

ITEM 18  
MANAGER'S REPORT NO. 9  
COUNCIL MEETING Feb. 5/73

18. Re: Submission From Mr. D.A. Hogarth on Behalf of  
Mrs. Elizabeth Stebbe  
Rest Home Development  
5090 Victory Street

Appearing on the Agenda for the February 5, 1973, meeting of Council is a submission from Mr. D.A. Hogarth on behalf of Mrs. Elizabeth Stebbe regarding development of a Rest Home at 5090 Victory Street.

Following is a report on this matter from the Director of Planning.

RECOMMENDATION:

THAT occupancy of the subject Rest Home be limited to sixteen patients.

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PLANNING DEPARTMENT

FEBRUARY 2, 1973.

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

RE: REST HOME DEVELOPMENT  
5090 VICTORY STREET

BACKGROUND

The captioned property was subject of a rezoning in 1972 and was last dealt with by Council on August 30, 1972 in connection with adequacy of off-street parking requirements. The project occupies a lot 130' wide by 139' deep comprising 17,940 square feet. The Rezoning changed the property's designation from R5 (Residential) to P5 (Community Institutional). The rezoning proposal which Council considered and approved called for an accommodation of 16 patients and attendant staff. Plans were submitted which were accepted as suitable, preliminary plan approval and building permits were issued subsequent to finalization of the rezoning.

DISCUSSION

The owner of the property, Mr. Stebbe, has recently contacted members of the Municipal staff asking that his occupancy limit be increased from 16 to 21. Under the terms of P5 zoning, the maximum number of occupants is determined by a ratio of the site area. Using this criteria, a maximum of 21 patients could be accommodated on the property. The approval by the Department was to accommodate 16 patients, consistent with the prerequisite to rezoning.

The stipulated maximum occupancy of 16 patients was a prerequisite to the rezoning of the property. This figure was generated by a calculation of the density which would have obtained had the site been used solely for residential purposes. In this way, it was hoped that objections of the surrounding residents to inclusion of the use in the neighbourhood could be overcome. At the time of public hearings and through the course of Council deliberations, opposition continued to be expressed against permitted expansion of this use.

The Planning Department would re-iterate its concern that an increase in permitted density to the upper maximum would be detrimental to the achievement of compatible land uses in the neighbourhood. Had the applicant indicated his intention to house 21 patients on this

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site during the course of the rezoning proceedings, Planning Department support for the project would have been withdrawn. No evidence has been given by the applicant or his agents that an increase in density would not infringe upon those considerations of the surrounding residents which initially led Council to attach an upper maximum of occupancy as one of the prerequisites to rezoning. These concerns are as relevant at this stage of Council's examination as they were when the rezoning was previously debated.

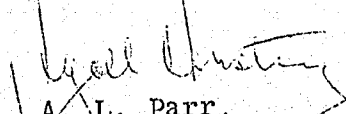
RECOMMENDATION

The Planning Department would recommend:

THAT the upper maximum occupancy of 16 patients be re-affirmed and no increase be allowed the applicant.

Would you please forward this report to Municipal Council for their action.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

CDW:bp