

# Proposed Discretionary Use 190/194 Mazurek Cres. Public Information Meeting

## Welcome!

Join us to learn more about the Proposed Discretionary Use at 190 and 194 Mazurek Cres.

The City of Saskatoon is pleased to welcome you to the Public Information Meeting for the proposed Discretionary Use at 190 and 194 Mazurek Cres.

As we gather here today, we acknowledge we are on Treaty 6 Territory and the Homeland of the Métis. We pay our respect to the First Nations and Métis ancestors of this place and reaffirm our relationship with one another



# Proposed Discretionary Use 190/194 Mazurek Cres. Public Information Meeting

## Please sign-in and take a comment sheet.

We encourage you to share your feedback, concerns and ideas.

Comments may also be submitted via email to <a href="mailto:tyler.kopp@Saskatoon.ca">tyler.kopp@Saskatoon.ca</a> or call 306-986-3639 until the City Council Public Hearing.

City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, healthy and safe environment and be treated with fairness and dignity.

Comments that are disrespectful or harmful to staff, the applicants, or other community members will not be tolerated.



## **Property Information**

## **Zoning District:**

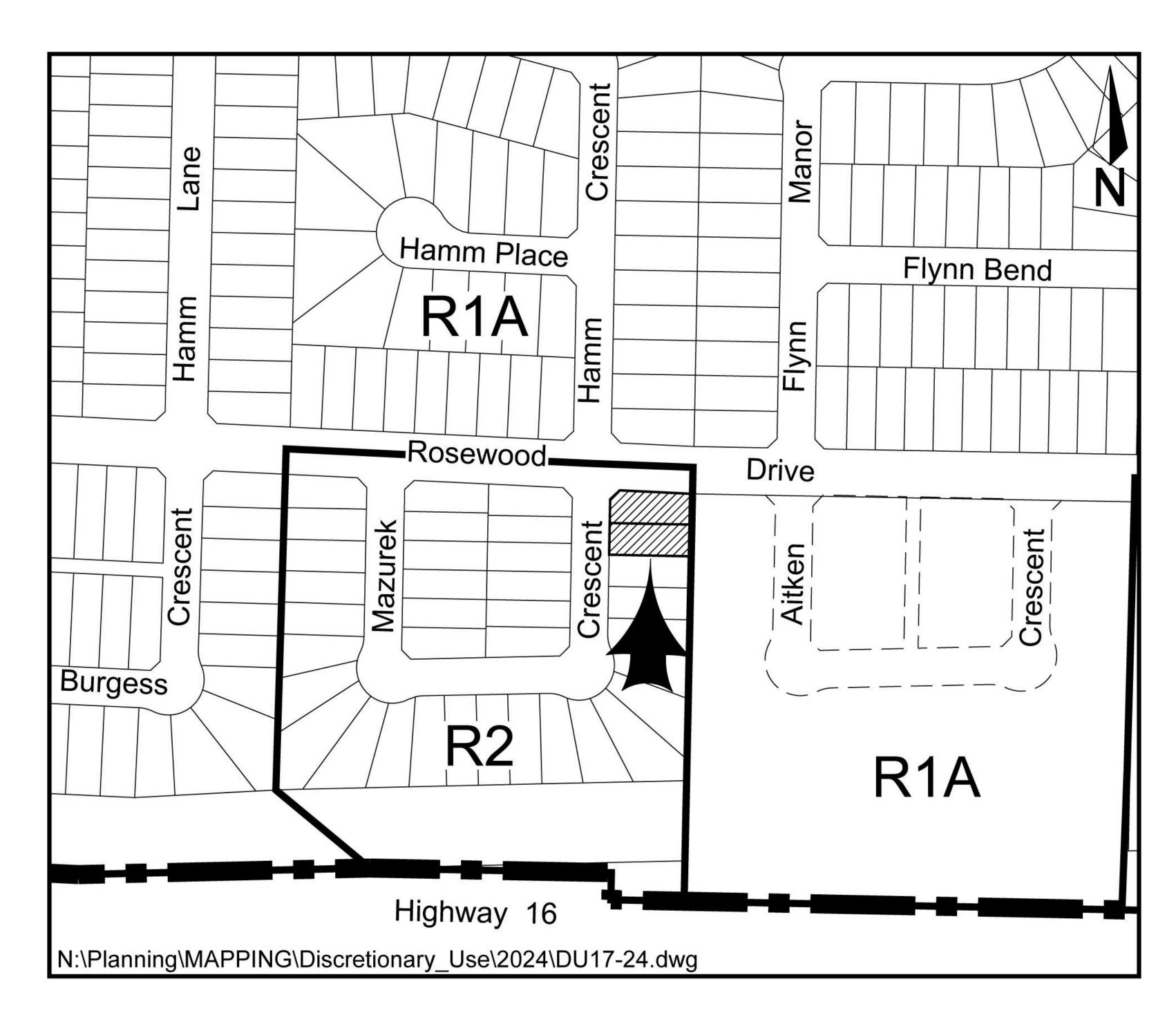
## R2 – Low Density Residential District 2:

