

meeting is to be determined and will not be scheduled until the DRC is satisfied with the development proposal and submission package.

Background

The site consists of two properties, each developed with a single family home (see Appendix A – Context Map). It is 6,434.5 square metres (1.6 acres) in area with access from Keith Road and Taylor Way and has a north to south slope of approximately 15%. Stands of mature coniferous trees are located throughout the site and the southeast property line facing Taylor Way features a large evergreen boulevard hedge.

Adjacent land uses include:

North: Two single family lots upslope from the site
South: Keith Road with the Evelyn by Onni residential development beyond
East: Taylor Way with five single family lots beyond
West: Three single family lots

The Proposal

The proposal is for a private-pay seniors' assisted living and memory care residence of 103 beds. No independent living units are proposed. Key features of the proposal include:

- A Floor Area Ratio of 0.98.
- A single building consisting of: a 2-storey resident amenity and dining wing, and a 3-storey attached residence wing consisting of 103 beds within 91 bedrooms.
- 40 parking spaces (32 enclosed spaces within an underground parkade and 8 surface spaces).

See Appendix B for the complete project profile and Appendix C for the Development Proposal Booklet, which further explains the use and programming of the building.

Responses to the DRC Recommendations

Since the application was reviewed by the DRC and by the neighbourhood at a public meeting, the applicants have revised the proposal to address context, architecture and landscaping/screening. The applicant has prepared a response statement to the DRC's recommendations on Page 2 of the Development Proposal Booklet (Appendix C).

Parking:

The proposed parking is unchanged: 40 spaces (8 surface spaces and 32 spaces within the enclosed parkade). The applicant has supplied a technical memo by their traffic engineer (page 66 of the Development Proposal Booklet) that calculates that the site would need between 17 and 23 parking spaces.

Date: October 11, 2013
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **RE-SUBMISSION Maison Senior Living (825 Taylor Way & 707 Keith Road)**

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The Zoning Bylaw (for an assisted living land use in another zone) requires 1 parking space per 3.3 beds, which calculates to 34 spaces. The applicant purports that the proposed 40 spaces adequately addresses parking needs, however the community remains sceptical of the amount of parking provided (that it is not enough). Planning staff is seeking further consideration on the proposed parking by the DRC.

