




TITLE: <p style="text-align: center;">CONDITIONAL USE C-17-12-B 639 VICTORIA AVENUE EAST LOT 1, BLOCK 2, PLAN 4 BLTO OWNER: DARREN CREIGHTON APPLICANT: BRANDON SUPPORT SERVICES</p>		
PRESENTER: Waleed Albakry, MCP	AGENDA NO:	
DEPARTMENT: Planning & Building Safety	MEETING DATE: December 4, 2012	
CLEARANCES: Senior Planner	REPORT & ATTACHMENTS: 1. Report (# of pages = 2) 2. Application related documents (# of pages = 3) 3. Map, air photo & drawings (# of pages = 3)	
APPROVALS:		
 November 23, 2012 Community Planner	 November 27, 2012 Senior Planner	Date

BACKGROUND:

Brandon Support Services, on behalf of the owner, Darren Creighton, is applying to allow for Special Needs Housing for six (6) clients in the RLD Residential Low Density Multiple Family Zone.

Zoning/Development Context

The subject site has a house that is already occupied by five (5) clients. Primary access to the site is by rear lane to the west and Percy Street. The site is surrounded with single and multiple family dwellings to the north and to the east, a mix of single family dwellings and businesses to the south, and Rideau Park Personal Care Home as well as Rideau Park to the west.

DISCUSSION:

The applicant first obtained Conditional Use Order C-02-12-B to allow for Special Needs Housing for five (5) clients. The applicant has since changed the plans and is now proposing to increase the occupancy from five (5) to six (6) clients. Bus service is available on Douglas St. and Victoria Ave. E., and there is both a city park and a personal care home just a block west of the subject site.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:

1. Will be compatible with the general nature of the surrounding area;

The proposed use is residential in nature and is consistent with the mix of single family dwellings, multi-family dwellings and residential care in the surrounding area.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and

The parking area at the rear of the site provides sufficient parking for the staff on site (five spaces in total). Should there be any visitors to the site, street parking is available on both Percy St. and Victoria Ave. E.

3. *Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law*

The proposal meets all planning-related requirements for special needs housing.

Commenting Agencies

Comments requesting conditions of approval are summarized below. All other comments received have otherwise been addressed.

Planning & Building Safety Department

The Senior Building Inspector advises that an inspection must be completed by Planning & Building Safety Department to confirm requirements of section 2.15 of the Manitoba Fire Code are being met.

Public Outreach/Notification

As required under s. 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject property and notice posters were posted on the property. The Planning & Building Safety Department is not aware of the applicant conducting additional outreach with the public on this proposal. As of the writing of this report, the Planning & Building Safety Department has not received any written representations from the public in favour of or in opposition to the proposal.

RECOMMENDATION:

1. That the Public Hearing for Conditional Use Application C-17- 12-B at 639 Victoria Avenue East be concluded.
2. That Conditional Use Application C-17- 12-B to allow for Special Needs Housing for six (6) clients in the RLD Residential Low Density Multiple Family Zone be approved at 639 Victoria Avenue East (Lot 1, Block 2, Plan 4 BLTO) in accordance with the intent of the application dated October 12, 2012, the attached letter of intent dated October 2, 2012.