

Discretionary Use Application – Residential Care Home Type II – Proposed Lot 109, McFauld Crescent

APPLICATION SUMMARY

D&S Homes submitted a Discretionary Use Application requesting approval to develop a Residential Care Home Type II for up to 15 residents, at any one time, at the sites currently addressed as 403, 407 and 411 McFauld Crescent in the Brighton neighbourhood (see Appendix 1 for Location Plan).

RECOMMENDATION

That this report be forwarded to City Council recommending at the time of the public hearing, the Discretionary Use Application submitted by D&S Homes requesting approval to develop a Residential Care Home Type II for up to 15 residents at any one time at Lot 109, Block 151, Plan No. 102294738, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit);
2. The subdivision for Lot 109 be finalized and registered; and
3. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

As part of this application, D&S Homes will be re-subdividing 403, 407 and 411 McFauld Crescent to realign the property lines to create Lots 108 and 109 (See Appendix 2 for Plan of Proposed Subdivision). Proposed Lot 109 will be developed to accommodate a Residential Care Home Type II with capacity for up to 15 residents and 2 staff members at any given time. The subject sites are zoned R1B – Small Lot One-Unit Residential District under Bylaw No. 8770, Zoning Bylaw, 2009, which prescribes Residential Care Homes Type II as a Discretionary Use.

DISCUSSION

Zoning Requirements

The Zoning Bylaw defines a Residential Care Home as:

“a licensed or approved group care home governed by provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.”

A Residential Care Home Type II is defined as:

“a residential care home in which the number of residents, excluding staff, is more than 5 and not more than 15.”

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On-site parking requirements prescribed in the Zoning Bylaw for a Residential Care Home Type II is 0.75 spaces per staff member and one space for every five residents. Based on 15 residents under care and two staff members, five on-site parking spaces are required. Plans submitted in support of the application indicate five on-site parking spaces are provided in the driveway and garage located in the front yard (see Appendix 3 for Proposed Landscaping Plan).

Comments from other Divisions

No comments were received from other divisions that would preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In March 2020, notice of this application was sent to property owners within 100 metres of the site. The Ward Councillor and the Neighbourhood Services Manager were notified in April 2020. At the time of writing this report, no comments from the public have been received.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Map– 403, 407 and 411 McFauld Crescent
2. Plan of Proposed Subdivision – Lots 108 and 109
3. Proposed Landscaping Plan – Lot 109

REPORT APPROVAL

Written by: Tanner Halonen, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director, Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PL/DUA – Residential Care Home Type II – McFauld Crescent/gs