

Discretionary Use Application – Residential Care Home - Type II – 102 McArthur Lane

APPLICATION SUMMARY

North Ridge Development Corporation submitted a Discretionary Use Application at 102 McArthur Lane in the Kensington neighbourhood, requesting approval to develop a Residential Care Home - Type II for a maximum of 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 North Ridge Development Corporation, requesting approval to develop a Residential Care Home - Type II, for up to a maximum of 15 residents at any one time, at 102 McArthur Lane, 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

102 McArthur Lane 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 three other Residential Care Home – Type II approved in the Kensington neighbourhood (see Appendix 3 for Kensington Neighbourhood – Discretionary Use Locations).

DISCUSSION

The proposed Residential Care Home - Type II would operate as a principal use and would have a capacity for a maximum of 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”.

A Residential Care Home - Type II is defined as:

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

On-site parking requirements prescribed in the Zoning Bylaw for a Residential Care Home - Type II are 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 will be provided in the attached garage and front yard of the property (see Appendix 4 for Site Plan).

Comments from Other Departments

No comments were received from other Departments 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. Notification letters were sent to property owners within 150 metres of the site and information was posted on the City’s Engage Page on March 18, 2022.
2. The Ward Councillor and the Pacific Heights Community Association were notified on June 8, 2022.
3. A development sign was placed on site containing details of the application on March 24, 2022.

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 11(a) of Council Policy C01-021, the Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy C01-021, the 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
2. Fact Summary Sheet
3. Kensington Neighbourhood – Approved Discretionary Use Locations
4. Site Plan

REPORT APPROVAL

Written by: Obadiah Awume, Planner, Development Review Section

Reviewed by: Brent McAdam, Acting Development Review Section Manager
Tyson McShane, Acting Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services

SP/2022/PD/MPC/ Discretionary Use Application – Residential Care Home - Type II – 102 McArthur Lane/cm