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.

## Official Community Plan Designation:

#### RESIDENTIAL:

Land designated as "Residential" has the potential for residential development and community uses compatible within a neighbourhood setting.





## Zoning Bylaw Regulations

## What is a Discretionary Use?

All property in the City of Saskatoon is assigned a zoning designation. Within each zoning designation, land uses can be permitted, prohibited, or discretionary. A Discretionary Use refers to a land use that is not automatically permitted under zoning regulations but may be allowed at the discretion of the approving authority.

## Who approves a Discretionary Use application for a Day Care Centre?

Day Care Centres located within a residential zoning district are delegated to City Council for consideration at a Public Hearing. All other Day Care Centre applications are delegated to City Administration for consideration.

## What is a Day Care Centre?

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.



## Zoning Bylaw Regulations

## How are Day Care Centres regulated?

Day Care Centres are subject to the regulations of the Zoning District that they are located in, and the regulations outlined under Section 5.3.9 of the Zoning Bylaw provided below

#### 5.3.9 Day Care Centre and Preschools

- (1) <u>Day care centres</u> and <u>preschools</u> may be approved as an accessory use or as a principal use.
- (2) Day care centres and preschools are not permitted as a principal use in a unit of a TUD, SDD, townhouse or a unit of a MUD.
- (3) Exterior <u>alterations</u> in any residential district must be consistent with the residential character of the <u>building</u> or property.
- (4) All <u>parking spaces</u> may be located in a required <u>front yard</u> and may be tandem.
- (5) <u>Day care centres</u> in all districts except for <u>M4</u>, <u>B6</u>, and <u>MX2</u> must include not less than 7 square metres of outdoor play space for each child under the age of 13 present in the facility at any one time and must meet the following requirements:
  - (a) not less than 3.5 square metres per child must be located on-site and fenced;
  - (b) the remaining outdoor play space may be located at a nearby location provided that written approval by the Ministry of Education has been given.
- (6) No outdoor play space is required for facilities which provide care for persons over the age of 13.

**Updated: February 3<sup>rd</sup>, 2025** 

## Are Day Care Centres required to provide parking?

The Zoning Bylaw does not currently require a minimum number of parking spaces to be provided for Day Care Centres. However, the parking and loading needs will be assessed during the review of the Discretionary Use and a minimum number of parking spaces may be required based on the proposed use, location, and parking plan.



## **Application Details**

## **Application Details:**

Capacity:

