

Discretionary Use Application – Residential Care Home Type II Expansion – 3230 Mountbatten Street

APPLICATION SUMMARY

Yehia (Chris) Diab submitted a Discretionary Use Application requesting approval to expand the existing Residential Care Home – Type II, at 3230 Mountbatten Street in the Montgomery Place neighbourhood, from nine to a maximum of 15 residents and two staff members at any given 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 Yehia Diab, requesting approval to expand the existing Residential Care Home – Type II, at 3230 Mountbatten Street, by adding six permitted residents to the current nine for a total of up to 15 residents and two staff members at any given time, be approved, subject to the following conditions:

- 1) The applicant obtains 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 support of this Discretionary Use Application.

BACKGROUND

Under [Bylaw No. 8770, the Zoning Bylaw, 2009](#) (Zoning Bylaw), 3230 Mountbatten Street is zoned R2 – One and Two-Unit Residential District (see Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet). 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. A Residential Care Home – Type II is considered a Discretionary Use in the R2 District. The subject property is currently developed and operating as a Residential Care Home – Type II that permits up to nine residents and two staff members at any given time.

The principal use of 3230 Mountbatten Street has been a Residential Care Home since 1994, when City Council approved the initial Discretionary Use Application which permitted up to five residents and one staff member at any given time. It was expanded to nine residents and two staff members in 1998 when a subsequent application was approved. The current Discretionary Use Application requests approval to accommodate a maximum of 15 residents and two staff members at any given time.

There are currently three other Discretionary Uses approved in Montgomery Place neighbourhood (see Appendix 3).

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 five and not more than 15”.

The applicant is proposing to demolish the existing detached garage along the eastern property line and construct a two-storey addition off the rear of the existing structure. The proposed addition contains additional bedrooms, an office space, living room, sunroom and garage. An elevator is proposed to offer full accessibility to the second storey of the addition.

The on-site parking requirement prescribed in the Zoning Bylaw for a Residential Care Home – Type II is 0.75 spaces per staff member plus one space per five persons enrolled in the facility. 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 six on-site parking spaces are provided in the attached garage, rear yard and along the front driveway of the property (see Appendix 4). Plans submitted in support of the application conform with all other development standards.

Comments from Other Departments/Divisions

The application was referred to Transportation & Construction, Saskatoon Fire, Building Standards and Development Review for comment. No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

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

1. Notice was posted on the City’s Engage Page on May 3, 2022.
2. Notification letters were mailed to property owners within 150 metres of the site and emailed to the Ward Councillor and Community Association on May 3, 2022.
3. A development sign was placed on-site containing details of the application on May 5, 2022.

4. A Public Information Meeting was held via Microsoft Teams on July 6, 2022 to provide residents with an opportunity to learn more about the application and ask questions to Administration or the applicant.
- Throughout the event, 15 attendees logged into the meeting.
 - The recorded meeting was uploaded to project Engage Page on July 8, 2022.

At the time of writing this report, Development Review has received 64 pieces of correspondence regarding the application. This includes a letter of support that was circulated within the community and received 42 signatures. Reasons in support of the application that were provided include:

- Meets demand for care home beds;
- Improves residents' quality of life through updated amenities and better service provision;
- Makes senior care more affordable by offsetting the increased cost of living;
- The current operators offer high-quality, sought-after care; and,
- Importance of keeping Montgomery Place residents in the neighbourhood as they age.

Development Review received 22 pieces of correspondence expressing opposition to the proposal. Concerns that were provided include:

- Expansion is too large, seen as a departure from residential character of neighbourhood and will be an institutional or commercial operation;
- Traffic/parking limitations along Crerar Drive, specifically limited during pick-up and drop-off times at St. Dominic School;
- Safety concerns about children and seniors crossing Crerar Drive; and,
- Emergency response time given that Montgomery Place is subject to a rail crossing to enter/exit the neighbourhood.

The applicant was made aware of comments received during the Public Notice period for the application. During the Public Information Meeting on July 6, 2022, the applicant expanded on the intentions for their proposal. Since the Public Information Meeting, no new correspondence expressing opposition has been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, the Public Notice Policy.

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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.

APPENDICES

1. Location Map – 3230 Mountbatten Street
2. Fact Summary Sheet – 3230 Mountbatten Street
3. Montgomery Place Neighbourhood Discretionary Use Locations
4. Site Plan and Proposed Elevations – 3230 Mountbatten Street

REPORT APPROVAL

Written by: Nik Kinzel-Cadrin, Planner, Planning and Development
Reviewed by: Brent McAdam, Acting Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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