

Discretionary Use Application – Boarding House – 343 Avenue R South

APPLICATION SUMMARY

Bluebell BD Enterprise Ltd. submitted a Discretionary Use Application requesting approval to develop a Boarding House for up to 14 boarders and one caretaker at any one time at 343 Avenue R South in the Pleasant Hill neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Bluebell BD Enterprise Ltd. requesting approval to develop a Boarding House for up to 14 boarders at any one time at 343 Avenue R South, 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); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

BACKGROUND

The subject property is zoned R2A – Low Density Residential Infill District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) as shown in Appendix 1. The purpose of the R2A District is to provide for residential development in the form of one and two-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.

The development site is currently vacant and previously contained a one-unit dwelling that was demolished in 2014. The proposed development will provide rental accommodations of 30 days or longer to a maximum of 14 boarders at any given time. The live-in caretaker will be responsible for supervising and maintaining the property, which will include the upkeep of landscaping and snow removal.

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a Boarding House as:

“a building in which the proprietor supplies sleeping accommodations for more than five boarders but not more than 15 boarders, exclusive of the proprietor and the proprietor’s household, and where meals and other services may be provided, and where no cooking facilities are present in any individual sleeping room or accommodations.”

On-site parking requirements prescribed in the Zoning Bylaw for a Boarding House is one space plus one space per two units or beds, whichever is greater. Based on 14 units, eight on-site parking spaces are required. Plans submitted in support of the application indicate eight on-site parking spaces are provided in the rear yard of the property (see

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Appendix 2 for Site Plan). The proposed development complies with all other Zoning Bylaw regulations.

Comments from Other Divisions

No comments were received from other divisions, which would preclude this application from proceeding

COMMUNICATIONS AND ENGAGEMENT

In late August 2020, notice of this application was posted on the City's Engage Page, sent to the Ward Councillor and to property owners approximately 150 metres from the subject site. The Pleasant Hill Community Association was contacted in early September 2020. Four responses were received to clarify details of the application. Two of the respondents raised concerns related to the safety and well-being of the neighbourhood with the uncertainty of land users and management of the home. Information on the application and Zoning Bylaw requirements were provided and at the time of writing this report, no further comments 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 Policy and a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within approximately 150 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 343 Avenue R South
2. Proposed Site Plan – 343 Avenue R South

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/PD/MPC/Discretionary Use Application – Boarding House – 343 Avenue R South/mh