


TITLE: CONDITIONAL USE 1025 RUSSELL STREET OWNER AND APPLICANT: FAMILY VISIONS INC. (LAURIE JACKSON)		
MEETING DATE: December 20, 2023		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map and air photo	
PRESENTER: Andrew Mok, BES MCIP RPP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-11-23 to allow for special needs housing for six persons in the RSD Residential Single Detached Zone be approved at 1025 Russell Street (Lots 7/10, Block 3, Plan 14 BLTO) in accordance with the attached letter of intent "Attachments A-1 and A-2", subject to the applicant providing a third parking space on site for the use.

BACKGROUND:

Request

The applicant, Laurie Jackson of Family Visions Inc., is applying to allow for special needs housing for six persons for a property located at 1025 Russell Street in the RSD Residential Single Detached Zone.

Development Context

The subject site currently has a detached dwelling with an attached double car garage, and is located mid-block on the east side of Russell Street between Southern Avenue East and Madison Crescent. The site is uniquely wide within the 1000-block of Russell Avenue and is the widest of all properties on this block. Uses surrounding the site include low-density residential on all sides, with a place of worship further to the southeast. Russell Street provide access to the site, though the rear lane is also accessible.

History

The house on the site was built in 1958.

ANALYSIS:

The applicant is proposing to have six special needs housing residents living on site. Upon further query by City administration, the applicant confirmed that up to three staff will also be on site at any one time to care for the residents.

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 applicant is not proposing any additions to the existing detached dwelling, and people will still be living in the site's building. Planning & Buildings therefore believes this proposal will be compatible with the general nature of 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;*

Given that the people intended to live there will have different abilities, are not driving themselves, and will be in need of staff care, there should be minimal traffic increase as only staff and related visitors would be visiting the site. The applicant is also not proposing any external modifications to the building. Planning & Buildings believes this proposal should not have any detrimental effects to the surrounding area.

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

BAPD Development Plan 2013

- 2.2.2—providing a mix of housing options in a neighbourhood allows for all types of residents to live together in the neighbourhood
- 2.2.7—small-scale supportive housing should be in Residential areas

Zoning By-law

- With a total of nine individual maximum on site (six residents, three staff), at least three parking spaces required on site
- A third parking space is required on site as the garage can only accommodate two vehicles, and the driveway from Russell Street must remain clear for the garage spaces
 - It appears the most viable option at this time for the third parking space is off the rear lane
- Development of the third parking space recommended as a condition of approval

Commenting Agencies

The City did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 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 site and notice posters were posted on the site.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant delivered letters to neighbours on November 13, 2023 to inform them of the proposal. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.