

Discretionary Use Application – Residential Care Home - Type II – 334 taskamanwa Street

APPLICATION SUMMARY

Chuck Hank applied for Discretionary Use approval to develop a Residential Care Home – Type II, for a maximum of 15 residents and two staff members, at any given time, at 334 taskamanwa Street in the Brighton 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 Chuck Hank, requesting approval to operate a Residential Care Home - Type II at 334 taskamanwa Street, for a maximum of 15 residents and two 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

Under [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw), 334 taskamanwa 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.

Currently, there are four other Discretionary Uses approved in the Brighton neighbourhood (see Appendix 3 for Discretionary Use Heat Map).

DISCUSSION

The subject site is currently vacant. 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

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 one space for every five residents and 0.75 spaces per staff member. Based on 15 residents under care and two staff members, five on-site parking spaces are required. Plans submitted in support of the application indicate five on-site parking spaces are provided. Three parking spaces will be located on the existing front driveway and the remaining two parking stalls will be located in the attached front garage (see Appendix 4 for site plan and Appendix 5 for building elevations).

Policy Review

The proposed Residential Care Home - Type II aligns with the policies for housing supply and maintenance contained in Section G3.3 of [Bylaw No. 9700, the Official Community Plan Bylaw, 2020](#) (Official Community Plan). The policies specific to this application include:

“G3.3(2)(e) Facilitate supportive housing forms and tenures (such as residential care homes; custodial care facilities; day care or day programs; day care or day programs, residential; family shelters; and other forms of supportive housing) in all areas of the city.”

“G3.3(2)(f) In low density residential areas, Type II residential care homes are to be compatible with the neighbourhood in which they are located; concentration of these facilities will be discouraged.”

In the review of this discretionary use application consideration was given to the proximity of other discretionary uses, undeveloped pre-designated residential care home sites, location on the block, and street classification of taskamanwa Street. The proposed Residential Care Home – Type II would not result in a concentration of care homes or discretionary uses and would be compatible with the neighbourhood.

Comments from other Divisions

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:

- Notice was posted on the City’s Engage Page on April 12, 2024;
- Notification letters were mailed to property owners within 150 metres of the site and emailed to the Ward Councillor and Community Consultant on April 12, 2024; and

- A development sign will be placed on-site in conformance with [Council Policy C01-021, Public Notice](#) (Public Notice Policy).
At the time of writing this report, Development Review has not received any correspondence or feedback regarding the application.

PUBLIC NOTICE

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with 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 – 334 taskamanwa Street
2. Fact Summary Sheet – 334 taskamanwa Street
3. Discretionary Use Heat Map – Brighton Neighbourhood
4. Site Plan – 334 taskamanwa Street
5. Building Elevations – 334 taskamanwa Street

REPORT APPROVAL

Written by: Tyler Kopp, Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2024/PD/MPC/Discretionary Use Application – Residential Care Home - Type II – 334 taskamanwa Street/gs