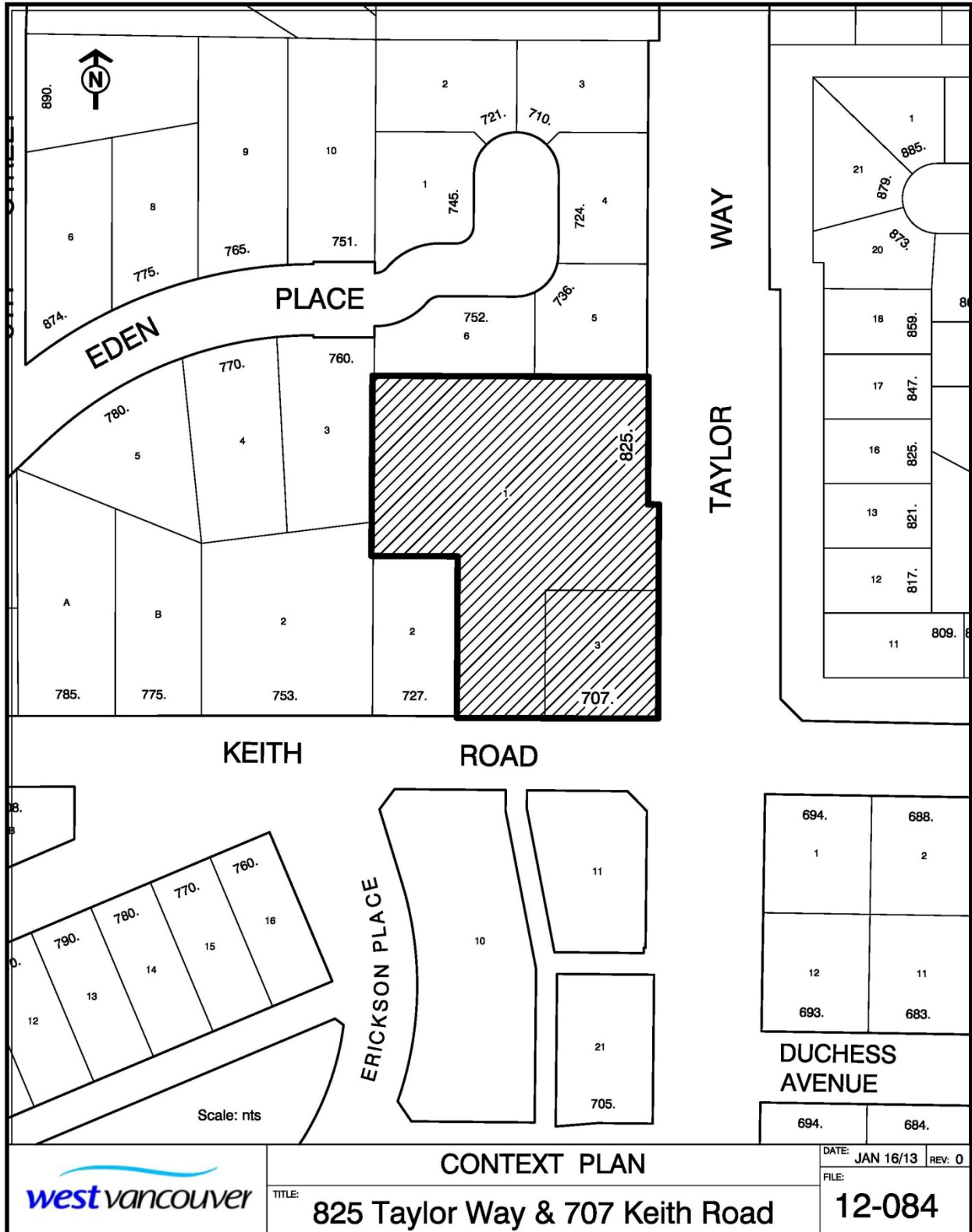
Items to Address

- 1) How well does the re-submission respond to items raised by the DRC?
- 2) Do you agree with the amount of parking proposed by the applicant?

Appendices:

- A – Context Map
- B – Project Profile
- C – Revised Development Application Proposal (dated October 17, 2013)

APPENDIX A – CONTEXT MAP



CONTEXT PLAN
 TITLE: **825 Taylor Way & 707 Keith Road**

DATE: JAN 16/13 REV: 0
 FILE: **12-084**

APPENDIX B – PROJECT PROFILE

at October 11, 2013

Application:	OCP/RZ/DP No. 12-084
Project:	Maison Senior Living Residence
Applicant:	Milliken Development Corporation (for the owners)
Architect:	Norr Architects
Address:	825 Taylor Way and 707 Keith Road
Previously Before Council:	October 7, 2013: That the proposal be re-submitted to the DRC and to a Community Consultation Meeting
Other Comments:	An Official Community Plan (OCP) Amendment, Rezoning and Development Permit to a Comprehensive Development (CD) zone for a seniors' assisted living and memory care facility consisting of 103 beds (in 91 bedrooms).

	EXISTING ZONE: RS3	PROPOSED¹ ZONE:
1. Gross Site Area:	1,115 m ² (minimum)	6,434.5 m ²
2. Floor Area Ratio:	0.35	0.98
3. Building Area:	n/a	9,115 m ² *
4. Site Coverage:	30%	40.2%
5. Setbacks:		
Front Yard:	9.1 m	8.9 m
Rear Yard:	9.1 m	9.6 m
Side Yard (west):	1.52 m	10.5 m
Side Yard (east, Taylor Way)	1.52 m	4.0 m
Side Yard-Combined:	1.9 to 12.1 m	14.5 m
6. Building Height:	7.62 m	14.5 m
7. No. of Storeys:	2 plus basement	5 (includes parkade)

*Includes 1,464 square metres of parkade

¹ Source: Information provided by applicant