60 persons under care

## **Employees:**

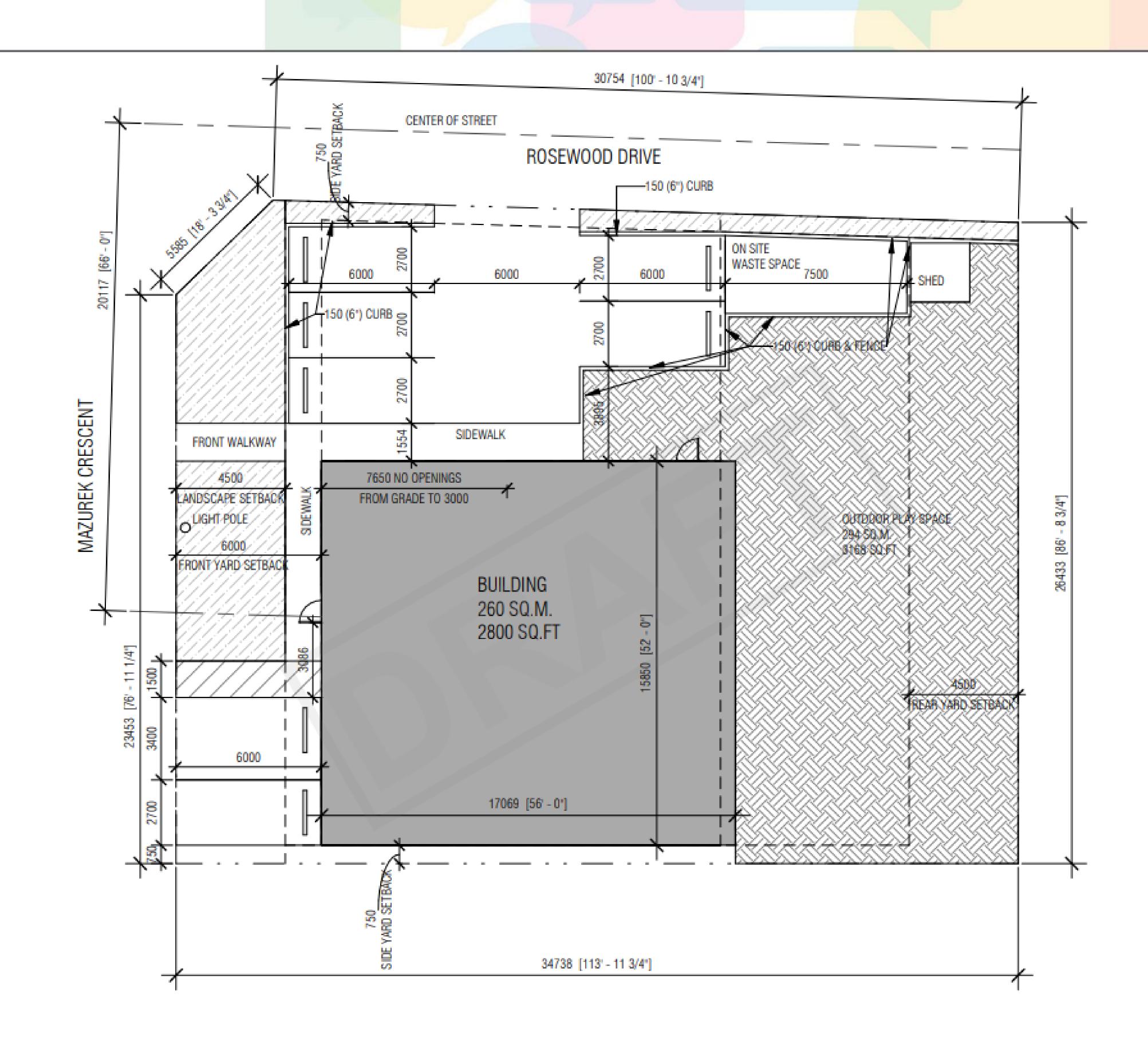
10 employees

## **Outdoor Play Area:**

Approx. 294m<sup>2</sup>

## Parking Spaces:

7 spaces



## Area Map – Rosewood Neighbourhood





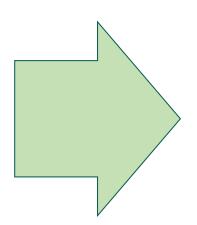


Subject site highlighted in red -

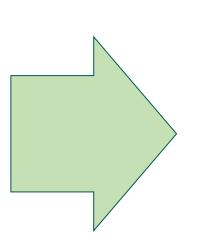


## **Application Process**

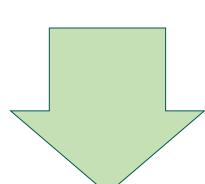
Application Submitted



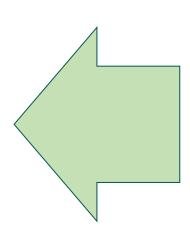
Technical Review



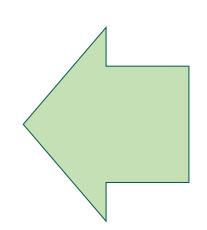
Public Notice & Community Engagement



Report to Council at Public Hearing



Report to Municipal Planning Commission



Engagement Summary



## Next Steps for Development Review Applications

Following the public engagement, Development Review will prepare an Engagement Summary that will be uploaded to the Engage Page.

