

MEMORANDUM

Date: July 19, 2013 Our File: 1010-20-12-084
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **825 Taylor Way & 707 Keith Road - Maison Senior Living by Milliken Developments**

This memo deals with an application for an Official Community Plan amendment, a rezoning and a Development Permit for 825 Taylor Way and 707 Keith Road. As part of Council's Community Consultation direction, the application is being referred to the DRC for your consideration.

Land Use Regulations

Official Community Plan

Redevelopment of the site is guided by OCP Policy H3. This policy applies to existing neighbourhoods. An OCP amendment and a Development Permit are required to accommodate the proposal.

Zoning Bylaw

The current zoning of the site is RS3 (Single Family Residential Zone 3). A rezoning is required to accommodate the proposed land use.

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 boulevard evergreen 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 110 beds in 92 bedroom suites. No independent living units are proposed. Key features of the proposal include:

- 1.1 FAR¹
- 110 beds (within 92 bedrooms)
- 2 storey common amenity area with a 3 storey residential facility building (reads as a 5 storey building from the south elevation and a 2 storey building from the north elevation)
- 36 secure memory bedrooms on Level 3 (first storey of residential building)
- 74 supportive living bedrooms on Levels 4 and 5 (second and third storeys of residential building)
- Resident amenities:
 - Common and private dining rooms, theatre, a lounge and living room each with fireplaces, library, games space and meeting area and a bistro
 - Spacious south-facing ground-level patio adjacent to a large common area with a grand winding staircase and elevator access to common areas on the next level
- Access to the site is from Keith Road
- 40 parking spaces are provided for visitors and staff; residents will not be permitted to own or park cars on the site. The 40 parking spaces consist of 32 underground parking spaces including 3 accessibility spaces and 1 shuttle bus space, and 8 visitor parking spaces. Visitors will have access to the parkade by buzzing through to reception. The parking ratio used was the required amount of parking for institutional uses in the Zoning Bylaw (Section 551 – PH1 – Private Hospital Zone) of 1 space per 3.3 beds.
- Tree management plans include retaining mature stands of conifer trees on the edges of the site where possible and integrating them with new trees and vegetation.

The complete project profile is attached as Appendix B.

Items to Address

Specific items that staff would like the Committee to comment on include:

- 1) Does the proposed land use fit contextually with the surrounding single family dwellings and the broader neighbourhood?
- 2) Does the proposed siting, massing and buffering of the proposed building appropriately respond to neighbourhood concerns of proximity, perceived loss of privacy and other interface issues?

¹ FAR excludes common amenity building floor area, main lobby, underground parkade and storage areas, and includes all residential floor space (bedrooms, courtyards, hallways, and vestibules).

Date: July 15, 2014
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **825 Taylor Way & 707 Keith Road - Maison Senior Living by Milliken Developments**

Page: 3

- 3) Is the architectural language of the building consistent with design expectations within the community?
- 4) Does the landscape plan and intended tree retention integrate together and do they provide adequate site buffering while enhancing the building's form and character?
- 5) Are the proposed building materials in keeping with the architectural language and style of the building? Is there sufficient cohesion balanced with variation of the materials?
- 6) Are the sustainability commitments in keeping with District goals and expectations?
- 7) Given the sites proximity to transit and lack of on-street parking, is the proposed amount of parking spaces adequate for the land use?

Attachments:

A – Context Map

B – Project Profile

C – Development Application Proposal, includes:

- Traffic Study
- Arborist Report
- Landscape Plans

D – Development Application Addendum, includes:

- Sustainability Statement
- Tree Retention & Management Plans (full size)
- Proposed Material Board Plan
- Design Brief & Rationale