

Discretionary Use Application – Residential Care Home Type II – 926 Bentley Manor

APPLICATION SUMMARY

Vikarun Koly and Sharker Mohamad Ahsan submitted a Discretionary Use Application requesting approval to develop a Residential Care Home Type II for up to 15 residents and two staff members, at any one time, at 926 Bentley Manor in the Kensington 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 Vikarun Koly and Sharker Mohamad Ahsan, requesting approval to develop a Residential Care Home Type II for up to 15 residents at any one time, at 926 Bentley Manor, 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 development standards as described under Bylaw No. 8770, Zoning Bylaw, 2009; and
2. The applicant obtains a Development Permit and all other relevant permits and licences, including a Building Permit.

BACKGROUND

926 Bentley Manor 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. A Residential Care Home Type II is considered a Discretionary Use in the R1A District. 926 Bentley Manor is not identified as pre-designated Residential Care Home site on the Kensington Neighbourhood Concept Plan, therefore the Discretionary Use Application is to be considered by City Council. There are currently two other Discretionary Uses approved in the Kensington neighbourhood (see Appendix 3).

The subject property is currently undeveloped.

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”.

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”.

The on-site parking requirement 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). Plans submitted in support of the application conform with all other development standards.

Comments from Other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

Transportation and Construction have advised that the site’s water connection is pre-serviced within the public right-of-way and may require upgrading to support a sprinkler system at this location. This comment was communicated to the applicant and it is understood that if a water infrastructure upgrade is required, it is the responsibility of the applicant to undertake this work to the satisfaction of the City.

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 February 14, 2022.
2. Notification letters were mailed to property owners within 150 metres of the site and emailed to the Ward Councillor, Community Initiatives Manager and Community Consultant on February 14, 2022.
3. A development sign was placed on-site containing details of the application on February 25, 2022.

At the time of writing this report, no comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Policy No. C01-021, Public Notice.

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. 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.

APPENDICES

1. Location Map – 926 Bentley Manor
2. Fact Summary Sheet – 926 Bentley Manor
3. Kensington Discretionary Use Locations
4. Site Plan and Proposed Elevations

REPORT APPROVAL

Written by: Nik Kinzel-Cadrin, 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

SP/2022/PD/MPC/Discretionary Use Application – Residential Care Home Type II – 926 Bentley Manor/gs/cm