

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Approval in Principle for Child Care Centre – 20 Edmonds Place – DEV2400085
<b>Date Prepared:</b>	July 2, 2024
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Carl Ridgeley, Development
<b>Ward:</b>	Ward 4

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## **Decision/Direction Required:**

To request Approval in Principle for a Child Care Centre at 20 Edmonds Place.

## **Discussion – Background and Current Status:**

An application was submitted requesting Approval in Principle for a Child Care Centre at 20 Edmonds Place. The building is proposed to have a floor area of 1484m<sup>2</sup>, provide care for 156 children, have 31-36 employees (33 on-site at one time), and provide 26 parking spaces.

The proposed Child Care Centre is a Permitted Use in the Commercial Kenmount (CK) Zone, and it must be demonstrated that the site meets all Zone Standards in future plans. Preliminary review determined that the site can be serviced, and access is adequate for approval in principle.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**

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6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **Envision St. John's Development Regulations Section 4.5.3. "Approval in Principle" and Section 10 "Commercial Kenmount (CK) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council grant Approval in Principle for the proposed Child Care Centre Use at 20 Edmonds Place, which is subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John's Municipal Plan and Development Regulations;
2. The CK Zone requirements are to be demonstrated on the detailed site plans;
3. Detailed site and servicing plans submitted and approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

**Prepared by:**

Andrea Roberts P. Tech – Senior Development Officer  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager-  
Planning, Engineering and Regulatory Services

**Report Approval Details**

Document Title:	Development Committee - Approval In Principle for Child Care Centre – 20 Edmonds Place – DEV2400085.docx
Attachments:	- 20 EDMONDS PLACE.pdf
Final Approval Date:	Jul 3, 2024

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Jul 3, 2024 - 10:06 AM**

**Jason Sinyard - Jul 3, 2024 - 10:11 AM**