https://www.saskatoon.ca/engage/190-and-194-mazurek-cres



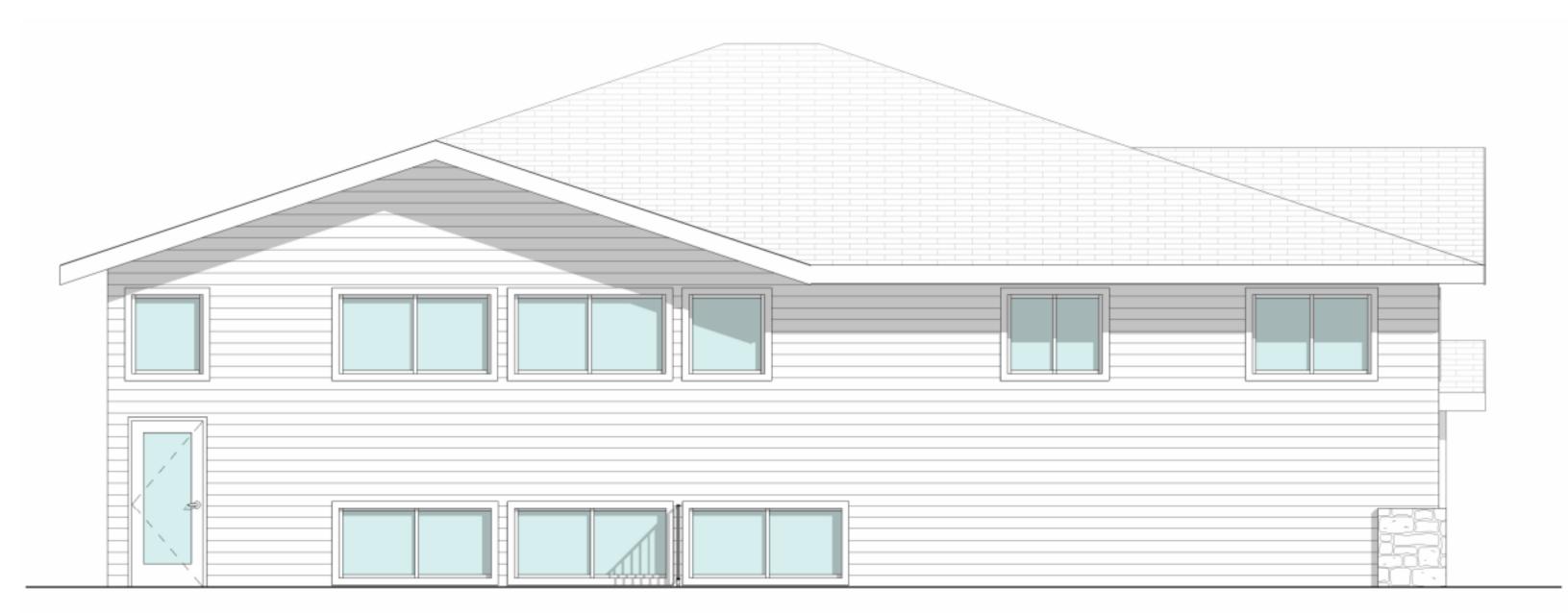
Comments are requested by 5:00 pm on April 23<sup>rd</sup>, 2025. Please submit any comments or questions to <a href="mailto:tyler.kopp@saskatoon.ca">tyler.kopp@saskatoon.ca</a> or call 306-986-3639.

Information on the future Municipal Planning Commission and Council Public Hearing dates will be shared on the Engage Page.



## Elevation Drawings and Renderings

#### View from Rosewood Dr:



SIDE ELEVATION



#### View from Mazurek Cres:



FRONT ELEVATION



