

Discretionary Use Application – Residential Care Home Type II – 308 110th Street West

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 and one staff member at any one time at 308 110th Street West in the Sutherland 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 D&S Homes requesting approval to develop a Residential Care Home Type II for up to 15 residents at any one time, at 308 110th Street West, 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 R2 – One and Two-Unit Residential District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) as shown in Appendix 1. The purpose of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses.

The property is currently vacant and previously contained a one-unit dwelling that was demolished in 2013. The developer is proposing to build a two-storey care home for senior residents in need of care and supervision.

DISCUSSION

Zoning Bylaw 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 one staff member and 15 residents under care, four on-site parking spaces are required. Plans submitted in support of the application indicate five on-site parking spaces are provided in the rear yard of the property (see Appendix 2 for Site Plan). The proposal meets all other Zoning Bylaw regulations.

Comments from Other Divisions

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

COMMUNICATIONS AND ENGAGEMENT

In June 2020, notice of this application was posted on the City's Engage Page, sent to the Sutherland and Forest Grove Community Association, the Ward Councillor and to property owners approximately 150 metres from the subject site. There were 13 responses received; one respondent indicated their support, four inquired to clarify details of the application and eight raised concerns. The concerns included: uncertainty of land user, reduction in property values, increased traffic, availability of street parking and building size. Information on the application and Zoning Bylaw requirements were provided. Where contact information was supplied, residents that expressed concerns were individually followed up with, to extend an invitation to further discuss details of the application. One neighbouring resident accepted the invitation. The discussion focused on privacy concerns related to building orientation, size and height. 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. This notice will also include a frequently asked question sheet to provide additional details on the application. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 308 110th Street West
2. Proposed Site Plan – 308 110th Street West

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 – Residential Care Home Type II – 308 110th Street West/mh