



RPT 21-64

TITLE: Development Permit Application for Residential Care Home at 2201 1st Avenue West

DATE: February 10, 2021

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the Discretionary Use Development Permit Application for a Residential Care Home at 2201 1st Avenue West, legally described as Lot 1, Block M, Plan No. B, be approved.

TOPIC & PURPOSE:

The purpose of this report is to approve the Development Permit Application for a Residential Care Home, located at the above noted address.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a Discretionary Use Development Permit Application for a Residential Care Home, to be located at 2201 1st Avenue West.

The subject property is located in the R4 – High Density Residential zoning district, the purpose of which is:

“to provide the full continuum of residential development options that allows for limited, complementary residential uses. With no maximum density, this zoning district is best located along arterial and collector streets or immediately adjacent to commercial nodes or centres, and provides the highest level of access to park space and commercial services through multiple modes of transportation”.

As per Section 14 of the Zoning Bylaw, a Residential Care Home is defined as:

“an accessory use to a dwelling unit that is licensed by the province to provide 24 hour care for up to and including nine (9) persons, exclusive of staff or receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living”.

In the R4 – High Density Residential zoning district, a Residential Care Home is considered a Discretionary Use requiring City Council approval.

PROPOSED APPROACH AND RATIONALE:

The applicant is seeking to establish a Residential Care Home through a partnership with River Bank Development Corporation. Housing will be provided to individuals aged 18-21 years in age, and the home will have one or two staff members providing supervision on site at all times. The applicant has been granted federal funding specifically for this project. Additional details regarding the project have been attached in the public notice document.

Upon review, Administration does not have any concerns with this Development Permit application and recommends that it be approved.

CONSULTATIONS:

The Development Permit application has been referred to the Departments of Public Works, Community Services, Financial Services, Fire and Emergency Services, and the Building Division of Planning and Development Services for review and comment.

The Building Division has indicated that a Building Permit and inspections will be required for the property in order to meet the National Building Code requirements for a residential care home.

The Department of Planning and Development Services has been in contact with the applicant throughout the Development Permit process in order to manage timelines and ensure they are aware of all municipal requirements.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The Building Division and the applicant will be notified of City Council's decision.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no other options to the recommendation or any policy, financial or privacy implications to consider with this report.

STRATEGIC PLAN:

The proposed development supports the strategic goal of sustainable growth as the applicant seeks to provide an alternative housing type in Prince Albert that meets the needs of the community.

OFFICIAL COMMUNITY PLAN:

Section 6.4.1 of the City of Prince Albert's Official Community Plan identifies the following as an "Access to Housing" goal:

"Supportive housing forms and tenures, such as private and public care homes, senior's housing, residential care homes, child day care centres, shelters and other forms of supportive housing **should be facilitated in all areas of the City**".

The proposed development conforms to the above policy statement as it will provide housing to individuals whose housing needs are not being met in the private market and who would benefit from additional stability and support.

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 10 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

- Public Notice was issued on February 10, 2021 to all property owners within 75 metres of the subject properties.

PRESENTATION: NONE**ATTACHMENTS:**

1. Location Plan
2. Location Plan with Aerial
3. Public Notice Issued February 10th, 2021
4. Public Notice – Letter from Applicant

Written by: Ellen Pearson, Planner

Approved by: Director of Planning & Development Services & City Manager