



City of Prince Albert

RPT 2024-246

TITLE: Discretionary Use Development Permit - Residential Care Home at 696 6th St E

DATE: August 8, 2024

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the Discretionary Use Development Permit Application for a Residential Care Home for up to five (5) people, not including staff or receiving family, to be located at 696 6th Street East, legally described as Lot 35, Block 7, Plan A Ext. 0, be approved, subject to the final review and approval of the site plans by Administration.

EXECUTIVE SUMMARY:

Clear Health Solutions has submitted a Development Permit application for the establishment of a Residential Care Home at 696 6th Street East. The home is intended to provide living accommodations for up to five (5) residents. In the case of Clear Health Solutions, the home will provide care to children up to 18 years old with a diverse range of abilities, such as Autism. The home will be staffed 24/7 by two (2) people trained to provide the best possible care for the residents. Because uses like Residential Care Homes are expected to be located in residential neighbourhoods, there are minimal land use impacts to consider. In this case, staff will be required to park on site and as the house is located on a corner there is plenty of street parking abutting two sides of the home for visitors. Administration recommends conditional approval of the Development Permit application.

BACKGROUND:

Clear Health Solutions has submitted a Development Permit Application for the establishment of a Residential Care Home at 696 6th Street East for up to five (5) people. Per the letter attached to this report, Clear Health Solutions is,

*“... a **Saskatchewan** owned and operated Community Based Organization (CBO). We are invested in the people of Saskatchewan and focus on delivering high quality family-centred programs to meet the unique needs of each child and their families. We work with individuals with diverse abilities specializing with high to complex behavioural needs and medical and/or mental health.”*

Clear Health Solutions is licensed by the Ministry of Social Services to provide similar care in Saskatoon, Regina and Warman and hopes to establish its 1st home in Prince Albert.

The property in question is located on the corner of 6th Street and 7th Avenue East, which is within close proximity to Riverside School, the Cornerstone Shopping District and Midtown Hall and playground.

Per *The City of Prince Albert Zoning Bylaw No. 1 of 2019*, 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 an including nine (9) people, exclusive of staff or receiving family, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living.”

Residential Care Homes are considered a Discretionary Use in all the zoning districts they are allowed in and require City Council approval.

PROPOSED APPROACH AND RATIONALE:

In the case of Residential Care Homes, one of the few land use impacts that requires particular attention is parking; Administration ensures that on site staff are parking on site, as required. In this case, there is sufficient space for both staff members. Because the property is located on the corner of 6th Street and 7th Avenue East, there is only one (1) abutting neighbour and plenty of street parking on two (2) sides of the property for visitors who may come and go, which is expected to be minimal.

Considering the different amenities and services that the children may require, the property is located within close proximity to shopping, medical services, park space, and a school, so it is ideal.

In speaking with the Ministry of Social Services, they indicated that they have been working with Clear Health Solutions for quite some time, trying to acquire a home in Prince Albert. The property in question is the 2nd that they've made a conditional offer on as the 1st was sold before they could make their way through the permit approval process for this type of use. The Ministry provides its support for Clear Health Solutions and this application.

For these reasons, Administration recommends the conditional approval of the permit.

CONSULTATIONS:

Administration has consulted with the Ministry of Social Services and Clear Health Solutions, discussing the proposed home and the City's permit process and requirements.

Community Development has advised the Departments of Public Works, Parks/Rec/Culture and Financial Services, as well as the Fire Department, of this permit application.

At the time the report was written, Clear Health Solutions had not reached out to the neighbourhood, apart from the letter provided in the public notice.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Subject to approval, Administration will complete its formal review of the permit application and site plan.

Administration will advise the applicant of City Council's decision and continue to work with them to finalize the plans for this project.

OTHER CONSIDERATIONS/IMPLICATIONS:

This permit application is expected to conform to the regulations contained in the Zoning Bylaw, Building Bylaw and the National Building Code of Canada.

OPTIONS TO THE RECOMMENDATION:

Alternative to the recommendation noted above, the one below includes a condition that a public meeting be held prior to issuing the Development Permit, which ensures that the neighbourhood the home will be located in has an opportunity to hear about it and ask any questions they may have. Should the public meeting be deemed successful by Administration, meaning information was shared and the neighbourhood had their opportunity to ask any questions they may have, the permit will be issued. If the meeting raises significant concerns, the permit will be referred back to City Council for further consideration.

1. *That the Discretionary Use Development Permit Application for a Residential Care Home for up to five (5) people, not including staff or receiving family, to be located at 696 6th Street East, legally described as Lot 35, Block 7, Plan A Ext. 0, be approved, subject to;*
 - a) *the final review and approval of the site plans by Administration; and*
 - b) *successful completion of a public meeting, to be held at City Hall, regarding the proposed care home.*

Administration did not proceed with this recommendation as the proposed Residential Care Home is for school aged children that won't be and cannot drive, greatly reducing any possible land use impact from street parking, and because the residential housing market is so fast moving, the applicant has already lost a property to another buyer based on permit processing timelines.

STRATEGIC PLAN:

Considering the City's are of focus, Social Equity, it is important to realize that supporting services like Residential Care Homes is fundamental in ensuring that as many people as possible can live in a home with the support they need to thrive and live happy lives. Childhood is one of the best and most impactful times in a person's life when new starts and positive changes can be made, and with the highest likelihood of success.

OFFICIAL COMMUNITY PLAN:

6.4 Residential Land Use

6.4.4 Access To Housing

“Public sector (social) and non-profit housing is provided for those whose housing needs cannot adequately be met in the private marketplace... This may influence the need for social and a range of affordable housing in the city... 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 Zoning Bylaw contains the development standards under which these uses may be established.”

In the case of Residential Care Homes, the Official Community Plan calls for their support as they form a critical piece of both the housing and health care continuums.

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 August 8th, 2024, to all property owners within 75 metres of the subject property.

Additionally, per the Public Notice Bylaw, at the discretion of the Director of the Community Development Department a public meeting may be called prior to formal consideration of the permit application. In this case, given the location of the home and its proximity to the multiple services and amenities it requires, Administration did not require a public meeting.

ATTACHMENTS:

1. 696 6th Street E Prince Albert – Residential Care Home up to 5 people
2. Location Plan

Written by: Kristina Karpluk, Planning Manager

Approved by: Community Development Director, City Manager