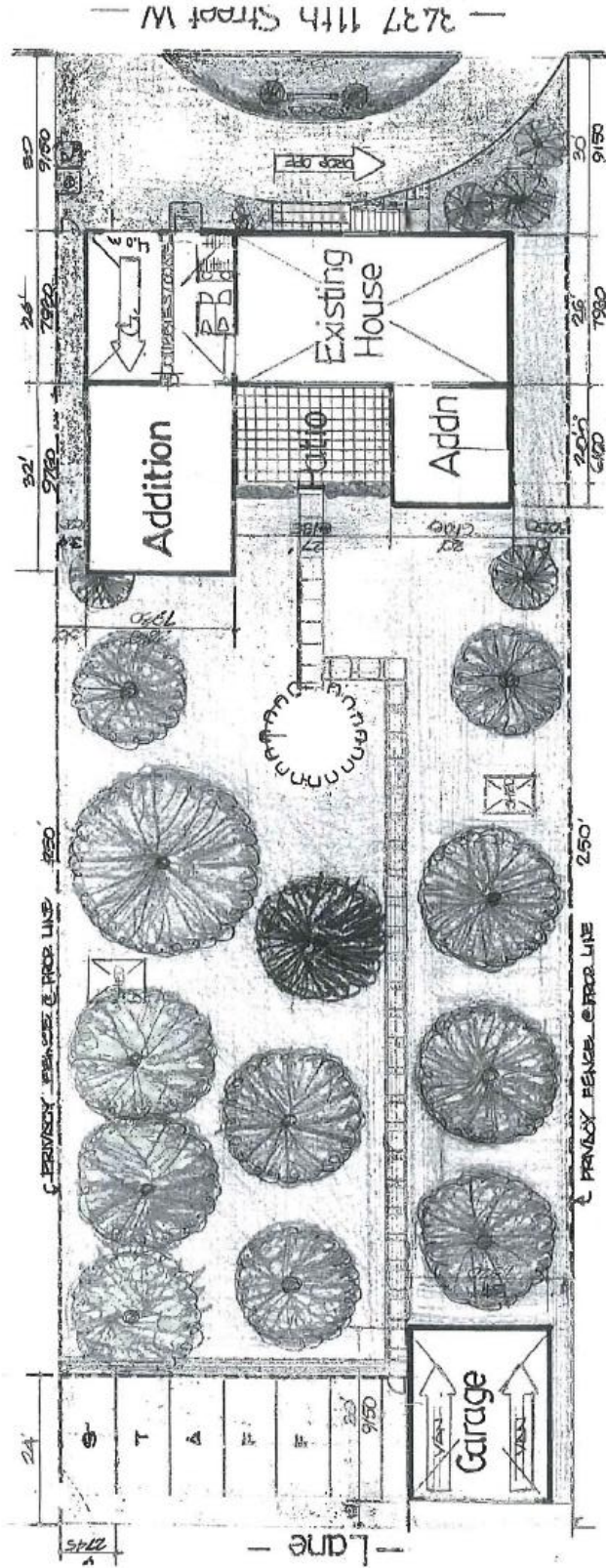
All submissions received by the City Clerk by 10:00 a.m. on January 28, 2019 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak on the application. Submissions may be made online at <https://www.saskatoon.ca/write-letter-councilcommittees> or in writing to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

Questions and Comments

If you have any further questions or wish to provide further written comments to Planning and Development on this application, please contact Ashley Kostyniuk by phone at 306-975-3084 or by email at ashley.kostyniuk@saskatoon.ca by 5:00 pm on December 17, 2018.

Proposed Site Plan – 3437 11th St W



NOTES

- Site Area = 21600^{sq} (2009.3 M²) Outdoor play = 6400^{sq} (595 M²)
- Building = 1898^{sq} (176.6 M²) • Parking = 10⁺ (paved)
- Addition = 1232^{sq} (114.6 M²) • Lot 21 Blk 4 Plan G831

Existing Urban Forest
 Sundeck
 Garbage/recycle

proposed site plan (2)

URBAN STC – HEAD START Preschool –

ENVIRONMENTAL 17%
 DESIGN GROUP LIMITED
 3880 MOUNT ROYAL AVE.
 SASKATOON, SK S7T 1E1

