

Discretionary Use Application – Residential Care Home Type II – 1524 37th Street West

APPLICATION SUMMARY

Ezajul Chowdhury submitted a Discretionary Use Application at 1524 37th Street West in the Westview neighbourhood requesting approval to develop a Residential Care Home Type II for up to 15 residents and two staff members at any one time.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Ezajul Chowdhury requesting approval to develop a Residential Care Home Type II for up to 15 residents at any one time, at 1524 37th Street West, be approved subject to the following conditions:

1. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application, and conform with the development standards as described under Bylaw No. 8770, Zoning Bylaw, 2009, (Zoning Bylaw); and
2. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit).

BACKGROUND

1524 37th Street West is zoned R1A - One-Unit Residential District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet). The purpose of the R1A District is to provide for residential development in the form of one-unit dwellings as well as related community uses. The subject property is currently undeveloped and is owned by the applicant.

There are currently eight other discretionary uses approved in the Westview neighbourhood (see Appendix 3 for Westview Neighbourhood – Discretionary Use Locations).

DISCUSSION

The proposed Residential Care Home Type II would operate as a principal use and would have capacity for 15 residents and two staff members at any one time.

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”.

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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”.

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 two staff members and 15 residents under care, five on-site parking spaces are required. Plans submitted in support of the application indicate five on-site parking spaces are provided in the attached garage and front yard of the property (see Appendix 4 for Site Plan and Proposed Elevations).

The minimum site width for a Residential Care Home Type II in the R1A District is 15 metres. The subject site is 13.94 metres in width due to the location of a SaskEnergy utility building located on the front of the site. A variance in site width was granted by the Development Appeals Board on condition the applicant receive discretionary use approval from the City of Saskatoon for a Residential Care Home Type II as required by the Zoning Bylaw.

Comments from Other Departments

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

COMMUNICATIONS AND ENGAGEMENT

The following methods were used to communicate this application to area residents and the general public:

1. Notice was posted on the City’s Engage Page on October 13, 2021.
2. Notification letters were mailed to property owners within 150 metres of the site and emailed to the Ward Councillor and Westview Heights Community Association on October 13, 2021.
3. A development sign was placed on site containing details of the application on October 25, 2021.

At the time of writing this report, no communications have been received in response to the public engagement activities listed above.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 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 Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 1524 37th Street West
2. Fact Summary Sheet
3. Westview Neighbourhood – Discretionary Use Locations
4. Site Plan and Proposed Elevations – 1524 37th Street West

REPORT APPROVAL

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

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