

## Discretionary Use Application – Residential Care Home Type II – 1637 and 1639 1st Avenue North

### APPLICATION SUMMARY

Eagles Nest Youth Ranch submitted a Discretionary Use Application requesting approval to expand the existing Residential Care Home – Type I, located at 1637 and 1639 1st Avenue North, in the Kelsey-Woodlawn neighbourhood, into a Residential Care Home Type II, by expanding from five residents to a maximum of six residents and three 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 Eagles Nest Youth Ranch requesting approval to operate a Residential Care Home - Type II at 1637 and 1639 1st Avenue North, for a maximum of six residents and three staff members, 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

1637 and 1639 1st Avenue North are 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 existing use of the property is a Residential Care Home – Type I.

In February of 2020, the semi-detached dwelling that was located on 1637 and 1639 1st Avenue North was approved to be converted into a one-unit dwelling to be operated as a Residential Care Home – Type I which allowed for a maximum of five residents. The current Discretionary Use Application requests approval to expand to a Residential Care Home – Type II to accommodate a maximum of six residents and three staff members at any given time. No interior or exterior alterations are proposed to the home at this time.

There are currently two other Discretionary Uses approved in the Kelsey-Woodlawn neighbourhood (see Appendix 3).

## **DISCUSSION**

The proposed Residential Care Home - Type II would operate as a principal use and would have capacity for up to six residents and three 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 three staff members and six residents under care, three on-site parking spaces are required. Plans submitted in support of the application indicate three on-site parking spaces are provided. One stall will be located in the detached garage, one stall on the front driveway and the remaining parking still will be located on the rear driveway (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.

## **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 August 29, 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 August 29, 2022.
3. A development sign was placed on-site containing details of the application on September 28, 2022.

At the time of writing this report, Development Review received one phone call regarding the application. The individual noted they had no concern with the care home expansion but did have concerns regarding the amount of off-site parking that can periodically be used by the staff members of the existing Residential Care Home – Type I. These concerns will be discussed with the applicant to work to ensure staff are using the on-site parking spaces.

## **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.

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 – 1637 and 1639 1st Avenue North
2. Fact Summary Sheet
3. Discretionary Use Heat Map – Kelsey-Woodlawn Neighbourhood
4. Site Plan – 1637 and 1639 1st Avenue North

## **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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