

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. No independent living units are proposed. In response to earlier DRC comments, the proposal was revised by clipping back the third storey on the west elevation by 15 feet. This resulted in a reduction of seven beds, however it increased the articulation of the building and reduced the building mass in this area adjacent to the northwest neighbouring properties. Key features of the revised proposal include:

- A Floor Area Ratio (FAR) of 0.98.
- A single building consisting of: a two-storey resident amenity and dining wing, and a three-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.

Responses to the DRC Recommendations

Since the application was re-considered by the DRC on October 17, 2013, the applicants have revised and supplemented the proposal as follows:

1. Additional outdoor seating space added to the roof of the resident amenity building.
2. Re-programming of the outdoor gardening courtyard to seating space.
3. Seating plan submitted in package showing programmed seating areas, amount of seats and dimensions/areas of each area.
4. Full site sections included.
5. Revised exterior materials. A material board will be provided at the meeting.
6. Draft language to be used through covenants and/or inclusion within the Development Permit regarding light control and tree retention commitments.

Appendix C contains the responses to the October 17, 2013 DRC recommendations. Please refer to your full booklet from the October meeting for the complete proposal.

Date: November 14, 2013

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To: Design Review Committee

From: Lisa Berg, Senior Community Planner

Re: **RE-SUBMISSION Maison Senior Living (825 Taylor Way & 707 Keith Road)**

Items to Address

- 1) How well does the re-submission respond to items raised by the DRC at the October 17, 2013 meeting?

Next Steps (*pending DRC support*)

An Open House has been tentatively scheduled for **Thursday, December 5, 2013** at the Seniors Activity Centre for the public and neighbours to view the plans and revisions and provide comments. The application would then be returned to Council to report out on the findings from the DRC and the applicant's responses, and feedback received at the Open House.

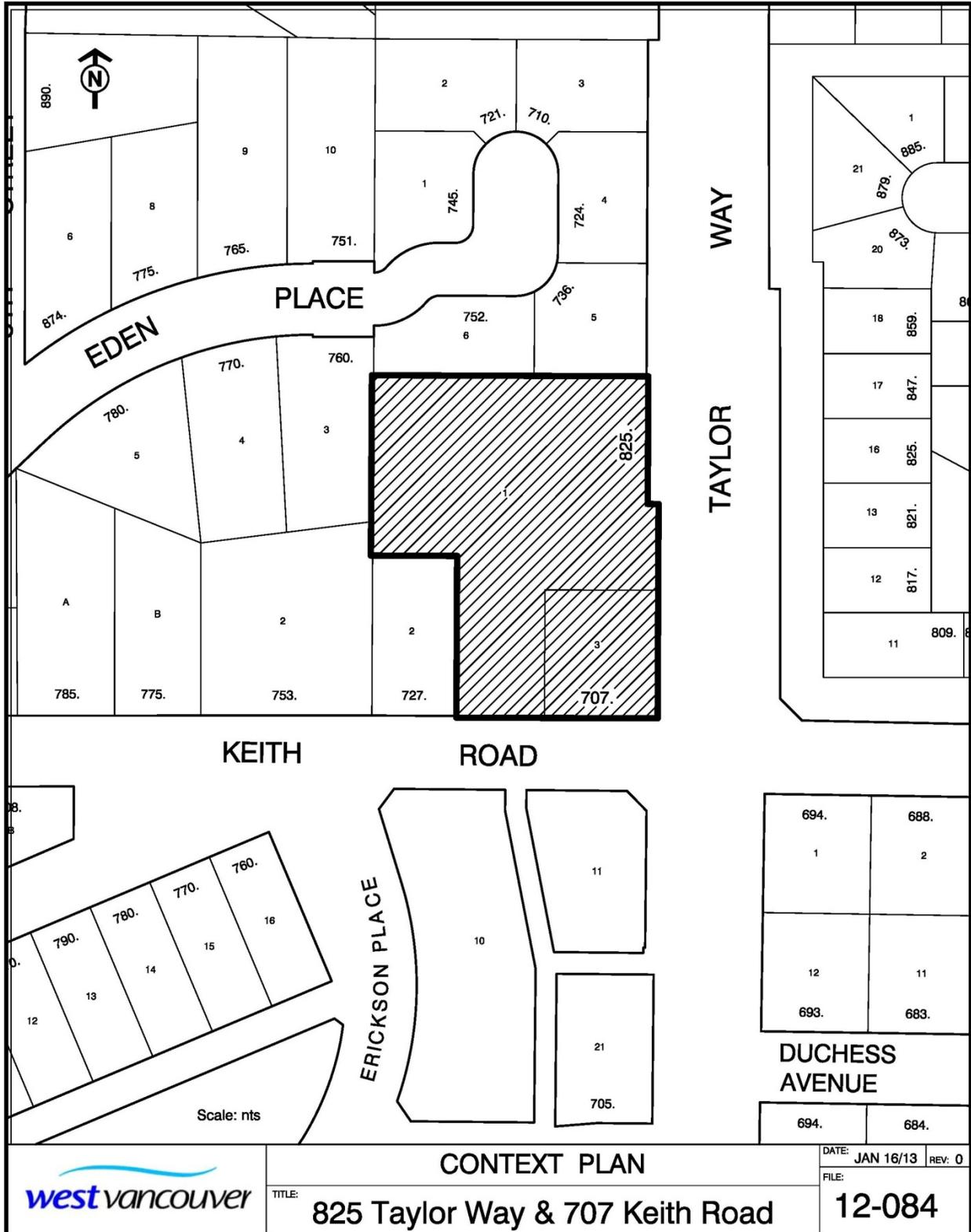
Appendices

A – Context Map

B – Project Profile

C – Design Booklet: Responses to the October 17, 2013 DRC recommendations

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 November 14, 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	2 storey amenity wing & 3 storey residential wing

*Includes 1,464 square metres of parkade

¹ Source: Information provided by applicant