

Discretionary Use Application – Residential Care Home Type II – 2214 Clarence Avenue South

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 two staff members, at any one time, at 2214 Clarence Avenue South in the Queen Elizabeth 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 and two staff members at any one time, at 2214 Clarence Avenue South, 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

2214 Clarence Avenue South is zoned R2 – One and Two-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 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 an undeveloped site.

There are currently no other Discretionary Uses approved in the Queen Elizabeth neighbourhood.

DISCUSSION

The proposed Residential Care Home - Type II would operate as the principal use on the site 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 along the rear yard (see Appendix 3). 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 noted the sanitary sewer service connection is required to be replaced, as it is no longer usable. The existing water service is reusable but may not be able to support a sprinkler system. These comments have been communicated to the applicant.

COMMUNICATIONS AND ENGAGEMENT

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

1. Notice was posted on the City's Engage Page on May 27, 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 26, 2022.
3. A development sign was placed on-site containing details of the application on June 1, 2022.
4. A Public Information Meeting was held via Microsoft Teams on August 17, 2022, to provide residents with an opportunity to learn more about the application and ask questions to Administration or the applicant.
 - a. Three attendees logged into the meeting throughout the event.
 - b. Recording uploaded to project Engage Page on August 22, 2022.

At the time of writing this report Development Review has received four phone calls and two written correspondences regarding the application. The main items brought forward include questions on the type of people being cared for in the Residential Care Home, concerns with the size of the building compared to homes in the area, increase traffic related to the use, and parking. Through response to the communications and questions at the Public Information Meeting, information on Zoning Bylaw requirements and operation of the home were provided by Administration and the applicant. Since

the Public Information Meeting was held, no new correspondence expressing opposition has 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. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Map – 2214 Clarence Avenue South
2. Fact Summary Sheet
3. Site Plan and Proposed Elevations – 2214 Clarence Avenue South

REPORT APPROVAL

Written by: Tyler Kopp, 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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