

DECISION/DIRECTION NOTE

Title: Approval in Principle for Child Care Centre – 28 Stavanger Drive – DEV2500088

Date Prepared: May 27, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

To request Approval in Principle for a Child Care Centre at 28 Stavanger Drive.

Discussion – Background and Current Status:

An application was submitted requesting Approval in Principle for a Child Care Centre at 28 Stavanger Drive. The existing building is proposed to have a Child Care Centre with a floor area of 205m², provide care for 72 children, and have 22 employees. Adequate parking is provided on-site.

The proposed Child Care Centre is a Permitted Use in the Commercial Regional (CR) Zone and is proposed within an existing building. Should any changes be made to the sit it must be demonstrated that it meets the Zone Standards. Preliminary review notes the existing building is 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: **St. John's Municipal Plan and Development Regulations.**

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6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 4.5.3. "Approval in Principle" and Section 10 "Commercial Regional (CR) 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 28 Stavanger Drive, 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 Commercial Regional (CR) Zone requirements are met;
3. Any changes to the site and servicing plans are approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

Prepared by:

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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 Daycare – 28 Stavanger Drive - DEV2500088.docx
Attachments:	- Location Map.png
Final Approval Date:	May 28, 2025

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

Jason Sinyard - May 28, 2025 - 2:16 PM